CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
100 Lincoln Street | Sitka, Alaska 99835
www.cityofsitka.com
planning@cityofsitka.org
907-747-1814

SITKA HISTORIC PRESERVATION COMMISSION
Regular Monthly Meeting
Harrigan Centennial Hall
October 8, 2025 6:15 p.m.

AGENDA

I. CALL TO ORDER & ROLL CALL

II. APPROVAL OF AGENDA

III. CONSIDERATION OF MINUTES
a. Approve the September 10, 2025 meeting minutes

IV. PERSONS TO BE HEARD
Public participation on any item OFF the agenda not to exceed three minutes.

V. STAFF LIAISON'S REPORT

VI. REPORTS & CORRESPONDENCE

VII. UNFINISHED BUSINESS
None.

VIII. NEW BUSINESS
b. Nomination of 103 Cathedral Way to the National Register of Historic Places
c. Review and recommendation of a mariculture facility at 1332 Seward Avenue
d. Section 106 review of a cell tower on wheels at 1332 Seward Avenue
e. Section 106 and associated MOA review of a seaplane base at 1190 Seward Avenue
f. Section 106 re-review of a cell tower at 404 Sawmill Creek Road

IX. SET NEXT MEETING DATE(S):
(2nd Wednesday of the Month, 6:15 p.m. Harrigan Centennial Hall)
Wednesday, November 12, 2025 – Regular Monthly Meeting

X. PERSONS TO BE HEARD
Public participation on any item ON or OFF the agenda not to exceed three minutes.

XI. ADJOURNMENT

CITY AND BOROUGH OF SITKA

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SITKA HISTORIC PRESERVATION COMMISSION
Regular Monthly Meeting
Harrigan Centennial Hall
September 10, 2025 6:15 p.m.

DRAFT MINUTES

I. CALL TO ORDER & ROLL CALL

Present: Roby (Koolyéik) Littlefield, Yeidikook'áa Dionne Brady-Howard, James (Kushxeet) Poulson, Nicole Fiorino, Karen Lucas, Steve Íxt'Ík Éesh Johnson (via Zoom)
Absent: Scott Saline (Assembly Liaison)
Staff: Kim Davis

Chair Littlefield called the meeting to order at 6:20 p.m.

II. APPROVAL OF AGENDA

M/Poulson-S/Fiorino moved to approve the September 10, 2025 meeting agenda. Motion passed 6-0 by voice vote.

III. CONSIDERATION OF MINUTES

a. Approve the August 13, 2025 meeting minutes

M/Poulson-S/Lucas moved to approve the August 13, 2025 meeting minutes. Motion passed 6-0 by voice vote.

IV. PERSONS TO BE HEARD

Public participation on any item OFF the agenda not to exceed three minutes.

V. STAFF LIAISON'S REPORT

Davis told the commission that procedure was changing slightly to conform with other commissions, and that the clerk was to be at the next meeting to continue training. She also said that the FAA had received the commission's comments regarding the new airport beacon and that an MOA for the seaplane base was to appear before the commission in October. She reminded the commission that HPC had approved the demolition of Penrod Hall in 2021, and that SEARHC was pursuing a subdivision to allow for the demolition action.

VI. REPORTS & CORRESPONDENCE

Commissioner Lucas said that she had attended the September 9th Assembly meeting and spoken under Persons to be Heard regarding the seaplane base. She said she believed a public meeting was to be held on October 9th.

b. Memorial and Street Naming Policy
The commission discussed creating a meeting time for the subcommittee to discuss revising the policy. The subcommittee set a date of September 24th to meet. Chair Littlefield set forward a couple expectations for the policy, including that it not suggest names but leave suggestions open-ended.

VII. UNFINISHED BUSINESS
None.

VIII. NEW BUSINESS

c. Review and recommendation of an addition at 201 Tongass Drive.
Davis reviewed a request to build an addition onto the existing patient housing structure at 201 Tongass Drive. The addition was to match the existing exterior and was not to disrupt parking. The commission noted that the site was largely previously disturbed, but that below the fill, there was the possibility of encountering old shell midden sites. The panel noted that the area was a designated National Historic Landmark, but that the existing building was not part of that landmark.

Commissioner Lucas wondered whether the project was receiving federal funding.

M/Brady-Howard-S/Fiorino moved to recommend the addition at 201 Tongass Drive with comment regarding inadvertent discovery. Motion passed 6-0 by voice vote.

IX. SET NEXT MEETING DATE(S):
(2nd Wednesday of the Month, 6:15 p.m. Harrigan Centennial Hall)
Wednesday, October 8, 2025 – Regular Monthly Meeting

X. PERSONS TO BE HEARD
Public participation on any item ON or OFF the agenda not to exceed three minutes.

XI. ADJOURNMENT
Chair Littlefield adjourned at 6:49 p.m.

103 Cathedral Way Nomination to the National Register of Historic Places

September 29, 2025

Request for commission support of nomination of 103 Cathedral Way (George Kostrometinoff home) for listing on the National Register of Historic Places.

The enclosures provide an outline of the historic significance of the Kostrometinoff building at 103 Cathedral Way, Sitka, for listing on the National Register of Historic Places.

My request is that the commission, after considering the available information, submit a letter to the Alaska Office of Historic Preservation endorsing the project to have the Kostrometinoff Building formally nominated for the NRHP.

With the approval and guidance by SHPO, my son James Poulson, who has a graduate degree in historic preservation, is prepared to research and submit the information as required on the National Park Service NRHP nomination forms.

Thanks for your attention.

Thad Poulson
1 Maksoutoff Street
Sitka, Alaska 99835
(907) 747-3219 weekdays
(907 738-8848 cell

Enclosures:

- Narrative of NRHP listing proposal by the present owner of the residence and business building owned by George Kostrometinoff (1854-1915)
- Role of Alaska Office of Historic Preservation in NRHP process
- Cathedral area maps
  - 1867 Alaska transfer map
  - 1914 Sanborn map
  - 1924 Sitka Townsite survey
  - Present-day Sitka street map
- "Kostrometinoff's store Sitka 1890," photo by E.W. Merrill
- "Sergei Ionovich Kostrometinov (1854-1915), or 'Colonel George Kostrometinoff': From a Creole Teenager to the Number-One Russian-American Citizen of Sitka," by Sergei Kan
- 2016 application to the National Register of Historic Places

Narrative of proposal to list the George Kostrometinoff House on the NRHP

The address of the historic Kostrometinoff Building is 103 Cathedral Way in downtown Sitka.

It is a two-story wood frame four-unit apartment building located directly behind the seven-story Cathedral Arms Apartment Building on Lincoln Street near St. Michael's Cathedral.

On its east side, the Kostrometinoff building is directly behind the business building (formerly the office of Sitka Telephone Co.) on Cathedral Way. Access to the Kostrometinoff building is by way of a narrow paved walkway easement that runs between the Cathedral Arms and the telephone company building.

At the time I bought the Kostrometinoff Building from Dr. Walter Massey in 1974, it was in its present use as a four-unit apartment house. I needed the residential space to house employees of my newspaper who came from outside Sitka. It has continued to serve that purpose through the years. No historic significance was attached to the building, and we called it "the apartments."

About 20 years ago I became aware of the building's history when I came across an E.W. Merrill photograph of the building as it appeared in the early 1900s. The people in the photo are George Kostrometinoff, his brother Peter Kostrometinoff, and Russian Orthodox priest Andrew Kashevaroff. A number of school-age boys also are in the photo.

It is a posed picture, with everyone looking at the camera. The men are wearing business suits, and the boys in school clothes, neater than might be expected if this were not a special occasion,such as being photographed by Merill, the locally famous photographer. A sign above the door of the building says "Store" in large letters.

My print of the photograph is about 16 x 20 inches in size. It was made by a skilled photographic technician who had access to the Sheldon Jackson College collection of Merrill negatives in order to make prints for sale as a college fundraiser. (After the college closed in 2007 the Merrill plates were sold to the National Park Service on condition they be preserved and kept under controlled atmospheric conditions at Sitka National Historical Park.)

I had the print framed, and it is displayed on my office wall at 112 Barracks St.

The late Sitka historian Bob DeArmond identified the three principal figures in the photo, but I knew very little about the owner of the building, George Kostrometinoff. A few months ago I learned of an academic research paper about George Kostrometinoff authored by prominent Alaska historian Sergei Kan, a professor at Dartmouth College in Hanover, New Hampshire. Dr. Kan's paper is a documented biography of George Kostrometinoff, an important figure in the history of Alaska, and Sitka particularly, after the 1867 transfer and well into the 1900s. I downloaded the Sergei Kan biography from an academic paper website, and a copy accompanies this document.

As I have discovered, the present-day residential fourplex building in downtown Sitka is not only directly associated with an important figure in the town's history, but may date from the days of Russian America. The outline of the building appears as Building No. 49 on the 1867 transfer map. A more detailed outline of the structure appears on the 1914 Sanborn map of Sitka. (The Sanborn company made detailed maps showing the location of buildings in their communities for fire insurance

purposes.) The Sanborn map identifies present day Cathedral Way as Kostrometinoff Street.

At some time in the first half of the 20th century the interior of the Kostrometinoff building was remodeled into apartments. In 1950 Martha Peterson Kostrometinoff Cushing and her husband John Cushing subdivided the lot into three parcels. They kept one for the original building and built the concrete seven-story Cathedral Arms Apartments on the Lincoln Street side and the telephone building on the Cathedral Way side.

Today the Kostrometinoff building stands on its secluded 6,000-square-foot lot in the center of the Sitka business district, and only a short distance from St. Michael's Cathedral,which was once across the street from the front yard..

At age 56 George Kostrometinoff became an ordained Russian Orthodox priest. He died in 1915 and was buried beneath St. Michael's Cathedral. After the Cathedral burned down in 1967, his grave was relocated to a plot on the Cathedral grounds just to the right of the entry doors. The relocation of the remains was necessary to enable the excavation for a basement where services could be held until the Cathedral was rebuilt some years later.

Relevant sections of 2025 Sitka Historic Preservation Plan:

Page 22
GOALS AND ACTIONS
Goal 2:
"Identify, preserve, protect, and enhance the historic and cultural resources in the City and Borough of Sitka"

Action Item 2:
"Encourage historic structure surveys and other documentation relating to historic preservation, interpretation, stabilization, and stewardship for historic and cultural resources. Encourage nominations to the National Register by the public by publicizing the benefits of NRHP listings and connecting owners with technical and financial support, such as historic preservation grants and tax credits..."

Copy of August 19 2025, email from Thad Poulson to John Boyle, interim SHPO, Alaska Dept. of History and Archaeology:

From:thadpoulson@yahoo.com
To:dnr.oha@alaska.gov

Tue, Aug 19 at 3:56 PM

Hello Mr. Boyle:

I am owner of a historic property in Sitka that I am proposing for listing on the National Register of Historic Places. It is the former residence and business property owned by Sergei Kostrometinov, (also known as George Kostrometinoff), a prominent public official, merchant and Russian Orthodox priest in the years around the turn of the 20th Century. The building is largely unchanged since those days and is still in active use as rental apartments.

I'd appreciate guidance from your office on the best way to proceed. I already have documentation related to the property and Kostrometinov.

Also, I'd appreciate it if you would let me know if the property, which is at 103 Cathedral Way in Sitka, is recorded in the AHRS, and if so whether that information is available to me.

Best wishes,

Thad Poulson
112 Barracks St.
Sitka AK 99835
(907) 747-3219 weekdays
(907) 738-8488 cell

On Wednesday, August 20, 2025, at 12:57:51 PM AKDT, OHA Public Comments (DNR sponsored) <dnr.oha@alaska.gov> wrote:

Hello Thad,

Thank you for reaching out to the Office of History and Archaeology about your historic residence. The first step is to familiarize yourself with the National Register program, which is administered nationally by the National Park Service. Once you understand the program, I am happy to talk you through the process.National Register of Historic Places (U.S. National Park Service).

You should also reach out to your local historic preservation commission in Sitka, as they can be invaluable as well.

Thank you,

Katie Ringsmuth, PhD

State Historian
Alaska State Historic Preservation Office
Office of History & Archaeology

550 West 7th Avenue, Suite 1310
Anchorage, AK 99501-3561
Direct: 907-269-8714
katie.ringsmuth@alaska.gov
http://dnr.alaska.gov/parks/oha


PUBLIC GARDEN
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CATHEDRAL
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VI
VII


SEWARD
KOSTROMETINOFF
LINCOLN
MAKSOUTOFF
AMERICAN
(NOT DEFINED)
SITKA FIRE DEPT.
Fire Bell
RUSSIAN ORTHODOX CHURCH
BARANOFF HOTEL
Geni. Mdse.
(MERCHANDISE REFUSED)
Rest.
Pool
Sample Rm.
Barber
Reading Rm.
ARCTIC BROTHERHOOD CLUB
Geni Mdse
Plumbg.
Sporting Goods
Dining Rm.
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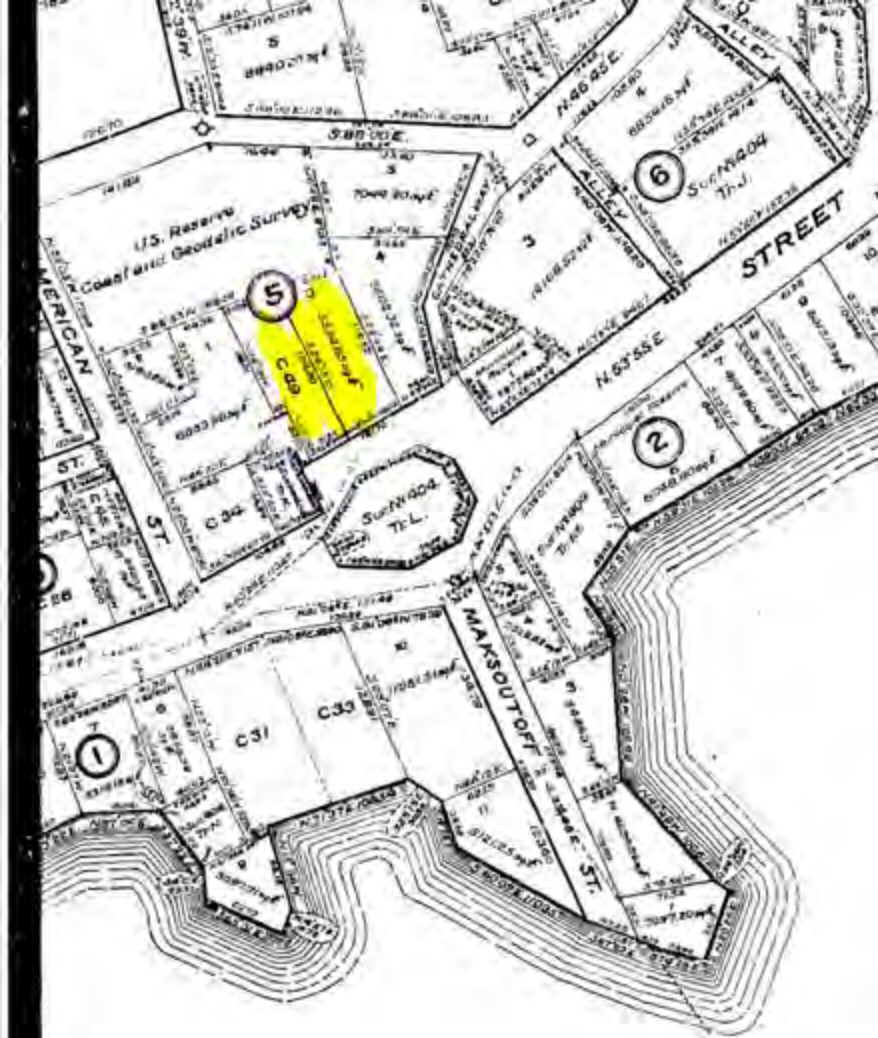
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STORE.

Sergei Ionovich Kostromitinov (1854–1915), or "Colonel George Kostrometinoff": From a Creole Teenager to the Number-One Russian-American Citizen of Sitka

Sergei Kan, *Dartmouth College*

Abstract. Sergei Kostromitinov was born in 1854 to a Russian employee of the Russian-American Company and a Creole woman. Fluent in Russian and English and conversant in several native languages, he became an interpreter for Alaska's American authorities and an indispensable cultural broker among the region's Euro-American, Russian-Creole, and native communities. Thanks to that role as well as his political skills and successful commercial activities, Kostrometinov became the leading Russian-American citizen of Sitka—Alaska's first capital—serving as the warden of its Orthodox cathedral as well as the president of the chamber of commerce, a lieutenant colonel in the territorial militia, the secretary of the local historical society, and so forth. This essay explores the strategies he used to maintain his privileged position within the local Euro-American elite without abandoning his Russian patriotism and commitment to Russian Orthodox Christianity. It also shows that the price of Kostrometinov's success was an almost total denial of his Creole ancestry and a certain estrangement from Sitka's Creole community.

Introduction

On the eve of sale of Alaska to the United States, the population of Novo-Arkhangel'sk (Sitka) consisted of about 500 persons who had been born in Russia, some 60 Aleuts (Unangan), 35 Tlingit, and 380 Creoles. The fact that the Church counted separately all those who were the offspring of Russian fathers and native or Creole mothers was not a sign that it was thinking *primarily* in terms of ethnic or racial categorization. Created in the 1820s, Creoles constituted a hereditary social estate made equal to that of *meshchane* (urban dwellers) in Russia. They were educated at the expense of the Russian-American Company (RAC) but in return were obligated

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to serve it as navigators, trading post managers, and priests, among other roles. Although the company's Russian-born employees (particularly those of the upper echelons) tended to look down on the Creoles, their attitudes were influenced as much by estate-based as by race-based prejudices. In fact, the rhetoric of race was definitely less pronounced during the Russian colonial era than after 1867 (cf. Luehrmann 2008: 113–53).

Article III of the 1867 Treaty of Cession between Russia and United States stated, "The inhabitants of the territory, according to their choice . . . may return to Russia within three years; but if they should prefer to remain in the ceded territory, they, with the exception of the uncivilized native tribes, shall be admitted to the enjoyment of all the rights, advantages, and immunities of citizens of the United States."[1] Wishing to return to the mother country and seeing no future for them now that the RAC's operation in Alaska had ended, most of the Russians chose to leave Sitka between 1867 and 1869. A few, who had either been away from Russia for too long or were more entrepreneurial than others, did take advantage of the citizenship offer. A number of Creoles also left Sitka, but many stayed behind, some because of their attachment to relatives and places in Alaska and many because of poverty and general confusion. Only a few of the Creoles took advantage of American citizenship: unable to speak English and perceived by the Americans as being more native than white, they now had a very ambiguous social status, much lower than the one they had enjoyed under paternalistic Russian rule.

During the first decade after the sale of Alaska, many Creole men were unemployed, surviving by occasional odd jobs, US Army relief, and petty crime. Some of the Creole women worked as nannies, laundresses, and servants for the local society's upper crust. The majority, however, had no sources of income at all. Given a large number of widows (many of them fairly young) and single women with no relatives to support them, it is not surprising that prostitution was listed as the occupation of thirty-five Creole women in the 1870 census of Sitka.[2] With a sudden influx of poorly disciplined soldiers and frontier rabble, drinking, selling liquor to the Indians, debauchery, theft, and physical violence became quite common and often involved the so-called Russian half-breeds. While there were clearly some objective reasons for the poverty and social disorder that struck these "Russians" in the late 1860s to early 1870s, they suffered just as much from the prejudice that characterized the American perception of their community. Since most of them could not speak English, and especially given the low status of "half-breeds" or "mixed-bloods" on the post–Civil War American frontier, it is not surprising that the Creoles suddenly found themselves in a marginal position, being assigned to a rank slightly above the "uncivilized

tribes" (i.e., the Tlingit) but much lower than the town's Euro-Americans. It did not help that they shared their church with Native Alaskans, including a group of recently converted Tlingit Indians whom the Americans still mistrusted and feared,[3] and that some of the Creoles even served as godparents to them.

A number of Russian and Creole men and their families, especially those who managed to find a niche in the new political and economic structure of the town (mostly as craftsmen or petty traders), were considered "white" by the Americans, granted citizenship, and even invited to sign the first city charter.[4] A dozen Creole women raised their status by marrying American men of a better class, such as those who operated various businesses in town or at least engaged in trades that brought them steady income. Many of the Russians, however, were characterized by the Americans as "superstitious, filthy, drink-addicted, lazy, stupid, immoral, and generally unfit for United States citizenship" (Lain 1976: 148). US Navy Commander Lester Anthony Beardslee, who arrived in Sitka in 1879, stated that he found "very few respectable people" in town and "a large number of Russians and half-breeds, miserable poverty-stricken creatures, whom it would not be worthwhile to take much trouble about, were it not for our pledge to Russia" (quoted in Lain 1976: 151). This prejudiced view of the Sitka Russians/Creoles persisted for several decades, even though by the late 1800s, quite a few of them had found some legitimate source of income and were becoming more integrated into the town's economy and society. Thus, as late as 1891, the Sitka weekly would still say, "After Alaska became part of the Union, most of the Russians went back to the mother country, the Bishop migrated to San Francisco, leaving only three real Muscovites in the diocese. The rest of the congregation is made up of Creoles, Indians, and half-breeds, the latter exhibiting the vices that generally come of mingling the blood of degenerate races" *(Alaskan* 1891). Particularly hurtful to Russian/Creole pride was the fact that most of the Americans looking down on them were themselves located rather low in Sitka's social hierarchy.[5] Sitka's American elite as well as its true middle class were fairly small; moreover, for several decades after 1867 Russians/Creoles outnumbered Americans within the town's population.[6]

Sergei Ionovich Kostromitinov

While many of the Sitka Creoles were viewed by the area's American residents with contempt or at best pity, there were a few exceptions: a handful of the territorial capital's citizens-by-purchase were referred to as the "true" Russians (or at least as the Russian-Creole "aristocracy"), treated

with respect, and counted among the town's upright citizens. First and foremost among them was Sergei Ionovich Kostromitinov, known to the Americans as (Colonel) George Kostrometinoff. Between the 1870s and 1915, he not only managed to earn a reputation as one of Sitka's most respected residents but, as the local newspaper wrote in 1893, he was recognized as "a member of one of the best and most favorably known of the Russian families now living in Alaska" (*Alaskan* 1893).

This essay deals with the question of how Kostrometinoff accomplished all this while also maintaining a strong allegiance to the country of his father and the Russian Orthodox Church. I argue that he did that by skillfully using his cultural capital—that is, special types of knowledge and a unique position within the community—to play an indispensable role as a cultural broker on the multiethnic/multicultural American/Russian/Native Alaskan frontier.[7]

Sergei 's father was Iona Stepanovich Kostromitinov, a merchant from the town of Velikii Ustiug who came to Alaska to work for the RAC in 1848 and spent most of his career in the colony as the manager of the RAC's Kodiak office. Iona followed in the footsteps of his two older brothers, Peter and Stepan, who had been employed by the RAC in Alaska since 1827 and 1835, respectively. Peter, who presided over the Ross Colony in the period 1830–38 and served as the Russian vice-consul in San Francisco in the period 1852–62, was the best known of the three Kostrometinoff brothers (Grinev 2009: 258–60). Being an offspring of such a family obviously gave the young Sergei a respectable position within the Russian colonial elite. That position was not threatened by the fact that in 1852 his father married a Creole woman of Aleut-Russian descent. Anna Milovidov (Melovidoff) (1830–1907) had been adopted at age ten by the colony's Governor Arvid Etholen and his wife and educated in Sitka at a girls' school (Enckell 2003); hence she was culturally more Russian than native. Moreover, when her husband died in an accident on Kodiak in 1859, the RAC gave her a pension of 30 rubles per month. In addition, she was offered a post of midwife at Sitka at a salary of 900 rubles per year. Not surprisingly, this young widow with three small children accepted the offer and moved from Kodiak to Sitka that same year (Pierce 1990: 258). It also makes sense that in 1867 she chose to stay in Alaska rather than leave for Russia.[8]

Born in 1854, Sergei studied at the Russian colonial *uchilishche* (academy) and after 1867 at an American public school (fig. 1). In addition to being fluent in both Russian and English, he also spoke good Tlingit and had some command of several other Native Alaskan languages. That skill became very handy when Alaska's new masters began looking for reliable multilingual interpreters who could not only translate from the languages

Figure 1. Sergei Kostromitinov as a young man, ca. 1880. Unidentified photographer. Alaska State Library Historical Collection, Michael Z. Vinokouroff Photograph Collection, ASL-P243-1-025

of the colonized into that of the colonizers but could also serve as the intermediaries between the latter and the new territory's various inhabitants, from the Sitka Creoles to the local Tlingit to the faraway Aleut (Unangan) and Yupik.

Being thirteen at the time of Alaska's sale, Sergei had already acquired a solid grounding in Russian literacy, literature, and history, yet he was young enough to be able to adjust to the world dominated by the newcomers. In addition, he clearly had good social, political, and entrepreneurial skills.

One of the first Sitka Creoles to obtain American citizenship, the young Kostrometinoff developed close relationships with the US officials in Sitka. Thus the 1870 US Army census of Sitka lists this sixteen-year-old Creole teenager working at one of the town's American-owned stores as a clerk. And in 1879 he was already mentioned in various government documents and the local newspaper as a merchant. Of course, the fact that, unlike many Sitka Creoles, his family faced the arrival of the new regime in Alaska in 1867 with some financial capital at its disposal gave Sergei a clear advantage over most of the other local Creoles. It is no wonder that the abovementioned 1870 census describes the Kostrometinoff home as "clean" and that in 1880 his sister Nadja (b. ca. 1858) married a retired US Navy lieutenant.

One might ask how Sergei managed to acquire such a good command of the Tlingit language, since only a few of the Sitka Creoles and Russians equaled him in this skill. First, he might have picked up some Tlingit while studying in the Novo-Arkhangel'sk schools, which were also attended by a handful of Tlingit youngsters, some of whom were being trained to become interpreters. Second, we know that he had a close relationship with Annahootz (ca. 1825–90), the head of one of the main Sitka Tlingit clans and an old ally of the Russians and later the Americans (*Alaskan* 1890). Third, some sources suggest that he had a Tlingit mistress whom he eventually married off to a Tlingit member of the Orthodox parish.[9] Finally, because of his family's prominent position in the Russian/Creole community and the St. Michael parish, Sergei was often asked to serve as godfather to newly baptized Tlingit, particularly high-ranking aristocrats (Kan 1999: 245–77). Along with his knowledge of this difficult language, Sergei must have also acquired some understanding of Tlingit culture. Because of all his ties with the Tlingit community, its members had to treat him with respect as someone who understood them and with whom they could communicate and negotiate. Once Sergei became a government interpreter and especially a deputy marshal, that respect came to be combined with a certain amount of fear. The source of Kostrometinoff's command of other Native Alaskan languages could not be established, although one might hypothesize that he could have learned Aleut from his mother or at least from some other Aleut Creoles residing in Sitka. The same could be said about the Alutiiq language spoken on Kodiak.

Sergei Ionovich's rise to power within Sitka's Russian-speaking community had to do with several factors. For many of the town's Russians and Creoles, the prestige enjoyed by his family before 1867 still mattered. Moreover, his marriage in 1886 to Natalya Kashevaroff (b. 1864 or 1865), a daughter of a priest and a sister to several clergymen, linked him to a large and well-respected Creole family whose branches extended from San Fran-

cisco and Sitka to Kodiak and the Aleutians.[10] Besides Sergei Ionovich's status as an up and coming merchant, it was his willingness to spend considerable sums of money on the upkeep of the local cathedral that helped the young Creole to position himself for appointment as one of its three wardens in 1886 (Kan 1999: 246).[11]

It should be pointed out that Kostrometinoff was not uniformly admired by the Russian/Creole parishioners. Quite a few of them clearly envied his growing wealth and his close relationship with American authorities. In a community rife with gossip and split into factions, Kostrometinoff had his own allies, such as Fr. Nikolai Mitropol'skii, who labored in Sitka from 1875 until 1886 but also had his share of enemies. Thus in 1886 when a new priest, Fr. Vladimir Donskoi, replaced Fr. Nikolai, the former heard some of his parishioners accuse Sergei Ionovich of being "a Mason and an adulterer."[12] Nonetheless Sergei Ionovich managed to overcome these accusations and by the end of 1886 to convince Fr. Vladimir that he should be the sole warden of the cathedral. The 32–year-old Creole merchant clearly did not like to share authority with anyone.

The local Orthodox clergy valued highly Kostrometinoff's role as a liaison between them and the American officials. This was particularly important because the majority of the clergymen who served in Sitka in the late nineteenth and early twentieth centuries were newcomers from Russia rather than Alaska-born, and they could neither speak English nor understand how the American bureacracy worked. Thus Sergei Ionovich's knowledge of both of these things as well as his close ties with the local officials, gained while working for and socializing with them, were absolutely indispensable. Some of these clergymen resented being so dependent on the church warden, but there was nothing they could do about that. They also had to rely on him in their communications with their Tlingit flock. Other reasons Kostrometinoff was the darling of the Russian-born Sitka clergy, including the visiting bishops, were his careful maintenance of a Russian-style home (with tea served using a samovar, Russian-style appetizers [*zakuski*] offered to guests, etc.) and his knowledge of Russian traditions of welcoming dignitaries.[13]

It is noteworthy that Sergei Ionovich maintained his role as a cultural broker by keeping a certain distance from much of the rest of the Russian-speaking community of Sitka. Thus he declined to join a society of temperance and mutual aid organized in the mid-1880s by the Sitka Russians/Creoles, agreeing only to be its honorary member.[14] In some disputes between the Russian and the Presbyterian clergy and their government allies, Kostrometinoff found himself on the side of his American employers rather than the fellow Orthodox.

As a matter of fact, while diligently serving the St. Michael's cathedral, Sergei Ionovich did not socialize with most of its parishioners (except on special occasions) and actually looked down on them. In the late 1890s, when the local priest tried to introduce a parish-wide election for the office of the warden in place of the twelve-year-old custom of having the bishop reappoint Kostrometinoff for that office, the latter wrote to the bishop, phrasing his skepticism about this innovation in very blunt terms:

> Of course, vox populi—vox Dei! But, unfortunately, I have a very negative opinion about our male Creole parishioners, let alone the Indian ones; and when it comes to the females, I suppose that they do not have the right to vote. This means that I would certainly consider it shameful to put up my candidacy for a vote by such people and to rely on their opinion and their choice.
>
> I imagine, that as our Archpastor, you are not unfamiliar with the low level of morality of our Sitka Creoles, to trust them with any kind of elections, or even to impress upon them that they have a right to influence the affairs of the church and its workers. In my opinion it is a mistake, if not something worse, to try to satisfy and adjust to their tastes.[15]

Now that I have outlined the key roles played by Sergei Kostrometinoff vis-à-vis the Tlingit and the Russian/Creole communities, I will briefly examine his performance as a cultural broker between his own community of birth and the English-speaking American one. The young Creole began interpreting for the Americans in Sitka in the mid-1870s, and sometime in the late 1870s he was appointed the official interpreter for the local court. In that capacity he helped Sitka authorities deal with various property disputes and law and order violations involving Russian speakers as well as Tlingit. In 1878 this key supporter of the Orthodox Cathedral translated the very first speech delivered to the Sitka Tlingit by a young Presbyterian missionary and a future governor of Alaska, John Brady, who had just arrived in Sitka (Hinckley 1996: 152). In 1881 Kostrometinoff's interpreting played a key role in helping US Navy officers secure a peace treaty between the northern Tlingit and their old enemies from the Wrangell area in the south.

When Alaska became a Territory in 1884, Sergei Ionovich was appointed the official government interpreter. In that capacity he accompanied several Alaska governors on their voyages throughout the territory (fig. 2). As a deputy marshal, Kostrometinoff often accompanied prisoners to Portland, Oregon, since serious criminal cases could not be adjudicated in Alaska at that time. As an officer in the Sitka Indian Police, he organized and directed Tlingit prisoner gangs in various work projects. Besides being a government

Figure 2. Sergei Kostrometinoff with Alutiiq and Creole students of the Kodiak orphanage and Orthodox priest Fr. Gerasim Schmaltz [?], ca. 1890. Unidentified photographer. Alaska State Historical Collection, Michael Z. Vinokouroff Photograph Collection, ASL-P243-1-018

interpreter, one of Kostrometinoff's best-known official titles was that of lieutenant colonel in the organized militia (similar to a national guard) of the District of Alaska. It earned him the respectful title of Colonel George Kostrometinoff, by which he came to be known throughout Alaska for the rest of his life. Taking advantage of the useful services rendered to Alaska's top officials, Kostrometinoff established strong personal ties with several of the highest-ranking federal officials in Alaska, such as US Army Commander Captain Joseph Campbell, Collector of Customs and US Department of the Treasury Mottrom D. Ball, Governor Alfred P. Swineford, and several others.[16] In return for their friendship and patronage, "Colonel George" would occasionally provide them with useful political favors.

In addition to using his linguistic skills and influence over the Russian/Creole community as political capital in his relationship with the American establishment, Kostrometinoff benefited greatly from his reputation as one of Alaska's leading experts on the history of its Russian period as well the culture of its natives. Thus he was frequently called upon by visiting scholars, dignitaries, and tourists to share stories of the old days when the Russian imperial flag flew over Sitka. He also periodically contributed articles to the local newspapers on the history of Russian America and particularly interesting or exotic episodes from the history of the Tlingit. Kostrometi-

noff collected Native Alaskan artifacts, which he acquired in southeastern Alaska from the Tlingit and from other native peoples on his voyages throughout the rest of the Territory.[17] Of course, his goal in communicating this information to Alaska's new rulers and settlers was to present its Russian era and its heritage in a positive light, so as to counteract the anti-Russian tone of some of the rhetoric emanating from the Protestant missionaries and from some of the American historians of Alaska, professional and popular.

In this way Colonel George contributed to the development of a more positive (and romantic) image of the Russian era in Alaska and especially in Sitka—an image that was taking hold among some of its Euro-American residents, particularly those who were interested in developing southeastern Alaska as a tourist destination (see Kan 2004; Andrews 1922; Willoughby 1930). Central to this image was the St. Michael's Cathedral in Sitka, with its mysterious rites performed by richly attired clergy. As the cathedral's warden, Sergei Ionovich was the person in charge of showing visitors this jewel of Sitka. Here is a passage from one such visitor: "Steamer day is a great day at Sitka, and the scanty American population—together with the prominent members of the Russo-American community, like Mr. George Kostrometinoff, the Government Interpreter—give themselves up almost entirely to showing civilities to the visitors who throng to chief places of interest. They are naturally wishful that tourists should take away a favorable impression of Alaska in general and Sitka in particular" (Hyde 1888: 50).

It makes good sense that as an expert on Alaska history and ethnology, Kostrometinoff was one of the founders of the Alaska Historical Society and that in 1893 he was one of the official members of Governor Knapp's entourage that attended the World Columbian Exposition in Chicago, which featured Haida totem poles that Kostrometinoff had helped identify and bring to Sitka.[18] In 1908 Kostrometinoff was appointed Alaska's special agent for the Alaska-Yukon-Pacific Exposition to be held in Seattle in 1909. It was his job to collect the various specimens for the Alaska pavilion.

While showing his fellow Americans his strong ties to and expertise on Alaska's Russian past and indigenous heritage, Sergei Ionovich made sure to always demonstrate his good citizenship and ability to live in the present. The list of various clubs and organizations he had belonged to over the years was quite long and included the Chamber of Commerce, the volunteer Fire Brigade, the Arctic Brotherhood (with its "whites only" membership policy!), the various amateur theater clubs, and so forth (fig. 5). As a result of the multiple roles he played in Sitka economic, social, political, and cultural life, Sergei Ionovich Kostromitinov (aka Colonel George Kostrometinoff) came to be viewed by the local Americans as the best "rep-

Figure 3. Living room in Sergei Kostrometinoff's house in Sitka, 1906. Second from left: Sergei's mother Anna; fourth from left: his son Boris; first from right: his wife Natalya. On the table is the famous silver goblet. Photograph by E. W. Merrill. Copy from the author's personal collection

resentative of the ancient regime" and at the same time, "although a Russian, a pretty thoroughly Americanized" man. (*Alaska Herald*, 1893)

Of course, to be granted the honor of inclusion into Alaska's Euro-American elite, which did not favor mixed-bloods, Colonel George had to carefully downplay his Creole ancestry. Thus his autobiographical accounts never mentioned his mother's origin and neither did any of the writings about him by the Alaska press. While the Sitka old-timers knew that Anna (Melovidoff) Kostrometinoff was a Creole, and her own facial features betrayed that ancestry, her obituary, written by an American, went so far as to state that she had been born in Russia. When it came to Kostrometinoff's wife, a Kashevaroff, it was impossible to deny her Creole ancestry; but in that case, a glowing report on their wedding described the bride as a "member of one of the best Creole families in Alaska." (*Alaskan*, 1889; *Seattle Post-Intelligencer*, 1915)

Figure 4. Sergei Kostrometinoff wearing the Cross of Daniel. Sitka, 1906. Photograph by E. W. Merrill. Copy from the author's personal collection

Conclusion

An important question remaining to be addressed is whether Sergei Ionovich Kostromitinov ever truly transformed himself into George Kostrometinoff. In other words, one wonders if he ever became as strongly Americanized as his American friends, colleagues, and admirers believed. I would argue that while he became quite comfortable in the various roles as an American citizen of Russian descent, his primary allegiance remained with Russia and its only lasting legacy in Alaska—the Russian Orthodox Church.

The first supporting evidence for my argument consists of the two awards Kostrometinoff received that meant more to him than any of the other honors and commendations presented to him throughout his entire

Figure 5. Sergei Kostrometinoff with other members of the Arctic Brotherhood. Sitka, ca. 1900. Photograph by E. W. Merrill. From the author's personal collection

life. I am referring to the Cross of Daniel of the Third Degree, awarded to him by the Grand Duke of Montenegro in 1900 for his diligent work on behalf of Orthodoxy, and a silver goblet given to him by the Russian Emperor in 1906 "in recognition of his faithful connection with the famous Russian cathedral in Sitka" (figs. 3 and 4).[19] The second fact is Kostrometinoff's surprising decision to exchange his business suit for the vestment of a priest rather late in life—at the ripe age of fifty-six (fig. 6).[20]

However, the strongest support for my argument that Sergei Ionovich remained a Russian patriot at heart comes from a single episode in his biography that I was able to reconstruct on the basis of several letters he exchanged with the Alaska bishop Tikhon over the period 1900–1903. Apparently, in the beginning of the new century Kostrometinoff was experiencing serious difficulties with some enemies from the anti-Orthodox Presbyterian camp (and presumably their supporters among the civil authorities) and was seeking the bishop's help in securing a new job, in which he

Figure 6. Sergei Kostrometinoff as an Orthodox priest, Fr. Sergei. The St. Michael's Cathedral, Sitka, ca. 1915. Photograph by E. W. Merrill. From the author's personal collection

could work for Russia while remaining in the United States. Thus in a 1900 letter, he thanked the bishop for help in directing his future "towards a Russian channel." As he put it, "It is difficult to fight my enemies alone, while my spirit demands a union with that which is old, familiar, my own, and eternally precious to me."[21] Unfortunately for Kostrometinoff, he never got this job and was still negotiating about it with the bishop three years later. It appears from his cryptic letters that he was contemplating reviving his original Russian citizenship, if he could become an employee of either the Russian foreign service or a Russian commercial company.[22] The last sentence of his letter to bishop Tikhon makes it perfectly clear which of the two citizenships he saw as more important or even more sacred for him: "All my

sympathies are Russian, but if I do not receive a Russian position [*sluzhba*], I will retain the right of my current easy [*legkoe*] citizenship, which I have received without having taken a church oath."[23]

Like many other cultural brokers and intermediaries, Kostromitinov appears to have been a strikingly lonely figure: a Creole who had to keep quiet about his mother's origin, a Russian patriot who chose to remain in Alaska, one of the wealthiest and most powerful members of the Sitka Russian-speaking community but one who refused to socialize with most other members, and an exemplary and influential Russian-American citizen of the American-dominated town of Sitka who never felt fully comfortable among its Yankee elite.[24] It would appear that his wealth, prestige, and recognition came at a fairly high price. Could it be that his decision to become a priest at the end of his life was a sincere attempt to seek peace of mind and salvation for his soul?

Notes

1 Treaty of Cession between Russia and United States, Article III, 1867, available at www.explorenorth.com/library/yafeatures/bl-Alaska1867.htm (accessed 14 March 2013).

2 United States census, Sitka, 1870. Since most of the Americans who descended on the town in the late 1860s were single men, demand for women was high, with the Russian/Creole women seen as more attractive and culturally somewhat more proximate to whites than the Tlingit women.

3 To the Yankees, who expected to find a "wild" land inhabited only by "savages," these racially and culturally mixed people posed a serious challenge because they undermined prevailing assumptions about the existence of naturally separate races. Unable to determine which individuals among the Sitka Russians/Creoles were truly "white" and thus qualified to be citizens, government officials had to resort to various criteria besides their physical characteristics, such as wealth, education, moral character, and the degree of social separation from the neighboring Native American (Tlingit) community.

4 The question of citizenship is a complex one. Thus the 1871 Confessional Records of the St. Michael's Cathedral lists 77 Orthodox parishioners as "American Citizens," while the rest of the parishioners, numbering 223, are classified under such headings as "members of the clergy estate," "Creoles," "Creole widows," "Aleuts," and "Kolosh" (Alaska Russian Church Archive, microfilm; original documents in the Slavic Division of the Library of Congress) [hereafter ARCA] D 414). It is not clear from the records whether all of the 65 men and 44 women listed as "American citizens" had actually been granted American citizenship or whether the priest who filled out the form had simply assumed that. What is clear, however, is that some of these US citizens (e.g., the Kashevaroffs) were Creoles. Hence the fact that some families had been granted American citizenship and others had not had less to do with their biological ancestry than with their social and economic status within American-dominated Sitka.

5 Thus an Englishman who visited Sitka in 1868 pointed out that while the Army

officers' conduct in the late 1860s was bad enough, that of the rank and file was simply atrocious. In his own words, "The few respectable people in town were more on their guard against the soldiers than against the Russians, who were at least good-natured, or even the treacherous Indians" (Teichmann 1963: 188). In addition to being poorly disciplined, the first military commander of the Department of Alaska, General Jefferson C. Davis's troops were simply bored, because the anticipated "Indian threat" was not really there (see below). To pass the time they drank, socialized, and cohabited with Sitka's lower-class inhabitants, many of them Russian half-breeds whom the soldiers themselves saw as inferior.

6 The Sitka Creoles' difficult condition is further illustrated by the fact that ten years after the sale of Alaska some of them were still petitioning the Russian government for financial assistance to help them relocate to Russia. These requests, however, did not produce any results (ARCA, Ushin's Diary, Documents Relative to the History of Alaska, microfilm; original is a typed transcript of documents, or excerpts thereof, made in 1936–38 from material in the US Department of State Archives, the Division of Manuscripts and the Slavic Division of the Library of Congress, and the US Department of the Interior. Russian documents translated by T.I. Lavrischoff [hereafter DRHA]).

7 On cultural brokers in North American Indian history, see Margaret Szasz (2001).

8 According to Sergei Kostromitinov's obituary, when Alaska was being sold to the United States, the wife of the colony's last Russian governor urged Anna Kostrometinoff to accompany her to Russia, but she refused, fearing the possibility that her sons would be drafted into the Russian army (*Seattle Post-Intelligencer* 1915). The same obituary also said that Anna never learned to speak English but nonetheless was highly respected in Sitka's multiethnic community as the mother of "Colonel George Kostrometinoff," a skilful midwife, and a godmother to many Tlingit and Creole babies (ibid.).

9 Ushin's Diary, 6 June 1885, DRHA; Mark Jacobs, Jr., personal communication, fall 1979; Kan, field notes from ethnographic research in Southeastern Alaska, 1979–2006.

10 Natalya Kostrometinoff's father was Petr Filipovich Kashevaroff (1829–79), a Creole priest who was born and educated in Sitka. Transferred to Kodiak in 1852, he labored there until his death. He was married to a Creole woman from Kodiak by the name of Maria Arkhimandritov and had a large family with her, which included Andrei (1863–1940), who later served in Sitka and Juneau and was close to the Kostrometinoff family. Three years after Sergei's marriage to Natalya, his, brother Peter married another Kashevaroff girl, Elizaveta (b. 1872), whose father also happened to be a priest. According to Ushin, she was the niece of Sergei's wife (Ushin's Diary, February 1882, DRHA). In addition to Andrei Kashevaroff, at least one other priest who served in Sitka during Sergei Kostrometinoff's lifetime was related to him and his brother through marriage (Pierce 1990; Grinev 2009).

11 According to a 1906 article in the Sitka newspaper, under Kostrometinoff's management, the St. Michael's Cathedral had been "rescued from a state of indebtedness and put on an excellent financial footing" (*Alaskan* 1906a).

12 Ushin's Diary, 24 May 1886, DRHA.

13 A recently discovered memo written by Sergei Kostrometinoff to Alaska Giovernor James Sheakley (1893–1897) indicates that, with the exception of Fr. Vladimir Donskoi, none of the Russian clergymen who had served in Sitka between

the 1860s and the 1890s had earned his respect. In his opinion, they were drunks, womanizers, mentally unstable, or simply difficult individuals unfit for missionary service. "A Short History of the Russian Priests at Sitka, Alaska by Mr. George Kostermettenoff [sic], Custodian of Russo-Greek Church, Sitka for James Sheakley, Governor of Alaska." (I received a copy of the document from Richard Dauenhauer, who has the original.)

14 On Orthodox Church brotherhoods and societies in Sitka, see Kan 1999: 278–366.

15 Sergei Kostromitinov, letter to Bishop Nikolai Ziorov, 16 October 1898, 1, B-14, ARCA.

16 Kostrometinoff's scrapbook contains a dozen letters of commendation and recommendation from various Alaska officials (Kettleson Memorial Library, Special Collections, Sitka, Alaska).

17 For a remarkable story of his acquisition of Governor Baranov's chain mail from a Tlingit man in 1894 and his donation of this important historical artifact to the National Museum of American History, see Nora Marks Dauenhauer, Richard Dauenhauer, and Lydia T. Black (2008: 399–401). On at least one occasion, "Colonel George" helped a well-known amateur ethnographer and museum collector, Lt. George Emmons, by translating an account of Tlingit customs given by Ivan Zhukoff, a mixed-blood Russian-Tlingit man, from Russian into English (Emmons 1991; see also Kan 2003).

18 These poles became the core of the Sitka National Historical Park established in 1910.

19 *Alaskan* 1906b. The goblet bore the Russian imperial eagle and was valued at $300.

20 Of course, Sergei Ionovich's well-known pride might also have played a role here: it may be that he was no longer satisfied with being the cathedral's warden and decided to become its priest.

21 Sergei Kostrometinoff to Bishop Tikhon, 16 May 1900, ARCA.

22 This is only a speculation on my part, based on the fact that these were pretty much the only positions Kostrometinoff could have occupied while residing in either of the two towns mentioned in his letters: Sitka and Seattle.

23 Sergei Kostrometinoff to Bishop Tikhon, 22 April 1903, ARCA.

24 I am grateful to Ilya Vinkovetsky for suggesting this idea to me.

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United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

Name of Property

Historic name: _Kostrometinoff Building

Other names/site number: _____

Name of related multiple property listing**:**

(Enter "N/A" if property is not part of a multiple property listing

---

Location

Street & number: ___103 Cathedral Way

City or town: _____Sitka__ State: _Alaska_____ County: __City and Borough of Sitka_____

Not For Publication: Vicinity:

State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this __ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide ___local

Applicable National Register Criteria:

___A ___B ___C ___D

Signature of certifying official/Title: **Date**

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:	**Date**
Title :	**State or Federal agency/bureau or Tribal Government**

National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper Date of Action

Classification

Ownership of Property

(Check as many boxes as apply.)

Private: X

Public – Local

Public – State

Public – Federal

Category of Property
(Check only **one** box.)

Building(s) x

District

Site

Structure

Object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
__1_____	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
___1_____	_____	Total

Number of contributing resources previously listed in the National Register _____

Function or Use

Historic Functions
(Enter categories from instructions.)
_____Store_____
_ ___domestic residence_____
_____multiple dwellling_____
_____
_____

Current Functions
(Enter categories from instructions.)
__domestic residential_____
__multiple dwelling_____

Description

Architectural Classification
(Enter categories from instructions.)
__No style_____
_late nineteenth century_____
_____
_____
_____
_____
_____

Materials: (enter categories from instructions.)
Principal exterior materials of the property: _____Wood walls, concrete foundation, tin roof_____

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Kostrometinoff building is a vernacular 2 1/2 story building constructed near the center of downtown Sitka, Alaska, on the side of a hill. The 2,450 square-foot building is comprised of three sections. The main 35'x 35' central 2 1/2 story section is post and beam construction, with posts resting on rocks, pilings and concrete piers. It looks much as it did when it was first constructed in the late 19th century with the original beveled shiplap siding. The double hung windows and door locations are the same as well. The second story overhangs 20 running feet of the west side of the building by approximately four feet. The building retains its original use as a residence on the top floor. An 18-foot wide single story addition and covered porch on the south gable end was built in the 1940s as part of a residence to replace a 1 1/2 story Russian-era log building, that measured about 30' x 30'. A 1 1/2 story addition on the north gable end, also built or significantly remodeled around 1940, serves as an apartment. The roof on the central section, with gabled dormers, was built in the 1990s to replace a roof that had been destroyed in a fire that had shed dormers, which were not original, on both east and west sides. Although the gable dormers were an added detail, the same pitch, trim details, stick framing methods, diagonal shiplapped sheathing and beveled siding were used in the roof and upper gable reconstruction.

Narrative Description

The main portion of the existing property, a 2 1/2 story structure, is believed to have been built as an addition to a single story Russian log cabin, designated as building 51 in the Russian transfer map of 1867, which, judging from historical photographs, was covered in shiplap siding at the same time the addition was built. A photograph taken around the turn-of-the-century shows the building and owners soon after the building was constructed. The outline of the old Russian building roofline and pieces of flashing are still visible on the south gable end of the building under the present porch overhang.
The single story projection, building 51, on the south gable end was originally a store run by Peter and George Kostrometinofff, and faced the town's main street, in a prominent location adjacent to St. Michael's Russian Orthodox Cathedral. The building was given new siding around 1895. Building 51 was removed and replaced with a smaller gabled single story addition and a shed roof-covered porch with an entrance facing east sometime in the 1940s, before an apartment building was constructed in the 1950s to the south, on what had been a lawn between the building and the street.
A 1 1/2- story addition on the north end dates to the first half of the 1900s. Projecting off the north gable end of the addition was another smaller gabled addition, the outline of which is visible today. On the west side a portion of the second floor projects about four feet to overhang the first floor apartment. The building is hidden from street view by a two-story concrete building on the east and the seven-story concrete building on the south. A 40'x 30' lawn, small grove of mountain ash trees, and salmon berry bushes border the west side of the building. A rock wall running east to west built along a Russian Colonial property line is built on the top of a hill just north of the building. The building's fairly hidden location may be why it is not included in the Alaska Heritage Resources Survey.
A single story addition with a shed roof on the east of the building was built during a mid- century remodel and served as a boiler room until the early 1990s, when unit heaters were installed in the building. It and the south addition are on poured concrete foundations and are stick frame construction. The building has been described as Alaska homestead style. Windows were originally 6 over 6 on the portion that was a store and 2 over 2 in the portion that was residential. There are corner boards, and some crown molding remains over windows on the west elevation. Two of the original two over two 1895 windows are on the west side of the building. Chimneys were removed when the building switched to a central boiler around mid-century
The building is clad in shiplap clear douglas fir beveled siding that was very popular at the turn of the century in Sitka. Because Sitka is in a temperate rain forest with a rot-conducive average rainfall of about 100 inches, only a few buildings this age remain in Sitka, and fewer still have their original siding. A metal roof covers the original wood shingle roofs.

The siding, overall shape, and massing have remained fairly consistent through several remodels over the past hundred years. A roof with four gable dormers was built in the mid 1990s to replace a flat roof that was built after a fire destroyed the original roof in the early 1970s. Historical photographs were used in the reconstruction to recreate the roof with the same trim details and pitch.
The interior of the building is divided into 3 one-bedroom apartments and one studio apartment. Each apartment maintains the original open floor plan, with bathrooms tucked in small windowless rooms. Original breadboard wainscoting lines the south wall on the second floor apartment. The original wooden ceilings and walls in three of the apartments and the main stairwell were uncovered and restored in the 1990s.

Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

Property is associated with events that have made a significant contribution to the broad patterns of our history. X

Property is associated with the lives of persons significant in our past. X

Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Owned by a religious institution or used for religious purposes

Removed from its original location

A birthplace or grave

A cemetery

A reconstructed building, object, or structure

A commemorative property

Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
___A - The property is associated with events that have made a significant contribution to the broad patterns of the history of Sitka and Alaska in the area of commerce _____

__B - The property is associated with the lives of persons significant in Sitka's and Alaska's past and their ethnic heritage as Alaskan "Creoles" - those of mixed Russian and Native heritage.

Period of Significance

__1890 to 1941

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

__Kostrometinoff, George; Kostrometinoff, Peter Sr.; Kostrometinoff, Peter Jr,

Cultural Affiliation

Architect/Builder

_____unknown

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Kostrometinoff Building, built around 1895 in Sitka, Alaska, is significant under criterion A in the area of commerce in Sitka and Alaska, and for its association with events in the period between the purchase of Alaska from the Russian-American Company in 1867 to 1906, when the capital of the district was moved from Sitka to Juneau, a period of rapid change in Alaska. Originally built as an addition to Building 51, which appears on the 1867 Russian American transfer map of Sitka, the building displays the new American tastes in building materials and construction styles, and retains much of its turn-of-the-century appearance. It was built as part of a general store and as a residence during a time of population growth and cultural changes. Alaska's white population rose from 430 in 1880 to 4,200 in 1890. Sitka was a stopping point for many during the Klondike Gold Rush between 1896 and 1899. As a store and residence the building catered to the needs of the would-be prospectors. The building is also significant under criterion B in Sitka and Alaska, for its association with George Kostrometinoff, (1854-1915) and Peter Kostrometinoff Sr., (1859-1931) The sons of a Russian American Company employee, Peter Kostrometinoff was a prominent merchant and George Kostrometinoff worked for Alaska's second governor, Alfred P. Swineford, as a translator who spoke English, Russian, Tlingit and other Native languages. He became Father Sergius in the Russian Orthodox Church; was superintendent of Russian Churches in Alaska; and was buried under the neighboring Orthodox Cathedral.After the cathedral burned down in 1966, his grave was moved to the side yard of the cathedral. Peter Kostrometinoff Jr. (1896-1941), who inherited the building and added apartments to it, was a WW I veteran, businessman, owner of the telephone company, and was elected mayor of Sitka five times. The Kostrometinoff Building has been used as an apartment building since before statehood.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Kastrometinoff Building is significant under the categories of commerce and community planning and development in Sitka and Alaska. Sitka in the period immediately after Alaska's transfer from Russian to American control in 1867 was a muddy backwater. In the seven years leading up to the transfer, building in Sitka slowed as Russia's future in the region became uncertain.The main source of income and trade for the community for the majority of the 19th century had been the Russian-American Company which had engaged in international commercial fur trading, ice manufacture and shipping, ship building and other enterprises.

After 1867 the company's last manager, Prince Dmitrii P. Maksoutoff, quickly sold off buildings and all Russian commerce abruptly ended.[2] The U.S. Army ruled in what was then a military district and offered little employment or trading opportunities for residents. A census which was carried out in 1870 by order of the commander of the Sitka post paints a bleak picture of the town. Fewer than 400

non-Native residents were living in the town with more than a quarter of them listed as living in the same building, a former officers club, with the occupation of many listed as prostitute. The editor of the town's newspaper, The Alaska Times, Thomas G. Murphy, wrote, “The soldiers, being stationed in the heart of the city, went around spreading contamination, disease and a state of demoralization which was only surpassed by that which existed at the time Sodom and Gomorrah were destroyed by an avenging God.”[3]

Many who stayed in Sitka after the transfer were of mixed Native and Russian heritage, including the Kostrometinoffs. Although family members, including George Kostrometinoff, maintained they had only Russian heritage.[5]

One of the buildings that Prince Maksoutoff sold in 1867 was Building 51, labeled as such on the map drawn prior to the cession of Alaska. The building was sold to Katherine Murphy, who was listed as an Irish school teacher in the 1870 census and was noted to be the first white woman to give birth in the new U.S. District. She sold the building to the Kostrometinoffs before moving south. In the 1880s after gold was discovered in Alaska and later in the Yukon Territory the population of Sitka grew. In 1880 Joseph Juneau returned to Sitka after having discovered gold at Silver Bow Basin, which later resulted in the founding of Juneau.[4]

Building 51 was either torn down and a new building of the same dimensions rebuilt on the same site, or more likely, it was simply resided with beveled tongue and groove siding and added on to on its north side. A photograph shows that the exterior walls of the store were thick enough to be concealing a log wall. The Kostrometinoffs opened a general store at the location, advertising in the newspaper the Alaska Appeal, published in San Francisco in 1879, that the Kostrometinoff Store sold “groceries, hardware, etc.”[5] While the store no longer exists the building addition retains much of its appearance from that period, displaying the same beveled siding and window and door locations.

The single story front portion of the building which was likely building 51 was replaced with a similar single story addition sometime after 1914. Peter and George Kostrometinoff operated the business, but George was involved in politics and the Orthodox Church, so likely had less to do with the day-to-day operation of the store.

George Kostrometinoff was described as “the number-one Russian-American citizen of Sitka,” by anthropologist Sergei Kan.[6] George traveled to the arctic aboard the THETIS as interpreter for Governor A.P Swineford, was appointed Special Deputy Marshal in 1897. He was ordained as priest in the Russian Orthodox Church in 1912 appointed to the Pioneers' Home Board of Trustees in 1913, made an archpriest in 1914, and died in 1915 at age 60.[7] The building remained in the Kostrometinoff family passing to Peter Kostrometinoff Jr. All three Kostrometinoff men were enterprising and heavily involved in Sitka's social and political scene. Peter Sr. was elected city trustee in 1917. Peter Jr. ran a hotel, was elected mayor five times, ran the first telephone company and the town's movie theater, and was building inspector. He died in 1941.

The Kostrometinoff Building was spared during Sitka urban renewal projects in the 1950s and 60s because of its protected, some would say hidden, location behind two concrete buildings. One of the concrete buildings, the 7-story Cathedral Arms, served as a fire barrier, protecting the Kostrometinoff Building from a devastating fire in 1966 that destroyed much of the the downtown, including St. Michael's Russian Orthodox Cathedral.

Over the years the building's purpose changed to providing housing for a growing population. Five apartments were located in the building by the 1970s. The building survived a fire in the 1973 that destroyed the roof on the main section of the building. A new roof was built to match the pitch and gable end of the original.

1 Arndt, Katherine L. and Richard A. Pierce, *A Construction History of Sitka, Alaska, as Documented in the Records of the Russian-American Company* National Park Service, Second Edition 2003. p. 256.

2 Ibid.
3 De Armond, Robert N. *From Sitka's Past.* Sitka: Sitka Historical Society, 1995. p.19.
4 DeArmond, Robert. N. *A Sitka Chronology 1867 – 1987* Sitka: Arrowhead Press, 1993. p. 12.
5 Ibid. p. 10
6 Kan, Sergei, http://ethnohistory.dukejournals.org/content/60/3/385.abstract, Accessed 2-18-2016.
7 DeArmond, *A Sitka Chronology 1867 -1987*. p.222.

Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Dauenhauer, Nora Marks, Richard Dauenhauer and Lydia Black, *Anooshi Lingit Aani Ka Russians in Tlingit America.* Seattle University of Washington Press, 2008.

Eleventh Census: 1890, Washington, D.C: Government Printing Office, 1893.

Fairbanks Daily Times, Sunday, 27 June 1915.

Alaska State Library - Historical Collections, http://vilda.alaska.edu/cdm/singleitem/collection, accessed 2-2016.

Arndt, Katherine L. and Richard A. Pierce, *A Construction History of Sitka, Alaska, as Documented in the Records of the Russian-American Company.* Washington D.C.:National Park Service, Second Edition 2003.

DeArmond, Robert N. *From Sitka's Past.* Sitka: Sitka Historical Society, 1995.

DeArmond, Robert. N. *A Sitka Chronology 1867 – 1987.* Sitka: Arrowhead Press, 1993.

Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____ State Historic Preservation Office
____ Other State agency
____ Federal agency
__x__ Local government
____ University
____ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Geographical Data

Acreage of Property ____approximately .25_____

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

Latitude:	Longitude:
Latitude:	Longitude:
Latitude:	Longitude:
Latitude:	Longitude:

Or
UTM References
Datum (indicated on USGS map):

NAD 1927 or NAD 1983

8N			
Zone:	Easting: 479649	Northing:	6323052
Zone:	Easting:	Northing:	
Zone:	Easting:	Northing:	
Zone:	Easting :	Northing:	

Verbal Boundary Description (Describe the boundaries of the property.)

The nominate boundary consists of a lot is described in a plat survey as *Lot No. One in block number Five of Sitka Townsite, U.S. Survey no. 1474 Tract "A" beginning at the NW corner of Lot N.C34 in said Block No. 5 hereinafter called cor. No. 1; thence n25°05'W a distance of 52.66 ft. to cor. No. 2; thence tN61°11' E a distance of 54.16 Ft. to cor. No. 3; thence N23°25'W a distance of 53.96 ft. To cor. No. 4; thence N68°53' E a distance of 44.36 ft. to cor. No. 5; thence S 26°18' E a distance of 86.01 ft. to cor. No.6; thence S25°16' E a distance of 33.83 ft to cor. No. 7; thence*

S70°35' W a distance of 35.38 ft. to cor. No 8; thence N27°10' W for a distance of 7.60 ft. to cor. No. 9; thence S66°22' W a distance of 66.45 ft. to corner No. 1 and the place of beginning.

Boundary Justification (Explain why the boundaries were selected.)
The boundaries are those of the building lot in 1959, after portions of the original lot were used to build a telephone company building and a 7-story apartment building. The boundaries have remained through subsequent sales of the property.

Form Prepared By

name/title: James Poulson
organization:
street & number: 1610 Sawmill Creek Road
city or town: Sitka state: AK zip code: 99835
e-mail sitka@operamail.com
telephone: 907-747-6567
date: 2-18-2016

Additional Documentation

Submit the following items with the completed form:

Maps: A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.

Sketch map for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

Additional items: (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Building 51 (portion of Kostrometinoff Building)

City or Vicinity: Sitka

County: City and Borough of Sitka State: Alaska

Photographer: William R. Norton

Date Photographed: 1886

Description of Photograph(s) and number, include description of view indicating direction of camera: Arrow points to Building 51 looking southeast towards St. Michael's. This Russian log building was added to on the north and sided with beveled shiplap around 1895 to create the Kostrometinoff store, which opened in this location in 1897. Note the location of the chimney.

1 of _8__.

Name of Property: Kostrometinoff Building early 1900s

City or Vicinity: Sitka

County:Sitka City and Borough State: Alaska

Photographer: E.W. Merrill

Date Photographed: c1900

Description of Photograph(s) and number, include description of view indicating direction of camera: Kostrometinoff Building looking northwest. Brothers George, left, and Peter Kostrometinoff stand on the porch of their store. Note the location of the chimney on the 1 ½ story store, is the same as the chimney location on Building 51 in photo 1.
2of _8__.

Name of Property: Kostrometinoff Building 1940s

City or Vicinity:Sitka

County:Sitka City and Borogh State: Alaska

Photographer: Martha Cushing Collection

Date Photographed: c1940

Description of Photograph(s) and number, include description of view indicating direction of camera: Kostrometinoff Building looking northwest. The building and stairs face St. Michael's Russian Orthodox Cathedral.

3 of __8_.

City or Vicinity:Sitka

County: Sitka City and Borough State: Alaska

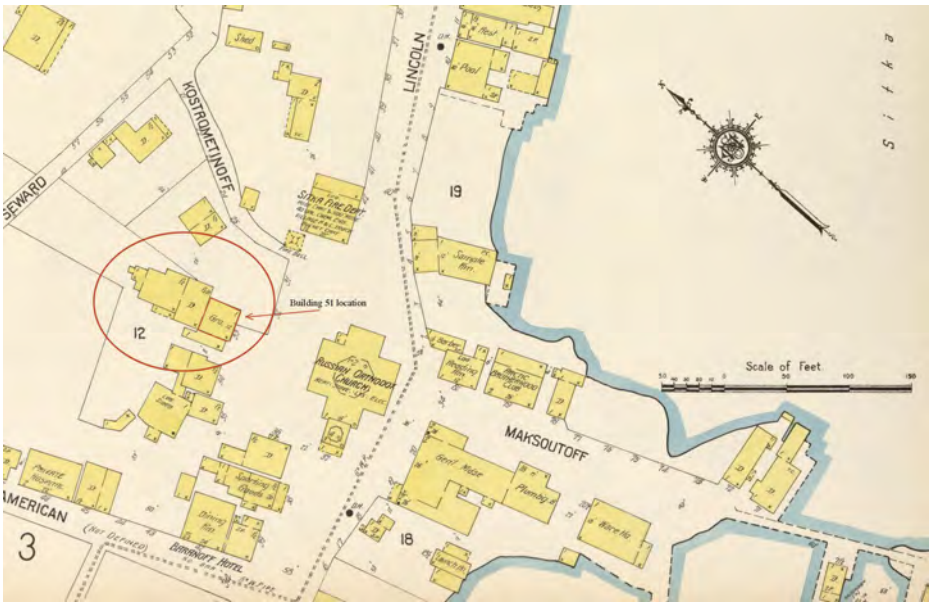
Photographer: James Poulson

Date Photographed: 2016
Kostrometinoff Building looking northwest. The stairs face east towards Cathedral Way. The 1 ½ story addition has been cut back to accommodate the neighboring building.
4 of _8__.

City or Vicinity:Sitka
County: Sitka City and Borough State: Alaska
Photographer: James Poulson
Date Photographed: 2016 Kostrometinoff Building looking east.
5 of _8__.

City or Vicinity:Sitka
County: Sitka City and Borough State: Alaska
Photographer: James Poulson
Date Photographed: 2016
Kostrometinoff Building post and beam construction under the 2 ½ story section.
6 of _8__.

City or Vicinity:Sitka
County: Sitka City and Borough State: Alaska
Photographer: James Poulson
Date Photographed: 2016
Kostrometinoff Building looking under the porch shed roof at the flashing and old roof line where building 51 was once attached.
7 of _8__.



Sanborn map from 1914 with circled Kostrometinoff building, including the store, formerly building 51.
(Library of Congress)

8 of __8_.

Sitka Historic Preservation Commission

For Request for Review of Potential Impacts to Heritage Resource(s)

A. Contact Name KRISTIN REYNOLDS
Address 11066 AKELARENA **City** JUNEAU **State** AK **Zip** 99801
Phone 907 796 6028 **Fax** _____ **email** KREYNOLDS@ALASKA.EDU

B. Agency undertaking project: (circle)
Private **City** **State** **Federal** **Department** FACILITIES PLANNING & CONSTRUCTION UAS

C. Date Agency received proposed project: 9/24/25

D. Are Federal funds involved (grants, funding, agency) yes **no**

E. Are State funds involved (grants, funding, agency) **yes** no

F. Will the project affect a National Historic Landmark or a site in the National Register of Historic Places? (See Appendix A) **yes** no

G. Is the site listed in the Alaska Heritage Resource Survey inventory? yes no
If yes, Site Number SIT-00079 **Preservation Status** Hist. Landmark
(refer to AHRS inventory for more information)

H. Is the Project within the Sitka Indian Village or Downtown Sitka yes **no**

I. Build date of current structure ~1939

J. Describe the proposed project
ATTACH A FLOATING DOCK TO THE SHORELINE WITH CONCRETE ABUTMENTS TO SUPPORT / MOOR A FLOATING MARICULTURE LABORATORY. TRENCHING FROM BUILDING TO SHORE TO PROVIDE INFRASTRUCTURE TO SUPPORT OPERATIONS ON BARGE. WAVE ATTENUATORS WILL HELP STABILIZE THE BARGE.

K. Purpose/Objectives for the undertaking
TO PROVIDE A MARICULTURE LABORATORY REQUIRING DIRECT SEAWATER INTAKE TO BE MOORED & OPERATED AT THE SITKA CAMPUS.

L. Attach:
- **Copy of a map of the proposed project including latitudinal and longitudinal information**
- **Property owner information**
- **Any other pertinent information**

Mail Coversheet and attachments to:

Sitka Historic Preservation Commission
C/O City and Borough of Sitka
100 Lincoln Street
Sitka, Alaska 99835

Notes to Applicant:
- **Review will take place only during regular commission meetings or on an as needed basis**
- **The meetings are public and convene the second Wednesday of each month as advertised**
- **Review process may take up to 60 days**
- **The SHPC reserves the right to request additional information and/or time to review projects**

FOR THE CHAIR OF THE HPC ONLY:
ACTION: _____ **SIGNED:** _____ **DATE:** _____

CITY AND BOROUGH OF SITKA (CBS) BUILDING PERMIT

PERMIT NOT VALID UNTIL STAMPED "APPROVED" BELOW

PLEASE VISIT WWW.CITYOFSITKA.COM FOR MORE INFORMATION. PERMIT NO. _____

APPLICATION INFORMATION - PLEASE FILL OUT ALL THAT APPLY

FIELDS MARKED WITH AN ASTERISK (*) ARE REQUIRED

*PROPERTY OWNER UAS / DNR *PROJECT CONTACT NUMBER 907.796.6028

*PROJECT ADDRESS 1332 SEWARD AVE. *PROJECT CONTACT NAME KRISTIN REYNOLDS, P.M.

EMAIL ADDRESS KREYNOLDS@ALASKA.EDU *APPLICANT MAILING ADDRESS 11066 AUKE LAKE WAY JUNEAU AK 99801

CONTRACTORS: GENERAL _____ PLUMBING _____ ELECTRICAL _____

*PROJECT TO INCLUDE: ☒ BUILDING ☒ ELECTRICAL ☒ PLUMBING ☐ DEMOLITION ☐ GRADING (SEPARATE APPLICATIONS REQUIRED)

TOTAL SQUARE FOOTAGE _____ *PROJECT VALUE $ 5,000,000

*2 SETS OF PLANS MUST BE SUBMITTED WITH BUILDING AND/OR GRADING PERMIT APPLICATION.
(ONE SET WILL BE RETURNED WITH PERMIT, ONE SET WILL BE KEPT AT CBS FOR DURATION OF PROJECT)

RECEIVED SEP 24 2025 CBS BLDG DEPT

WHEN APPLICABLE, OWNER/APPLICANT IS RESPONSIBLE FOR THE FOLLOWING ITEMS:

- CBS UTILITIES CONNECTION / DRIVEWAY CULVERT PERMIT
- AS BUILT SURVEY PRIOR TO FRAMING
- CORPS OF ENGINEERS PERMIT FOR ALL CONSTRUCTION ON TIDELANDS OR WETLANDS
- STATE OF ALASKA DEC SANITARY WASTE DISPOSAL PERMIT
- STATE OF ALASKA DOT HIGHWAY DRIVEWAY PERMIT

IMPORTANT: ALL WORK MUST BE INSPECTED PRIOR TO CONCEALMENT. THE BUILDING DEPARTMENT REQUIRES A MINIMUM OF ONE WORKING DAY'S NOTICE PRIOR TO ALL INSPECTIONS.

***PROJECT DESCRIPTION:**

CONSTRUCT A FLOATING DOCK CONNECTING TO THE SHORELINE VIA CONCRETE ABUTMENTS, TRENCH FROM EXISTING BUILDING TO SHORELINE TO PROVIDE INFRASTRUCTURE TO DOCK, FLOATING WAVE ATTENUATORS

PERMIT NOT VALID UNTIL ALL ASSOCIATED FEES ARE PAID AND APPROVED PERMIT PACKET HAS BEEN COLLECTED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION, STATE THE ABOVE IS CORRECT, AND AGREE TO COMPLY WITH ALL STATE LAWS AND ALL CODES AND ORDINANCES OF THE CITY AND BOROUGH OF SITKA.

KRISTIN REYNOLDS		24 SEP 2025
*APPLICANT'S NAME (PRINTED)	*APPLICANT'S SIGNATURE	*DATE

BY SIGNING THIS APPLICATION I HEREBY CERTIFY THAT ALL WORK PROPOSED BY THIS APPLICATION HAS BEEN REVIEWED AND APPROVED BY THE LEGAL OWNER(S) OF THE PROPERTY IDENTIFIED HEREIN AND I HAVE AGREED TO PAY ALL ASSOCIATED PLAN REVIEW AND PERMIT FEES.

***** FOR OFFICE USE ONLY *****

ZONING _____ OCCUPANCY _____ FLOOD ZONE _____ PUBLIC WORKS (ENGINEERING) _____

PLANNING _____ PUBLIC WORKS (W/WW) _____ ELECTRIC _____ ADMINISTRATOR _____

COMMENTS: ☐ AS BUILT TO ASSESSING ☐ UTILITIES PERMIT APPLICATION SUBMITTED

ORIGINAL - BUILDING OFFICIAL COPIES - CUSTOMER, ASSESSOR

CITY AND BOROUGH OF SITKA (CBS) BUILDING PERMIT

PERMIT NOT VALID UNTIL STAMPED "APPROVED" BELOW

PLEASE VISIT WWW.CITYOFSITKA.COM FOR MORE INFORMATION. PERMIT NO. _____

APPLICATION INFORMATION - PLEASE FILL OUT ALL THAT APPLY

FIELDS MARKED WITH AN ASTERISK (*) ARE REQUIRED

*PROPERTY OWNER UAS *PROJECT CONTACT NUMBER 907.796.6028

*PROJECT ADDRESS 1332 ~~SITKA~~ SEWARD AVE *PROJECT CONTACT NAME KRISTIN REYNOLDS, PM

EMAIL ADDRESS KREYNOLDS@ALASKA.EDU *APPLICANT MAILING ADDRESS 11066 AUKE LAKE WAY JUNEAU AK 99801

CONTRACTORS: GENERAL _____ PLUMBING _____ ELECTRICAL _____

***PROJECT TO INCLUDE:** ☐ BUILDING ☐ ELECTRICAL ☐ PLUMBING ☐ DEMOLITION ☐ GRADING (SEPARATE APPLICATIONS REQUIRED)

TOTAL SQUARE FOOTAGE 6,480 *PROJECT VALUE $ 1,000,000

***2 SETS OF PLANS MUST BE SUBMITTED WITH BUILDING AND/OR GRADING PERMIT APPLICATION.**
(ONE SET WILL BE RETURNED WITH PERMIT, ONE SET WILL BE KEPT AT CBS FOR DURATION OF PROJECT)

RECEIVED SEP 24 2025 CBS BLDG DEPT

WHEN APPLICABLE, OWNER/APPLICANT IS RESPONSIBLE FOR THE FOLLOWING ITEMS:

- CBS UTILITIES CONNECTION / DRIVEWAY CULVERT PERMIT
- AS BUILT SURVEY PRIOR TO FRAMING
- CORPS OF ENGINEERS PERMIT FOR ALL CONSTRUCTION ON TIDELANDS OR WETLANDS
- STATE OF ALASKA DEC SANITARY WASTE DISPOSAL PERMIT
- STATE OF ALASKA DOT HIGHWAY DRIVEWAY PERMIT

IMPORTANT: ALL WORK MUST BE INSPECTED PRIOR TO CONCEALMENT. THE BUILDING DEPARTMENT REQUIRES A MINIMUM OF ONE WORKING DAY'S NOTICE PRIOR TO ALL INSPECTIONS.

***PROJECT DESCRIPTION:**

EXISTING CONCRETE BARGE WITH A 2-STORY STRUCTURE CONTAINING MARICULTURE SEED HATCHERY LABORATORY EQUIPMENT

PERMIT NOT VALID UNTIL ALL ASSOCIATED FEES ARE PAID AND APPROVED PERMIT PACKET HAS BEEN COLLECTED.
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION, STATE THE ABOVE IS CORRECT, AND AGREE TO COMPLY WITH ALL STATE LAWS AND ALL CODES AND ORDINANCES OF THE CITY AND BOROUGH OF SITKA.

KRISTIN REYNOLDS _____ 24 SEPT 2025

*APPLICANT'S NAME (PRINTED) *APPLICANT'S SIGNATURE *DATE

BY SIGNING THIS APPLICATION I HEREBY CERTIFY THAT ALL WORK PROPOSED BY THIS APPLICATION HAS BEEN REVIEWED AND APPROVED BY THE LEGAL OWNER(S) OF THE PROPERTY IDENTIFIED HEREIN AND I HAVE AGREED TO PAY ALL ASSOCIATED PLAN REVIEW AND PERMIT FEES.

***** FOR OFFICE USE ONLY *****

ZONING _____ OCCUPANCY _____ FLOOD ZONE _____ PUBLIC WORKS (ENGINEERING) _____

PLANNING _____ PUBLIC WORKS (W/WW) _____ ELECTRIC _____ ADMINISTRATOR _____

COMMENTS: ☐ AS BUILT TO ASSESSING ☐ UTILITIES PERMIT APPLICATION SUBMITTED

ORIGINAL - BUILDING OFFICIAL COPIES - CUSTOMER, ASSESSOR

UNIVERSITY OF ALASKA SOUTHEAST

UAS SITKA CAMPUS NEW DOCK - PHASE 1

1332 Seward Avenue
Sitka, AK 99835

BID DOCUMENTS

08/29/2025

PROJECT DESCRIPTION:

PROJECT INCLUDES CONSTRUCTION OF A FLOATING DOCK ATTACHED TO THE COAST BY MEANS OF STEEL STRUTS AND CONCRETE ABUTMENTS. WORK INCLUDES ROUTING UTILITIES FROM THE EXISTING UAS SITKA CAMPUS BUILDING IN A TRENCH ACROSS THE PARKING LOT, TO THE STRUTS AND DOWN TO THE DOCK. THE PROJECT ALSO INCLUDES FLOATING WAVE BOOMS ANCHORED OFFSHORE OF THE PROJECT SITE.

BID ALTERNATES:

THE BASE BID INCLUDES: CONSTRUCTION OF THE FLOATING DOCK AND STRUCTURES ATTACHING IT TO THE SHORE.

BID ALTERNATE #1 INCLUDES: CONSTRUCTION AND PLACEMENT OF WAVE BOOMS AND ANCHORS.

BID ALTERNATE #2 INCLUDES: UTILITY CONNECTIONS WITHIN AND FROM THE CAMPUS BUILDING AND SITE WORK TO ROUTE THE UTILITIES TO THE UPLANDS CONNECTIONS AT THE NEW DOCK ABUTMENT. SCOPE ALSO INCLUDES ELECTRICAL ON THE ABUTMENTS, STRUTS AND DOCK.

VICINITY MAP:

LOCATION MAP:

INDEX OF DRAWINGS

PROJECT TEAM

PND ENGINEERS, INC.

RESPEC

MCG EXPLORE DESIGN
421 W. 1st Avenue, Suite 300
Anchorage, Alaska 99501
907.563.8474
›exploredesign.com

FOR:
- SUBMITTAL
- PRICING

COVER SHEET

SHEET NO.
G1.01

GENERAL NOTES

1. PROPERTY DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS PRE-CONSTRUCTION CONDITION OR BETTER AT NO ADDITIONAL COST TO THE OWNER.

2. PROPERTY LINE LOCATIONS USED IN THESE PLANS ARE DERIVED FROM RECORD PLATS AND DO NOT REPRESENT A BOUNDARY SURVEY.

3. THE LOCATIONS AND ELEVATIONS OF EXISTING FEATURES AND UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE. UTILITIES SHOWN ARE TAKEN FROM EXISTING RECORDS AND OTHER SOURCES. ADDITIONAL UTILITIES MAY BE PRESENT HOWEVER ARE NOT SHOWN. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS IN THE FIELD AS NECESSARY PRIOR TO BEGINNING WORK. THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES ENCOUNTERED IN THE FIELD SHALL BE RECORDED ON THE CONTRACTOR'S RECORD DRAWINGS. CONTACT LOCAL UTILITIES AT THE FOLLOWING NUMBERS FOR LOCATE SERVICES A MINIMUM OF TWO BUSINESS DAYS PRIOR TO ANY EXCAVATION:

CABLE:	GCI	811
WATER AND SEWER:	CBS ENVIRONMENTAL DIVISION	747-4060
ELECTRIC:	CBS ELECTRIC DEPARTMENT	747-1884

4. PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. NO ASSURANCE IS GIVEN THAT THE INDICATED POSITION OF ANY EXISTING UTILITY IS CORRECT OR THAT THE INFORMATION IS COMPLETE. ALL LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE CORRECT AND TRUE LOCATION AS TO AVOID DAMAGE OR DISTURBANCE. DAMAGE TO EXISTING SITE FACILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.

5. OVERHEAD ELECTRICAL (OHE) IS SHOWN ON PLANS. ADDITIONAL OVERHEAD UTILITIES INCLUDING TELEPHONE, CABLE TV, AND OTHER OVERHEAD LINES MAY EXIST BUT ARE NOT SHOWN, THE LINES THAT ARE SHOWN ARE LOCATED BY POINT-TO-POINT, POLE-TO-POLE. DETERMINE THE EXTENT OF HAZARDS OR IMPACTS ON CONSTRUCTION ACTIVITIES CREATED BY OVERHEAD OR UNDERGROUND LINES IN ALL AREAS AND FOLLOW PROCEDURES DURING CONSTRUCTION AS REQUIRED BY LAW. PRIOR TO CONSTRUCTION, MEET WITH UTILITY OWNERS TO DETERMINE THE EXTENT OF HAZARDS AND TAKE PRECAUTIONS AS REQUIRED TO PROTECT PERSONS AND PROPERTY AND TO AVOID DISRUPTION OF SERVICE.

6. CONTRACTOR SHALL COORDINATE WITH THE OWNER'S SOLID WASTE REMOVAL SERVICE TO ENSURE GARBAGE PICKUP SERVICE IS UNINTERUPTED, AND SHALL ENSURE DAILY MAIL SERVICE WILL BE UNINTERRUPTED TO ALL BUSINESSES AND RESIDENCES AFFECTED BY THE PROJECT. ALL CONSTRUCTION WASTE IS THE CONTRACTOR'S RESPONSIBILITY.

7. THE CONTRACTOR SHALL NOTIFY CBS PUBLIC WORKS AND ALL AFFECTED RESIDENTS OF PROPOSED UTILITY SERVICE INTERRUPTIONS AT LEAST 72 HOURS PRIOR TO WORK.

8. GRADING AND ALIGNMENT OF PIPE, STRUCTURES & FINAL SURFACING ARE SUBJECT TO MINOR REVISIONS BY THE ENGINEER TO FIT SITE CONDITIONS. GRADE ALL IMPROVEMENTS WITH POSITIVE DRAINAGE AWAY FROM BUILDINGS TO DITCHES, SWALES OR STORM DRAIN INLETS, (INCIDENTAL).

9. THE DRAWINGS DO NOT NECESSARILY SHOW ALL TREES, BUSHES OR OTHER PLANTINGS THAT WILL BE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES. NO TREES, BUSHES OR OTHER PLANTING SHALL BE DAMAGED OR REMOVED EXCEPT AS SHOWN OR APPROVED BY THE OWNER.

10. ALL ITEMS DESIGNATED TO BE REMOVED, INCLUDING PAVEMENT, SHALL BE DISPOSED OF AT CONTRACTOR-PROVIDED DISPOSAL SITE, APPROVED BY THE ENGINEER, EXCEPT AS NOTED.

11. CONTRACTOR SHALL REFERENCE ALL EXISTING PROPERTY CORNER MONUMENTS, RIGHT OF WAY MONUMENTS, AND CENTERLINE MONUMENTS PRIOR TO CONSTRUCTION. UNLESS NOTED OTHERWISE, DISTURBED MONUMENTS SHALL BE RESET OR REPLACED SUBSEQUENT TO PAVING EXCEPT WHERE MONUMENT WOULD BE A HAZARD AS DETERMINED BY THE ENGINEER. EXISTING SURVEY MONUMENTS MAY NOT BE SHOWN ON THE DRAWINGS. ALL WORK SHALL BE DONE BY, OR UNDER THE DIRECTION OF, AN ALASKA REGISTERED LAND SURVEYOR.

12. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO PRIVATE AND PUBLIC PROPERTY ASSOCIATED WITH THE CONSTRUCTION ACTIVITIES, INCLUDING DAMAGES CAUSED BY COMPACTION EFFORTS.

13. THE CONTRACTOR SHALL NOT STORE MATERIALS OR EQUIPMENT, OR OPERATE EQUIPMENT WITH ITS TRACKS OR WHEELS PLACED ON PRIVATE PROPERTY, WITHOUT THE WRITTEN APPROVAL OF THE PROPERTY OWNER.

14. TEMPORARY STAIRS OR RAMPS SHALL BE PROVIDED AS REQUIRED FOR PEDESTRIAN ACCESS TO WALKWAYS DURING THE CONSTRUCTION PERIOD.

15. AT NO TIME SHALL CONCRETE BE POURED AGAINST TREE ROOTS.

16. THE USE OF GROUT AND QUICKSET CEMENT PRODUCTS WITH BRIDGES, WOOD, STONES, AND OTHER SIMILAR GRADE ADJUSTMENT DEVICES TO SUPPORT CATCH BASIN FRAMES OVER CATCH BASINS AND MANHOLES WILL NOT BE PERMITTED ON THE PROJECT. STRUCTURE FRAMES SHALL BE ADJUSTED WITH ADJUSTING RINGS AND CONCRETE CEMENT PRODUCTS THAT WILL PRODUCE A MINIMUM 30 DAY COMPRESSIVE STRENGTH OF 3000 PSI.

17. SAWCUT AS NECESSARY ACROSS EXISTING SIDEWALKS, DRIVEWAYS AND PARKING AREAS TO PROVIDE A NEAT MATCH LINE. MAINTAIN 1'-6" MINIMUM CUTBACKS ON ACP, UNLESS NOTED OTHERWISE. SIDEWALK, CURB & GUTTER SHALL BE REPLACED TO THE NEAREST EXISTING CONTROL JOINT.

18. HORIZONTAL DIMENSIONS ON PLAN AND PROFILE SHEETS TO PIPELINES, MANHOLES, AND OTHER FACILITIES, ARE TO THE CENTERLINES OF THOSE FACILITIES UNLESS SPECIFICALLY NOTED OTHERWISE. PIPELINE LENGTHS ARE MEASURED HORIZONTALLY. (I.E. PLANAR – NOT CORRECTED FOR SLOPE)

19. MINOR FITTINGS AND VARIOUS SYSTEM APPURTENANCES NOT SHOWN IN UTILITY SHEETS MAY BE REQUIRED TO CONSTRUCT UTILITY SYSTEMS. CONTRACTOR SHALL USE INDUSTRY STANDARD PRACTICES TO ACHIEVE ALL CONNECTIONS NOT DETAILED IN ACCORDANCE WITH THE SPECIFICATIONS AND CONSISTENT WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS PER ENGINEER DIRECTION (INCIDENTAL).

20. MATCH EXISTING GRADES AT PROJECT LIMITS AND WHERE REQUIRED TO MATCH ELEVATIONS AT EXISTING ROADS.

21. ALL EXCAVATION SHALL BE CONDUCTED TO MEET OSHA AND STATE OF ALASKA SAFETY STANDARDS.

LENGEND

EXISTING	THIS PROJECT	
T		TELEPHONE PEDESTAL
V		TELEVISION PEDESTAL
E		ELECTRICAL PEDESTAL
OHE$_X$		OVERHEAD ELECTRICAL
FO$_X$		BURIED FUEL LINE
E$_X$		ELECTRICAL (UNDERGROUND)
W$_X$	W$_N$	WATER
SS$_X$	SS$_N$	SANITARY SEWER
ROW		RIGHT-OF-WAY
C$_X$		COMMUNICATION (CABLE/TEL)
SD$_X$	1	STORM DRAIN
FM$_X$	FM	FORCE MAIN
	?	ESTIMATION OF LAYER
		PROPERTY LINE
		GUY WIRE ANCHOR
		SURVEY CONTROL
, UP		UTILITY POLE
TMH		TELEPHONE VAULT
E		ELECTRICAL TRANSFORMER
EMH		ELECTRICAL VAULT
H		ELECTRICAL HANDHOLE
		FIRE HYDRANT
	5 / 25	LAYOUT POINT / LAYOUT RADIUS
		LUMINAIRE POLE
SSMH	SSMH	SANITARY SEWER MANHOLE
SDMH	SDMH / OWS SDMH	STORM DRAIN MANHOLE
		STORM DRAIN INLET
		SIGN
		TREE/VEGETATION
		WATER VALVE

MATERIALS:

SHOT ROCK BORROW:
SHOT ROCK BORROW SHALL BE BLASTED OR CRUSHED STONES WITH A 6" MINUS GRADATION. MATERIAL SHALL HAVE LESS THAN 6% PASSING A NO.200 SIEVE. SHOT ROCK SHALL BE PLACED IN LIFTS NOT TO EXCEED 1.5 TIMES LARGES DIAMETER PARTICLE. LIFTS SHALL BE COMPACTED WITH 6 PASSES WITH A PLATE COMPACTOR WITH A MINIMUM RATED ENERGY OF 14,000 FT-LBS.

BASE COURSE:
BASE COURSE MATERIAL SHALL MEET A D-1 GRADATION AS DETERMINED BY THE STATE OF ALASKA DOT STANDARD SPECIFICATIONS. BASE COURSE SHALL NOT BE PLACED IN LIFTS GREATER THAN 6 INCHES AND SHALL BE COMPACTED TO A LEVEL OF EFFORT EQUAL TO 6 PASSES WITH A DIESEL PLATE COMPACTOR WITH A RATED ENERGY OF 14,000 FT-LBS.

BEDDING:
BEDDING SHALL CONSIST OF CLEAN SANDY MATERIALS. MATERIAL SHALL BE PLACED AROUND PIPES AND CONDUITS WITH CARE TO PREVENT DAMAGE TO UTILITIES. UTILITY RIBBON SHALL BE PLACED AT THE TOP OF THE BEDDING, RIBBON SHALL MATCH THE UTILITY BELOW.

WATER PIPE:
WATER PIPE SHALL BE A HDPE SDR 11, NFS RATED PIPE WITH A MINIMUM PRESSURE RATING OF 200PSI. BUTT FUSION CONNECTIONS SHALL BE UTILIZED TO THE FULLEST EXTENT, ELECTRO-FUSION COUPLES MAY BE USED WHERE BUTT FISSION IS NOT FEASIBLE. VALVES SHALL BE DUCTILE IRON WITH AN EPOXY COATING MEETING NFS STANDARDS. ALL CONNECTIONS TO DUCTILE IRON FITTINGS SHALL BE COMPLETED WITH RESTRAINED FLANGE FITTINGS UTILIZING STAINLESS STEEL HARDWARE.

WHERE THE WATER LINE IS UNPROTECTED FROM FREEZING TEMPERATURES, INSULATED ARCTIC PIPE SHALL BE UTILIZED. SUBMIT MANUFACTURER PRODUCT DATA FOR REVIEW. ARCTIC PIPE SHALL HAVE BUILT IN CHANNELS FOR HEAT TRACE WIRE. FITTINGS, INCLUDING PIPE BENDS SHALL BE INSULATED IN THE FILED PER THE ARCTIC PIPE MANUFACTURER'S RECOMMENDATIONS. ARCTIC PIPE SHALL MEET NFS STANDARDS FOR PORTABLE WATER.

WATER PIPE HANGERS AND HARDWARE SHALL BE STAINLESS STEEL CLAMPS THAT ARE SIZED TO MEET THE UNISTRUT SUPPORT AND THE ARCTIC PIPE ON THE STEEL STRUT.

ABBREVIATIONS

ACP	ASPHALT CONCRETE PAVEMENT
ADD ALT	ADDITIONAL ALTERNATIVE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
ALT	ALTERNATE
APPROX	APPROXIMATE
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
BTM	BOTTOM
CIP	CAST IN PLACE
CL, ℄	CENTERLINE
CLR	CLEAR
CJP	COMPLETE JOINT PENETRATION
CONC	CONCRETE
CONT	CONTINUOUS
CP	COMPLETE PENETRATION
DBL	DOUBLE
DEMO	DEMOLISH
(E)	EXISTING
EA	EACH
EQ	EQUAL
EW	EACH WAY
EXIST	EXISTING
FS	FAR SIDE
FT	FEET OR FOOT
FM	FORCE MAIN
Fy	YIELD STRENGTH
G	ACCELERATION DUE TO GRAVITY
GLB	GLUED LAMINATED TIMBER BEAM
GLULAM	GLUED LAMINATED TIMBER
HDG	HOT DIPPED GALVANIZED
HDPE	HIGH DENSITY POLYETHYLENE
HSS	HOLLOW STRUCTURAL SECTION
IBC	INTERNATIONAL BUILDING CODE
MAX	MAXIMUM
NIC	NOT IN CONTRACT
MIN	MINIMUM
NS	NEAR SIDE
NDS	NATIONAL DESIGN STANDARD
NO	NUMBER
OC	ON CENTER
OD	OUTSIDE DIAMETER
PL, ℙ	PLATE
PLWD	PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PVC	POLY VINYL CHLORIDE
REQ'D	REQUIRED
SCH	SCHEDULE
SDR	STANDARD DIMENSIONAL RATIO
SIM	SIMILAR
STD	STANDARD
STIFF	STIFFENER
t	THICKNESS
TOS	TOP OF SLAB
TRTD	TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
w/	WITH
WP	WORK POINT

SANITARY SEWER PIPE:
SANITARY SEWER PIPE SHALL BE HDPE SDR 11 200PSI PRESSURE RATED PIPE. BUTT FUSION CONNECTIONS SHALL BE UTILIZED TO THE FULLEST EXTENT, ELECTRO-FUSION COUPLES MAY BE USED WHERE BUTT FISSION IS NOT FEASIBLE. VALVES SHALL BE DUCTILE IRON WITH AN EPOXY COATING MEETING NFS STANDARDS. ALL CONNECTIONS TO DUCTILE IRON FITTINGS SHALL BE COMPLETED WITH RESTRAINED FLANGE FITTINGS UTILIZING STAINLESS STEEL HARDWARE

WHERE THE SANITARY SEWER PIPE IS UNPROTECTED FROM FREEZING CONDITIONS, INSULATED AND HEAT TRACED ARCTIC PIPE SHALL BE UTILIZED.
SANITARY SEWER PIPE HANGERS AND HARDWARE SHALL BE 316 STAINLESS STEEL CLAMPS THAT ARE SIZED TO MEET THE UNISTRUT SUPPORT AND THE ARCTIC PIPE ON THE STEEL STRUT.

HOSES:
WATER AND SEWER PIPE HOSE AT THE TOP OF STRUT TRANSITION SHALL BE FLEXIBLE, PRESSURE RATED HOSES WRAPPED IN INSULATED BLANKETS AND HEAT TRACED. HOSE SHALL MEET NFS STANDARDS AND PRESSURE RATED TO 200PSI. SUBMIT PRODUCT INFORMATION FOR REVIEW. HOSE CONNECTIONS SHALL BE MADE WITH 316 STAINLESS STEEL FLANGES.

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- PRICING

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8.29.25

UNIVERSITY OF ALASKA SOUTHEAST

UAS SITKA CAMPUS NEW DOCK - PHASE 1

1332 Seward Avenue
Sitka, AK 99835

BID DOCUMENTS

JOB NO.	242011
DATE:	08/29/2025
PROJ. MGR.:	MDS
DRAWN BY:	DRD
REVIEWED BY:	JLD
REVISIONS:	

GENERAL NOTES, LEGEND AND ABBREVIATIONS

SHEET NO.
C1.01

SURVEY CONTROL

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
* 1	1911399.022	2351168.276	17.26	FAC [CRW ENGINEERING GROUP SURVEY CONTROL 8, 2"]
* 2	1910772.782	2349806.916	14.91	FAC [CRW ENGINEERING GROUP SURVEY CONTROL CP 7, 2"]
* 3	1910280.756	2347900.301	38.06	FNL [CRW CONTROL, 1" BRASS PLUG]
4	1909932.335	2350897.155	14.90	FAC [TERRA SURVEYS WC-1 USACE, 3.25" 1997]
*501	1908750.236	2352961.220	22.83	FBC [NATIONAL OCEAN SERVICE 1600 P, 3.5" 1998]
*506	1909495.037	2354480.588	19.62	FBC [CORPS OF ENGINEERS US ARMY CH-9, 3.5" DOMED 2016]

* NOT SHOWN ON SHEET

RECOVERED MONUMENTATION

POINT #	NORTHING	EASTING	DESCRIPTION
701	1909939.89	2350834.46	FBC [BUREAU OF INDIAN AFFA, 3" 19]
702	1910246.35	2350522.05	FBC [LOT 15C WCMC 42.8 ASLS 88-62 TR E 4382-S, 1.75" 2006]
703	1910283.76	2350483.94	FAM [MISSING CAP BIA, 1" ALUMINUM STEM]
708	1909580.67	2350970.86	FAC [R&M JUNEAU C5 TRD TRF ASLS 88-62 1410-S, 2.75" 1986]
709	1909624.98	2351043.34	FAC [88-62 C4 TRD C4 TRE 1410-S, 2" 1986]
710	1909943.95	2350262.15	FAC [STATE OF AK DOT/PF ASLS 8862 TRE ASLS 8862 TR D ROW 4382-S, 2" 2006]

LEGEND

- PRIMARY PROJECT CONTROL
- BRASS CAP FOUND
- ALUMINUM MONUMENT FOUND
- ALUMINUM CAP FOUND
- MANHOLE/VAULT
- UTILITY PEDESTAL (EPD, TPD)
- POWER/LIGHT POLE
- FIRE HYDRANT (FH)/VALVE (WV)
- ELECTRIC TRANSFORMER
- UNKNOWN VAULT (UVLT)
- IRRIGATION CONTROL VALVE
- WATER SPOUT TO FRENCH DRAIN
- LANDSCAPE TREE CONIFEROUS
- BOLLARD/POST
- FENCE ANCHOR
- SIGN (TYP)
- BUILDING
- POINT NUMBER IDENTIFIER
- POSITIVE CONTOUR & ELEVATION
- MEAN LOWER LOW WATER (0.00)
- NEGATIVE CONTOUR & ELEVATION
- RECORD STATUS
- 50' PUBLIC ACCESS EASEMENT
- EXISTING VEGETATION
- EXISTING CHAINLINK FENCE
- EXISTING GUARDRAIL
- PARKING/ROAD STRIPING
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- SEWER FORCE MAIN
- SEWER CULVERT
- STORM DRAIN CULVERT
- WATER LINE *SEE NOTE 6
- CONCRETE/SIDEWALK

NOTES

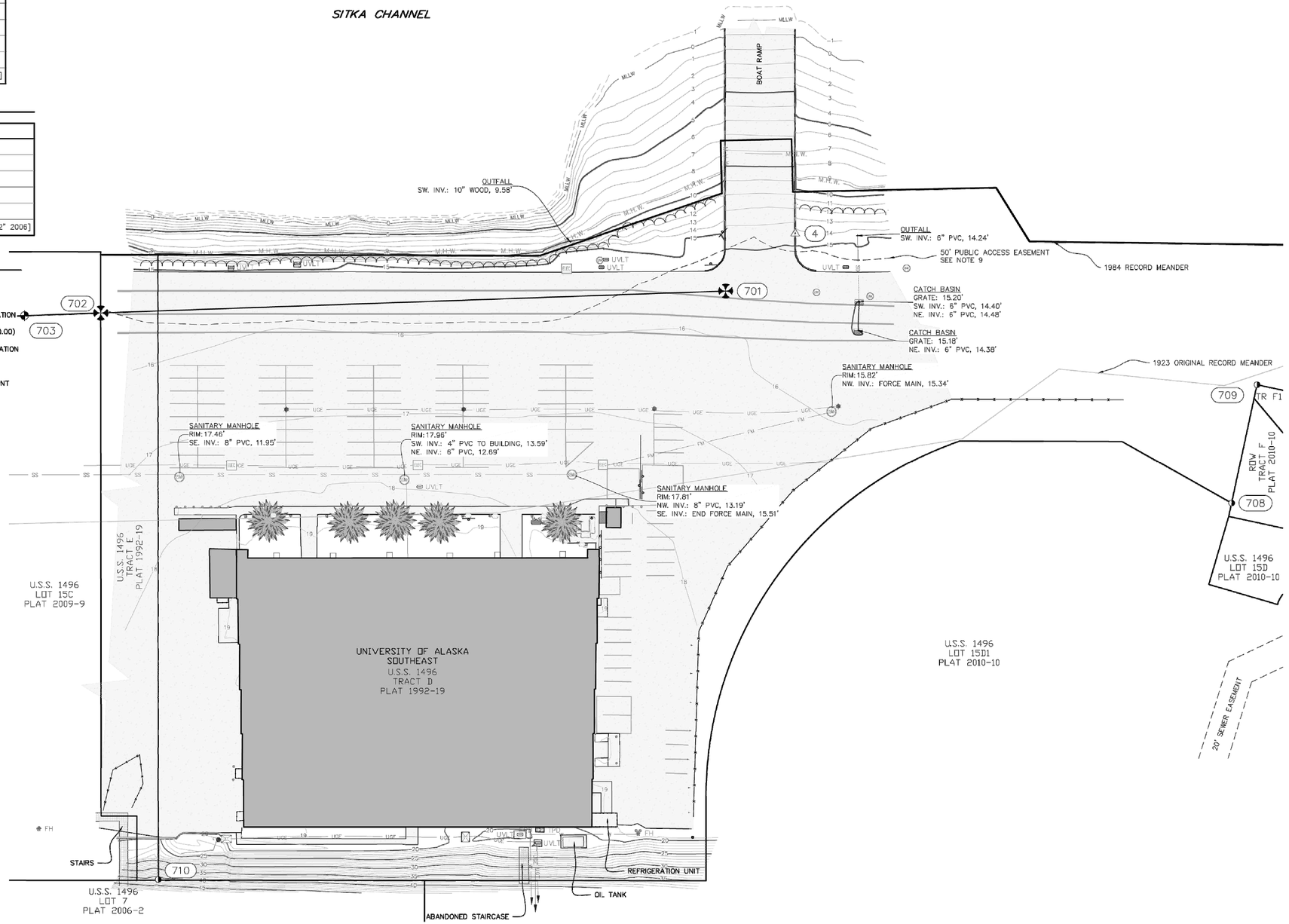
1. BASIS OF COORDINATES FOR THIS SURVEY ARE NORTH AMERICAN DATUM OF 1983 EPOCH 2011 (NAD83)(2011), ALASKA STATE PLANE ZONE 1, IN U.S. SURVEY FEET. DERIVED FROM GPS STATIC OBSERVATION, POST PROCESSED UTILIZING NATIONAL GEODETIC SURVEY'S (NGS) ONLINE USER POSITIONING SERVICE (OPUS) TO DETERMINE THE FOLLOWING COORDINATES FOR POINT NUMBER 1, "CRW CP-8". POINT NUMBER 1 WAS FOUND TO HAVE THE FOLLOWING POSITION:

   N: 1911399.022
   E: 2351168.276

2. THE VERTICAL DATUM FOR THIS SURVEY IS MEAN LOWER LOW WATER (MLLW=0.00). THE BASIS OF ELEVATION IS THE ELEVATION OF POINT NUMBER 1 THIS SURVEY, "CRW CP-8", ESTABLISHED FROM GNSS STATIC METHODOLOGIES, POST PROCESSED UTILIZING A LEAST SQUARES ADJUSTED NETWORK IN TRIMBLE BUSINESS CENTER V2023.11, THE CONSTRAINING ELEVATIONS FOR THE NETWORK ARE THE PUBLISHED VALUES FOR "1600 P 1998", (501 THIS SURVEY) AND "CH-9 2016", (506 THIS SURVEY). POINT NUMBER 1 WAS FOUND TO HAVE THE FOLLOWING ELEVATION:

   EL: 17.26'

3. THE FIELD SURVEY WAS PERFORMED MARCH 19-21, 2024, BY PND ENGINEERS.
4. ALL DIMENSIONS AND COORDINATES ARE IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
5. THIS SURVEY WAS COMPLETED USING GNSS SURVEY TECHNIQUES. REAL TIME KINEMATIC (RTK) OBSERVATIONS WERE STORED USING TRIMBLE R12I AND R10-2, GNSS RECEIVERS.
6. UTILITY LOCATES WERE SURVEYED WHERE MARKED BY LOCATE COMPANIES. WATER LINE WAS NOT MARKED AT TIME OF SURVEY. WATER LINE SHOWN ON SHEET IS AN APPROXIMATE LOCATION FROM 2009 SURVEY DATA (PND PN: 092038).
7. CONTOURS ARE IN FEET, WITH ONE FOOT INTERVALS.
8. NO TITLE SEARCH WAS PREPARED FOR THIS SURVEY. EASEMENTS AND ENCUMBRANCES SHOWN HEREON ARE FROM PLATS OF RECORD. OTHER EASEMENTS AND ENCUMBRANCES MAY EXIST.
9. MEAN HIGH WATER (MHW) IS 9.16' AS PER NOAA'S DATUMS FOR 9451600, STIKA AK. 50' PUBLIC ACCESS EASEMENT EXTENDING FROM MHW OF NAVIGABLE AND PUBLIC WATER AFFECTED BY TIDAL ACTION AS PER 11 AAC 51.045.



EXISTING CONDITIONS

SCALE IN FEET
0 40 80 FT.

FOR:
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- PRICING

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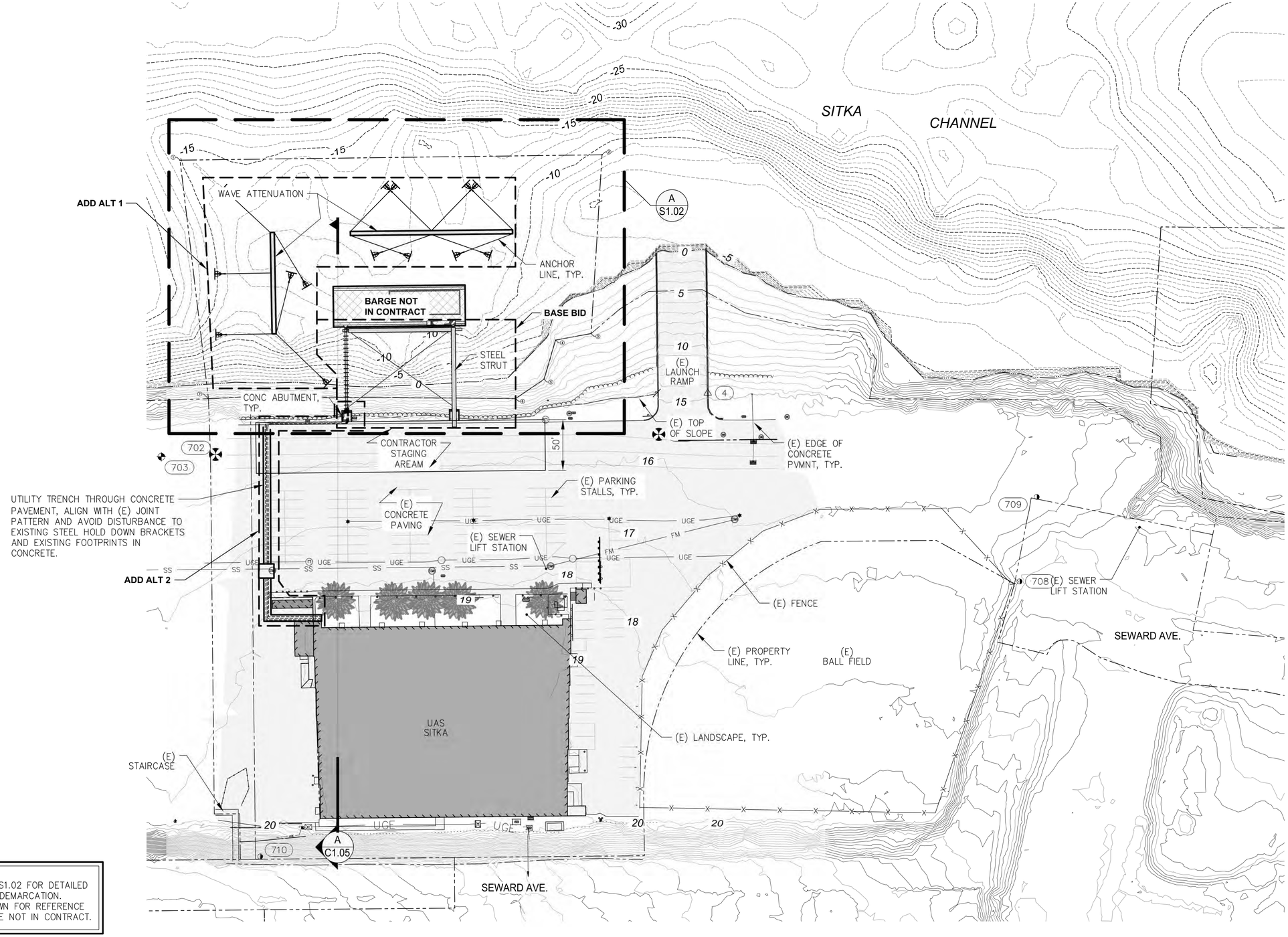
DRAWN BY:	DRD DRD
REVIEWED BY:	AL JLD
REVISIONS:	

EXISTING CONDITIONS & SURVEY CONTROL

SHEET NO.
C1.02



NOTE:
1. SEE SHEET S1.02 FOR DETAILED ADD ALT 2 DEMARCATION.
2. BARGE SHOWN FOR REFERENCE ONLY. BARGE NOT IN CONTRACT.

OVERALL SITE PLAN

SCALE IN FEET
0 50 100 FT.

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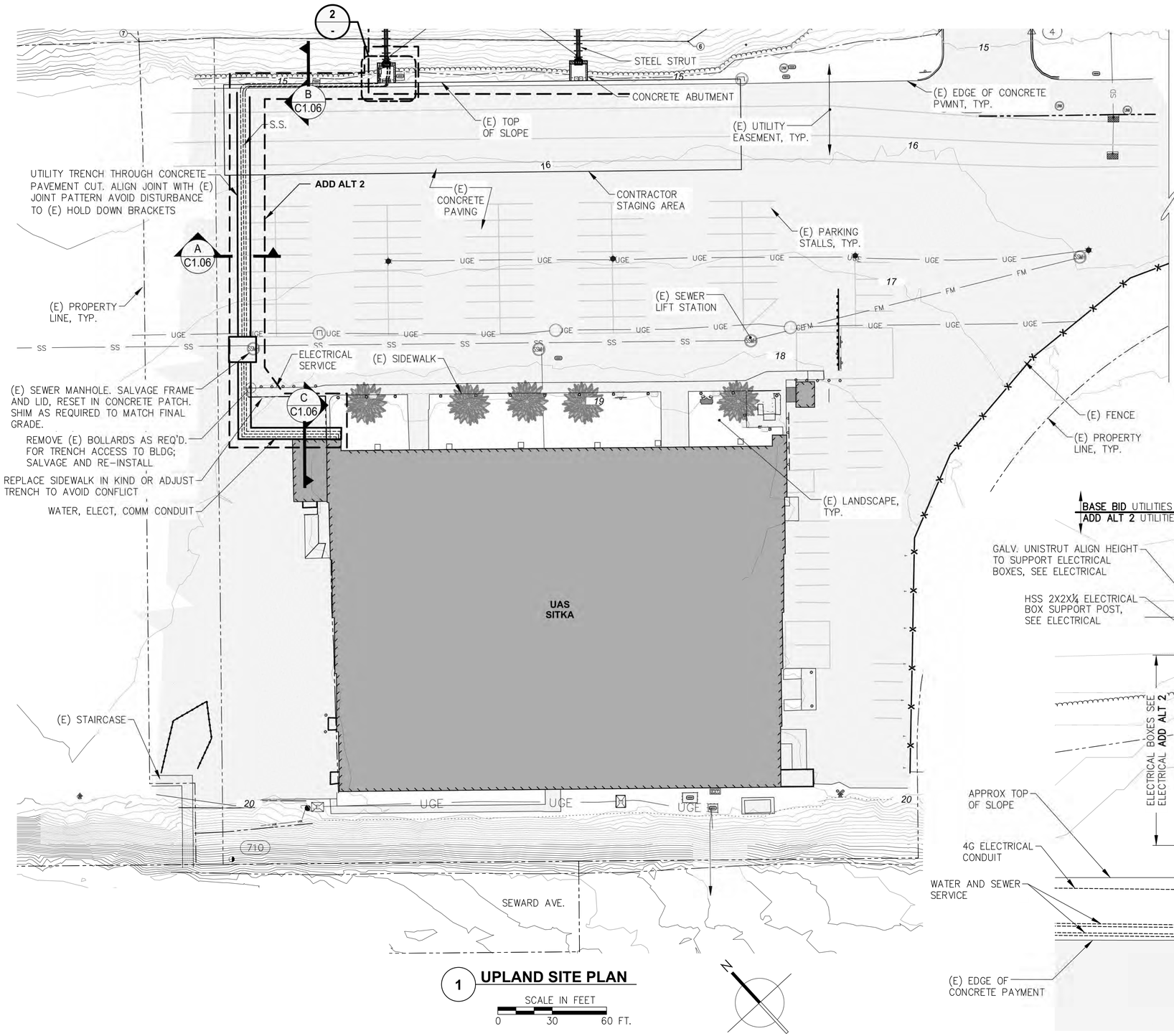
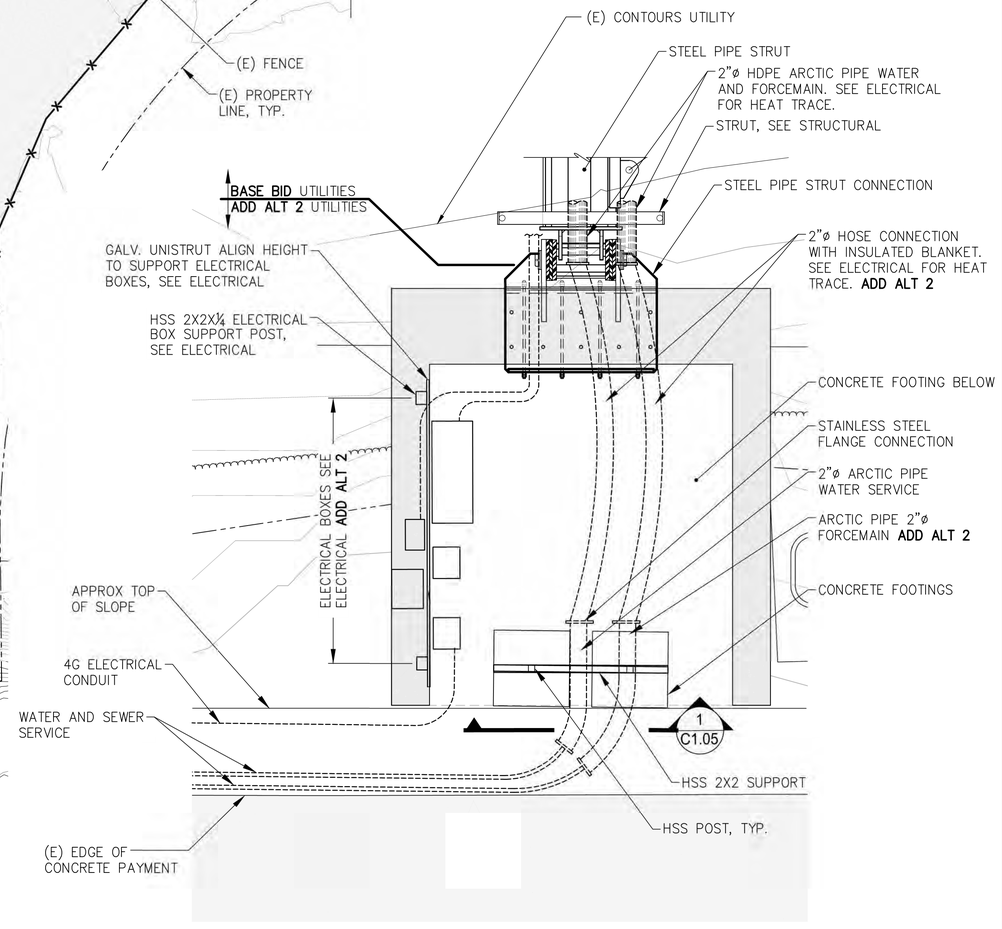
OVERALL SITE PLAN

SHEET NO.
C1.03



1 UPLAND SITE PLAN

SCALE IN FEET
0 30 60 FT.



2 UTILITY SERVICE PARTIAL PLAN @ ABUTMENT

NOTE:
1. ALL STRUCTURES SHOWN BASE BID U.N.O.
2. UTILITIES SHORE SIDE OF THE STRUT ADD ALT 2.
3. SEE ELECTRICAL FOR ELECTRICAL ADD ALT 2 COMPONENTS.

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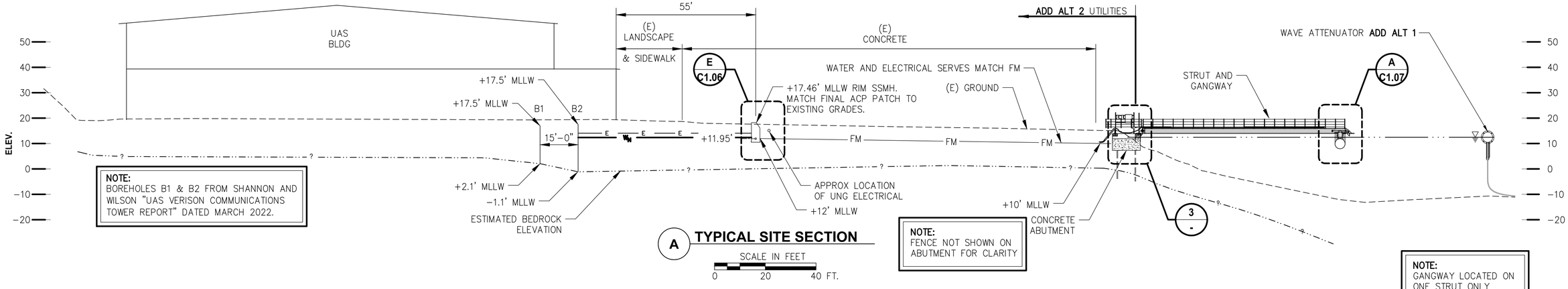
REVISIONS:	

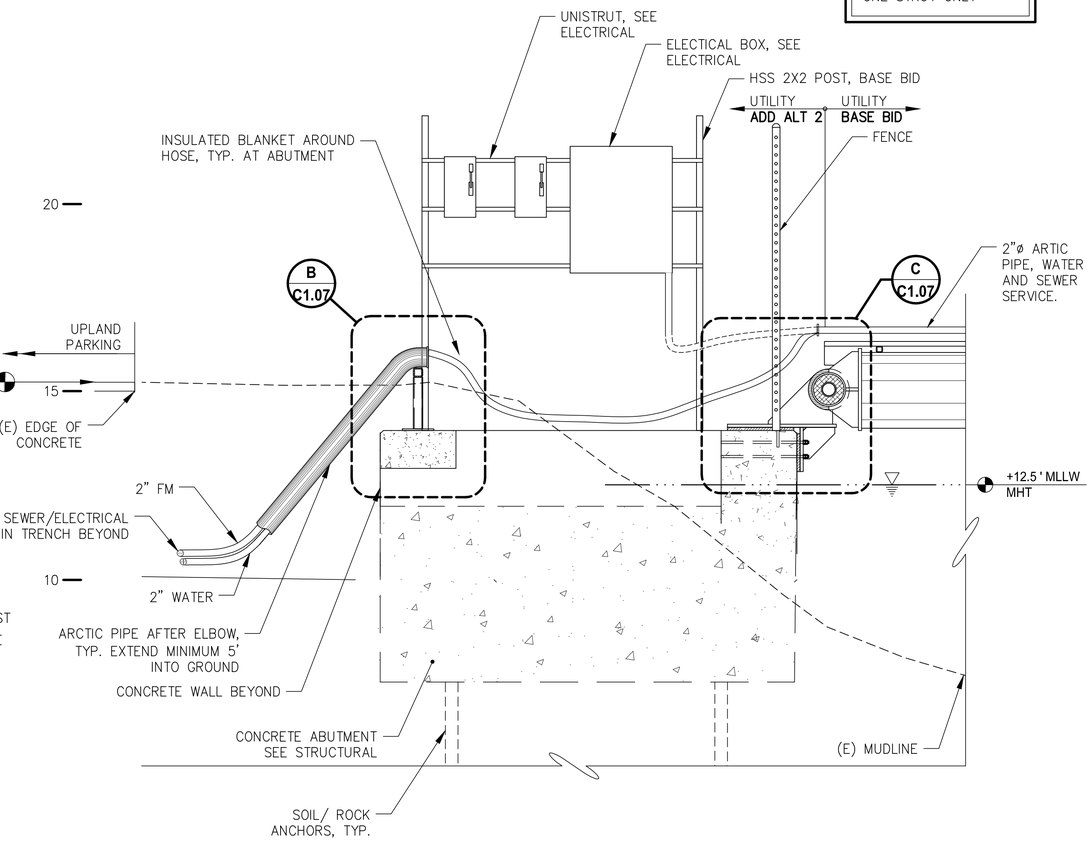
UPLAND SITE PLAN

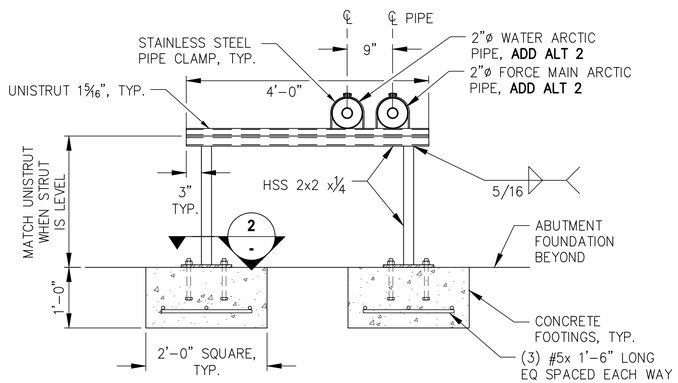
SHEET NO.
C1.04



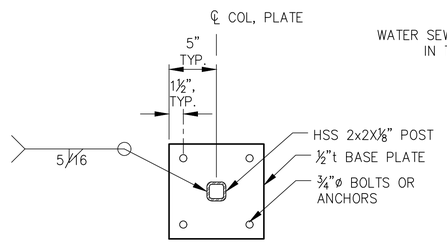
A TYPICAL SITE SECTION

SCALE IN FEET
0 20 40 FT.





1 UTILITY SUPPORT SECTION



2 TYPICAL UTILITY SUPPORT BASE PLATE DETAIL

3 UTILITIES AT ABUTMENT SECTION

SCALE IN INCHES
0 3 6 IN

NOTE: UTILITY WORK ON STRUT IS BASE BID, UTILITY WORK SHORE SIDE OF STRUT ADD ALT 2. ABUTMENT UTILITY SUPPORTS ARE BASE BID.

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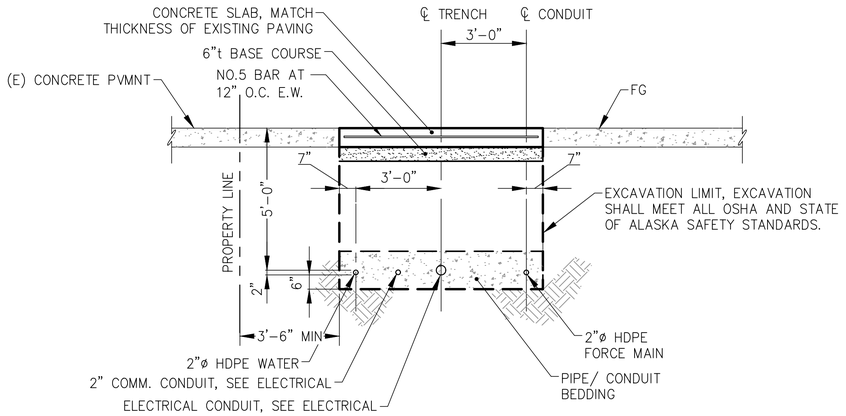
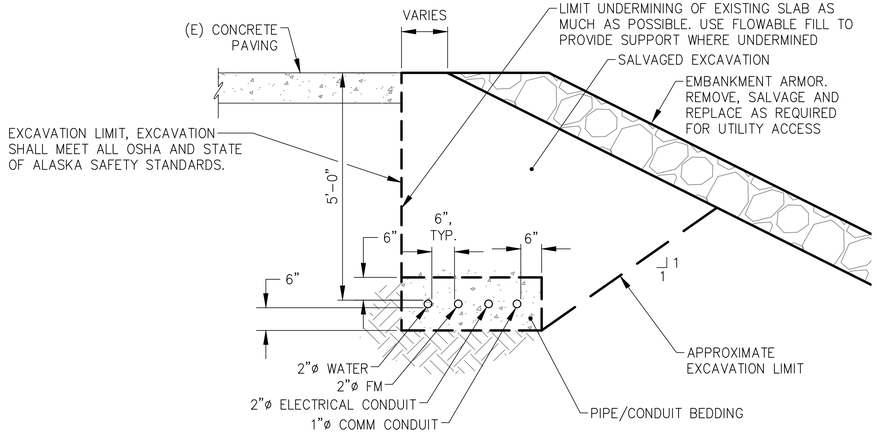
REVISIONS:	

CIVIL TYPICAL SECTIONS & DETAILS

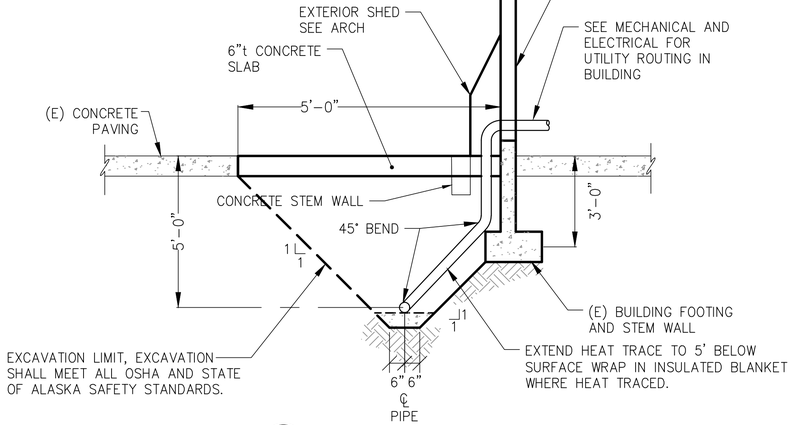
SHEET NO.
C1.05



A TRENCH SECTION ADD ALT 2



B TRENCH SECTION ADD ALT 2



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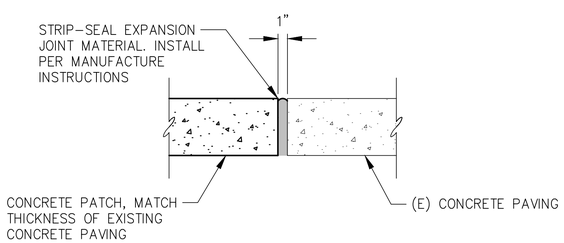
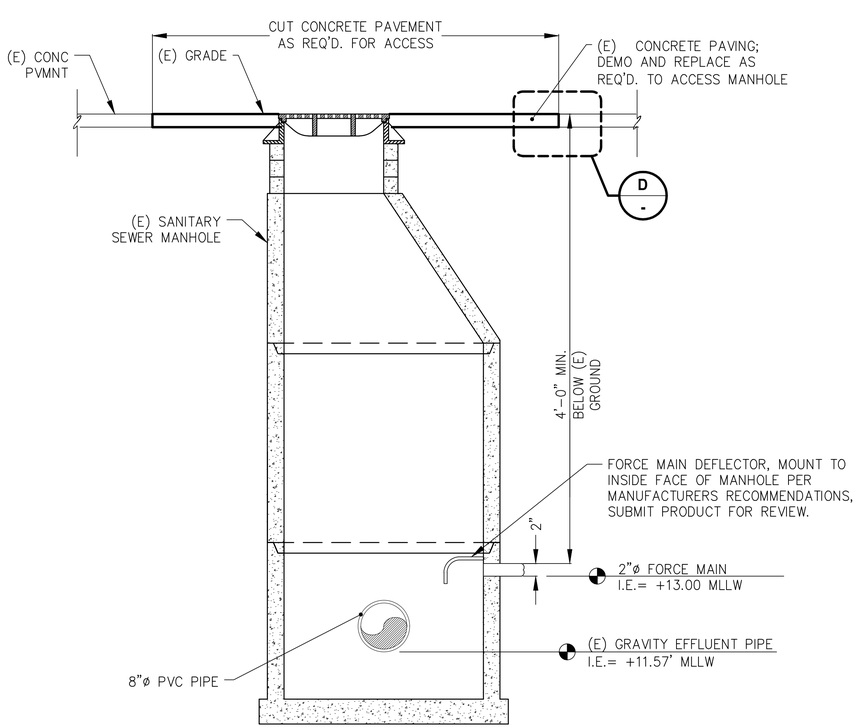


D TYPICAL CONCRETE JOINT DETAIL



E SEWER MANHOLE CONNECTION DETAIL ADD ALT 2

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UNIVERSITY OF ALASKA SOUTHEAST

UAS SITKA CAMPUS NEW DOCK - PHASE 1

1332 Seward Avenue
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BID DOCUMENTS

JOB NO.	242011
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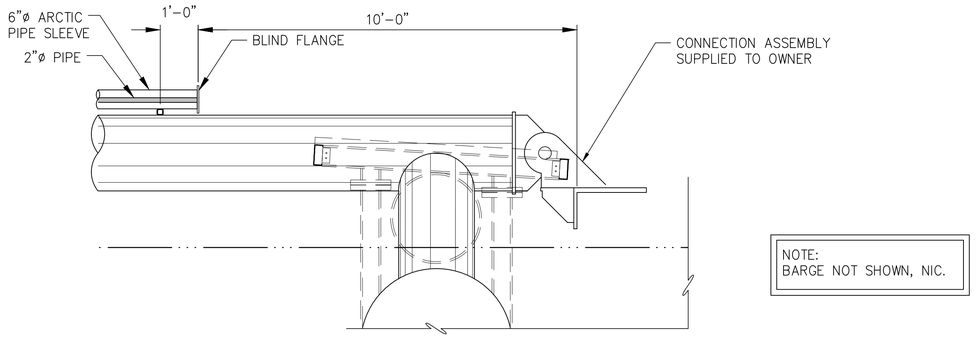
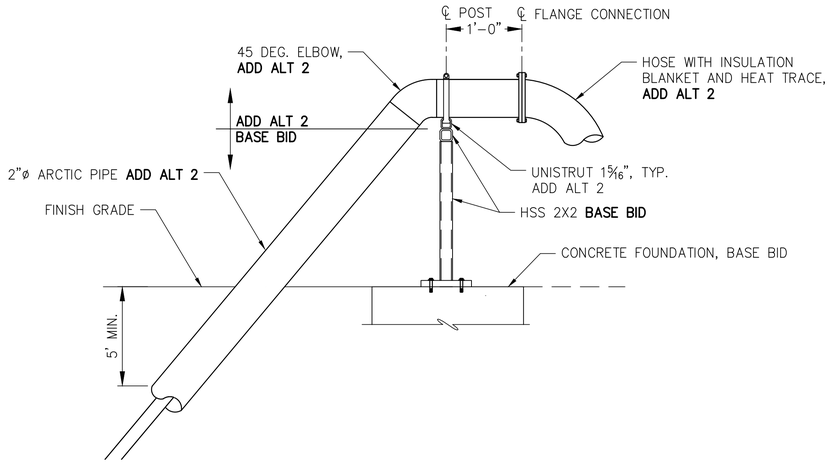
CIVIL TYPICAL SECTIONS & DETAILS

SHEET NO.

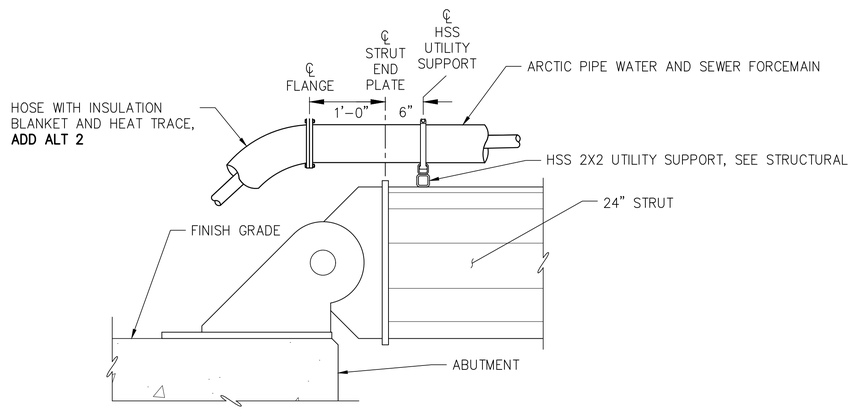
C1.06



A **UTILITY ELEVATION AT PONTOON END OF STRUT** SCALE IN FEET 0 2' 4'



B **UTILITY SUPPORT DETAIL AT ABUTMENT** SCALE IN INCHES 0 12' 24'



C **STRUT UTILITY CONNECTION AT ABUTMENT** SCALE IN INCHES 0 12' 24'

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CIVIL TYPICAL SECTIONS & DETAILS

SHEET NO.
C1.07

STRUCTURAL GENERAL NOTES

APPLICABLE CODES AND STANDARDS

1. INTERNATIONAL CODE COUNCIL (ICC), "INTERNATIONAL BUILDING CODE (IBC) 2009".
2. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) STANDARDS, CURRENT EDITION.
3. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), "MANUAL OF STEEL CONSTRUCTION, ALLOWABLE STRESS DESIGN, NINTH EDITION".
4. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), "MANUAL OF STEEL CONSTRUCTION, LOAD AND RESISTANCE FACTOR DESIGN, THIRTEENTH EDITION".
5. AMERICAN WELDING SOCIETY (AWS), "D1.1 STRUCTURAL WELDING CODE – STEEL, CURRENT EDITION".
6. AMERICAN CONCRETE INSTITUTE (ACI), "ACI MANUAL OF CONCRETE PRACTICE, CURRENT EDITION".
7. AMERICAN CONCRETE INSTITUTE (ACI), "318–05 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY".
8. NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (NDS), 2012 EDITION.
9. AMERICAN BUREAU OF SHIPPING (ABS), RULES FOR BUILDING AND CLASSING OFFSHORE INSTALLATIONS, 1997.

DESIGN CRITERIA

THE FOLLOWING LOADS ARE PRESCRIBED BY THE INTERNATIONAL BUILDING CODE, 2009.

DEAD LOAD

WEIGHT OF ALL MATERIALS OF CONSTRUCTION.

LIVE LOAD

BRIDGE ACCESS GANGWAY = 60 PSF UNIFORM

SNOW LOAD

GROUND SNOW LOAD = 50 PSF UNIFORM

WIND LOAD

IBC 150 MPH 3–SECOND GUST, EXPOSURE D UNLESS OTHERWISE NOTED.

MOORED VESSEL: DIRECTIONAL WINDS ANALYZED FOR 60' MOORED VESSELS, IF 5 MINUTE SUSTAINED WIND SPEED EXCEEDS THE FOLLOWING VALUES, VESSEL SHOULD LEAVE BERTH:

BROADSIDE – 40 MPH
BOW / STERN – 50 MPH

MORRED PONTOON: 5 – MINUTE SUSTAINED WIND OF 60MPH
50 – YEAR RETURN PERIOD DESIGN WAVE OF 2.5 FEET

SEISMIC LOAD

SITE CLASS=C,
SEISMIC DESIGN CATEGORY=D
SMS=1.13g SM =0.84g
SDS=0.75g SD $\frac{1}{1}$0.56g
SS= 0.942g S $\frac{1}{1}$ 0.6g

VESSEL CRITERIA

BOAT

LENGTH	= 40 FEET
DRAFT	= 5.5 FEET
BEAM	= 14 FEET
SAIL AREA ABOVE WATERLINE	= 10 SQUARE FEET
DISPLACEMENT TONNAGE	= 50 TONS
APPROACH VELOCITY	= 3.38 FEET / SEC.
APPROACH ANGLE	= 15 DEGREES

BARGE/PONTOON

LENGTH	= 140 FEET
DRAFT	= 5 FEET
BEAM	= 60 FEET
FREEBOARD	= 2 FEET
SAIL AREA ABOVE WATERLINE	= 1100 SQUARE FEET
DISPLACEMENT TONNAGE	= 1100 TONS

MATERIALS AND CONSTRUCTION

FOUNDATIONS:

EXCAVATIONS FOR FOUNDATIONS SHALL BE TO THE DEPTHS SHOWN ON THE PLANS. ALL ORGANIC AND SOFT SOILS SHALL BE EXCAVATED BELOW FOUNDATIONS. EXISTING SOILS AT THE EXTENT OF EXCAVATION SHALL BE COMPACTED.

ROCK ANCHORS:

ROCK ANCHORS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS TO THE DEPTHS SHOWN IN THE PLANS. ROCK ANCHORS AND HARDWARE SHALL BE GEO–DRILL HOLLOW INJECTION ANCHORS SUPPLIED BY WILLIAMS FORM ENGINEERING CORP.

SEE CIVIL GENERAL NOTES FOR BORROW, STRUCTURAL FILL, BASE COURSE, AND BEDDING MATERIAL DESCRIPTIONS.

CAST–IN–PLACE CONCRETE:

CONCRETE SHALL BE A DENSE WORKABLE MIX MEETING ACI 318 STANDARDS FOR STRUCTURAL CONCRETE. CONCRETE WATER CEMENT RATIO SHALL BE A MAXIMUM OF 0.40 AND THE MIX SHALL HAVE ENTRAINED AIR BETWEEN 4–8%. THE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28–DAYS (F'C) OF 6,000 PSI. CONCRETE SHALL BE PLACED PER ACI STANDARDS INCLUDING FALL HEIGHT, CONSOLIDATING AND FINISHING. CONCRETE SURFACES EXPOSED SHALL HAVE A TROWELED FINISH UNLESS NOTED OTHERWISE. EXPOSED CONCRETE EDGES SHALL HAVE A 3/4" MINIMUM RADIUS EXCEPT AT LOCATIONS NOTED IN THE PLANS.

STEEL:

ALL STRUCTURAL STEEL SHALL CONFORM TO ASIC AND AWS D1.1 STANDARDS. STRUCTURAL SHAPES SHALL CONFORM TO THE FOLLOWING:

STEEP PIPE STRUTS/PONTOONS	API 5L
W–SECTIONS	A997
HSS TUBES	A500 GR. B
HSS PIPES	A52 GR. B
MISC. SHAPES	A36
HIGH STRENGTH BOLTS	A307

STRUCTURAL STEEL SHALL BE FABRICATED IN AN AISC CERTIFIED FABRICATION SHOP THAT IS ALSO AWS CERTIFIED FOR STRUCTURAL WELDING. WELDING SHALL CONFORM TO AWS D1.1 AND SHALL USE LOW HYDROGEN ELECTRODES WITH A MINIMUM YIELD STRENGTH OF 70KSI.

STRUCTURAL STEEL SHALL BE HOT–DIP–GALVANIZED PER ASTM A123 OR A153.ALL COATING SURFACES DAMAGED DURING WELDING, SHIPPING OR INSTALLATION SHALL BE REPAIRED WITH A HIT APPLIED ZINC ALLOY REPAIR METHOD. SUBMIT PRODUCT AND MANUFACTURER'S RECOMMENDATIONS TO THE ENGINEER FOR REVIEW.

WIRE ROPE SHALL BE CROSBY 450 WIRE ROPE IN THE SIZE INDICATED IN THE PLANS. THE WIRE ROPE SHALL BE GALVANIZED. ALL CONNECTION HARDWARE SHALL BE GALVANIZED AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.

HDPE PIPE:

THE HDPE WAVE ATTENUATOR PIPE WALL THICKNESS, HARDWARE, BALLAST AND CONNECTIONS SHALL BE DESIGNED BY THE HDPE SUPPLIER/FABRICATOR. THE ATTENUATOR SHALL SUPPORT A 250 PLF FORCE ALONG THE LENGTH OF THE PIPE. ANCHORS SHALL BE ALIGNED AS SHOWN IN THE DRAWINGS. HDPE PIPE SHALL HAVE THE DIAMETER SHOWN ON THE DRAWINGS. DESIGN CALCULATIONS SHALL BE SUBMITTED FOR REVIEW.

THE HDPE AUXILIARY FLOAT AND WHALER SHALL BE DESIGNED BY THE HDPE SUPPLIER/FABRICATOR AND UTILIZE THE PIPE SIZES INDICATED ON THE DRAWINGS. PIPES SHALL BE FILLED WITH A CLOSED CELL FOAM. CONNECTIONS, WALL THICKNESS OF PIPE AND FOAM SHALL BE SPECIFIED BY THE FABRICATOR. DESIGN CALCULATIONS SHALL BE SUBMITTED FOR REVIEW.

MOORING ANCHORS:

MOORING ANCHORS SHALL BE 2000 POUND DANFROTH STYLE STEEL ANCHOR. ANCHOR CHAIN SHALL BE A 1 INCH STUD–LINK CHAIN WITH SHACKLES AT EACH END. SHACKLES SHALL BE GALVANIZED AND SIZED APPROPRIATELY FOR THE CHAIN. LENGTH OF CHAIN SHALL BE AS SHOWN ON THE PLANS. ANCHORS SHALL BE SET AND LOAD TESTED TO 12 KIPS TO VERIFY THE ANCHORS HAVE ENGAGED. SET ANCHORS TO ACCOMMODATE INITIAL DRAG PRIOR TO ENGAGEMENT WITH MUDLINE. INSTALLATION OF ANCHORS SHALL MEET ALL REQUIREMENTS OF PROJECT PERMITS.

SPECIAL INSPECTIONS:

SPECIAL INSPECTIONS AND SCHEDULE OF INSPECTIONS SHALL MEET REQUIREMENTS OF THE IBC AND INDIVIDUAL MATERIAL CODES. STRUCTURAL STEEL WELDING SHALL CONFORM TO AWSD1.1 STANDARDS. STRUCTURAL STEEL BOLTS SHALL CONFORM TO RCSC. CONCRETE SHALL BE INSPECTED TO MEET ACI 318 STANDARDS.

STEEL WELDING: PERIODIC FOR FILLETS $\leq \frac{5}{16}$", ELSE VISUAL AND UT.

CONCRETE: SAMPLING FRESH CONCRETE AND COMPRESSION CYLINDER TESTS.

HIGH STRENGTH BOLTS: FLANGE BOLTS SHALL BE INSPECTED FOR PROPER INSTALLATION AND PRETENSIONING

ABBREVIATIONS

ACP	ASPHALT CONCRETE PAVEMENT
ADD ALT	ADDITIVE ALTERNATIVE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
ALT	ALTERNATE
APPROX	APPROXIMATE
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
BTM	BOTTOM
CIP	CAST IN PLACE
CL, ℄	CENTERLINE
CLR	CLEAR
CJP	COMPLETE JOINT PENETRATION
CONC	CONCRETE
CONT	CONTINUOUS
CP	COMPLETE PENETRATION
DBL	DOUBLE
DEMO	DEMOLISH
(E)	EXISTING
EA	EACH
EQ	EQUAL
EW	EACH WAY
EXIST	EXISTING
FS	FAR SIDE
FT	FEET OR FOOT
Fy	YIELD STRENGTH
G	ACCELERATION DUE TO GRAVITY
GLB	GLUED LAMINATED TIMBER BEAM
GLULAM	GLUED LAMINATED TIMBER
HDG	HOT DIPPED GALVANIZED
HDPE	HIGH DENSITY POLYETHYLENE
HSS	HOLLOW STRUCTURAL SECTION
IBC	INTERNATIONAL BUILDING CODE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NS	NEAR SIDE
NDS	NATIONAL DESIGN STANDARD
NO	NUMBER
OC	ON CENTER
OD	OUTSIDE DIAMETER
PL, ℙ	PLATE
PLWD	PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PVC	POLY VINYL CHLORIDE
REQ'D	REQUIRED
SCH	SCHEDULE
SDR	STANDARD DIMENSIONAL RATIO
SIM	SIMILAR
STD	STANDARD
STIFF	STIFFENER
t	THICKNESS
TRTD	TREATED
TOS	TOP OF SLAB
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UT	ULTRA SONIC WELD TESTING
w/	WITH
WP	WORK POINT

SITKA TIDAL DATA

DESCRIPTION	ELEV. (FT.)
HIGHEST OBSERVED	+14.8
MEAN HIGHER HIGH WATER (MHHW)	+9.9
MEAN HIGH WATER (MHW)	+9.2
MEAN SEA LEVEL (MSL)	+7.9
MEAN TIDE LEVEL (MTL)	+5.3
MEAN LOW WATER (MLW)	+1.5
MEAN LOWER LOW WATER (MLLW)	0.0
LOWEST OBSERVED	–4.1

DATA FROM:
NOAA/NOS/CO–OPS
STATION 9451600, SITKA AK

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8.29.25

UNIVERSITY OF ALASKA SOUTHEAST

UAS SITKA CAMPUS NEW DOCK - PHASE 1

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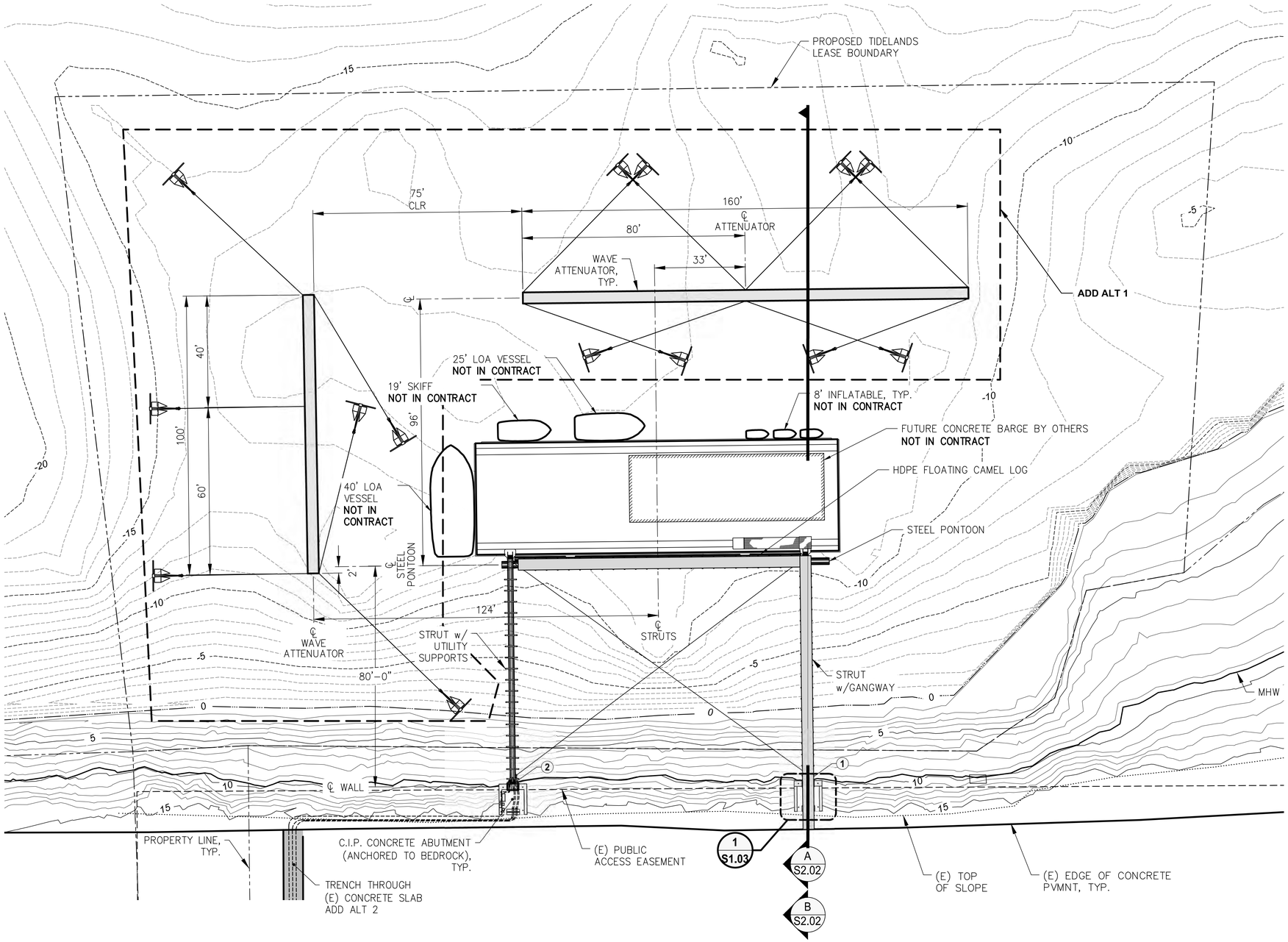
PROJ. MGR.:	MDS
DRAWN BY:	DRD
REVIEWED BY:	JLD
REVISIONS:	

GENERAL NOTES, LEGEND AND ABBREVIATIONS

SHEET NO.
S1.01



POINT TABLE			
PT #	NORTHING	EASTING	COMMENT
①	1910104.447	2350715.072	℄ OF WALL AND STRUT
②	1910181.190	2350641.952	℄ OF WALL AND STRUT

NOTE:
(#) INDICATES LAYOUT POINT LOCATION

NOTE:
FENCE AT ABUTMENT NOT SHOWN FOR CLARITY.

A MARINE SITE PLAN

SCALE IN FEET
0 20 40 FT.

N

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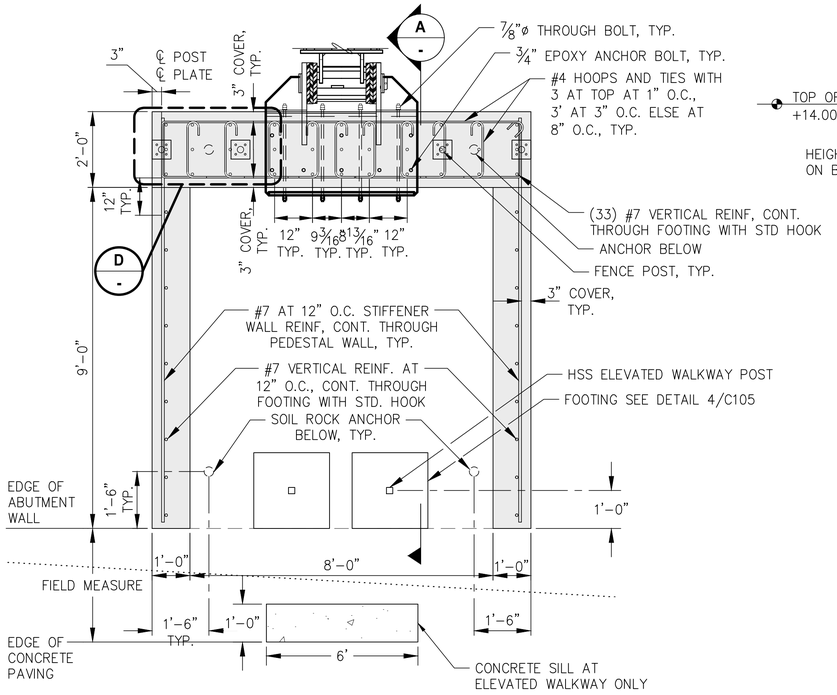
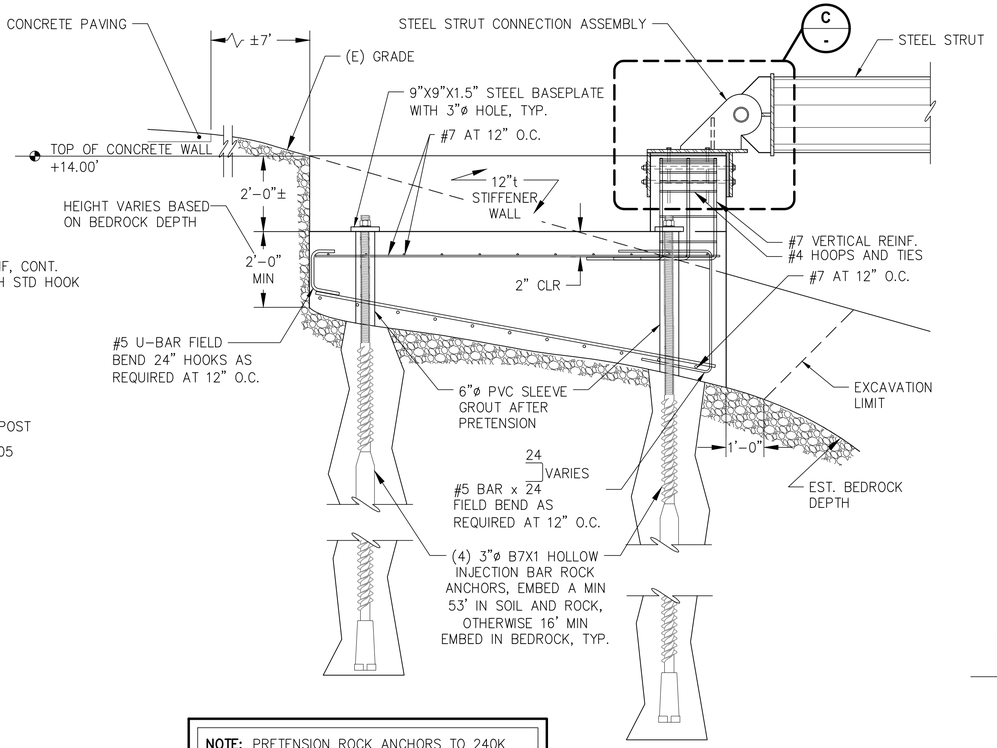
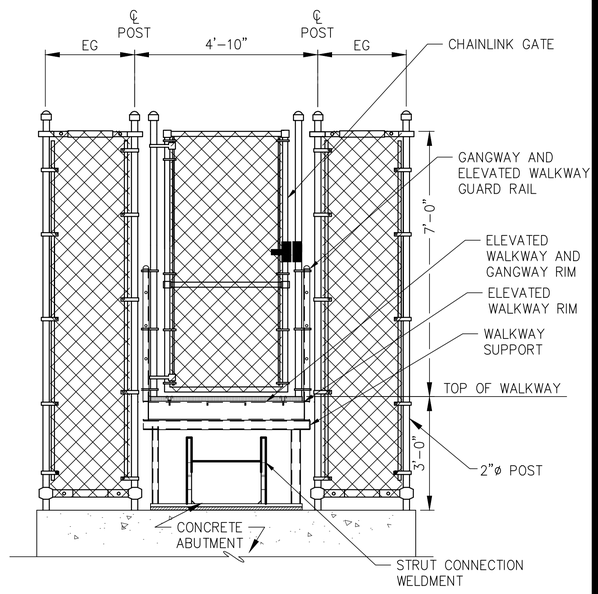
MARINE SITE PLAN

SHEET NO.
S1.02



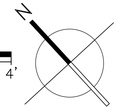




NOTE: PRETENSION ROCK ANCHORS TO 240K PER MANUFACTURE'S RECOMMENDATIONS.

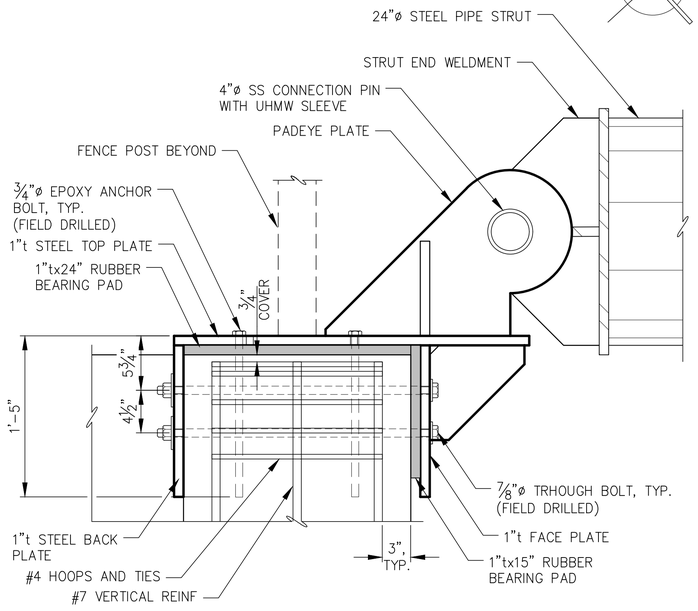
1 TYPICAL CONCRETE ABUTMENT PLAN

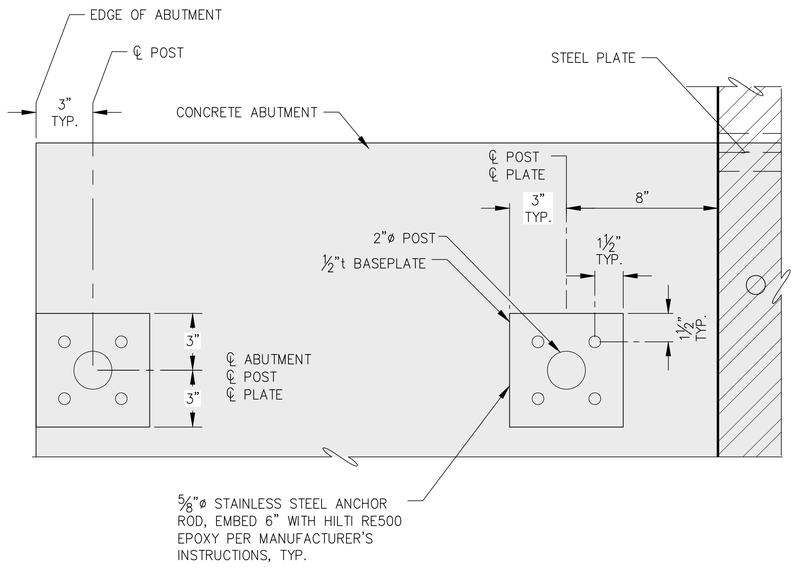
SCALE IN FEET 0 2' 4'



A CONCRETE ABUTMENT, BASE BID TYPICAL SECTION

SCALE IN FEET 0 2 4ft.





B FENCE ELEVATION ON ABUTMENT

(2) LOCATIONS

SCALE IN FEET 0 2' 4'

NOTE: ALL HARDWARE AND FENCING SHALL BE HOT-DIP GALVANIZING GATE LATCHING SHALL BE STAINLESS STEEL 316.

C TYPICAL CONCRETE ABUTMENT CONNECTION

SCALE IN FEET 0 2 4ft.

D FENCE POST BASE PLATE

SCALE IN INCHES 0 3 6 IN

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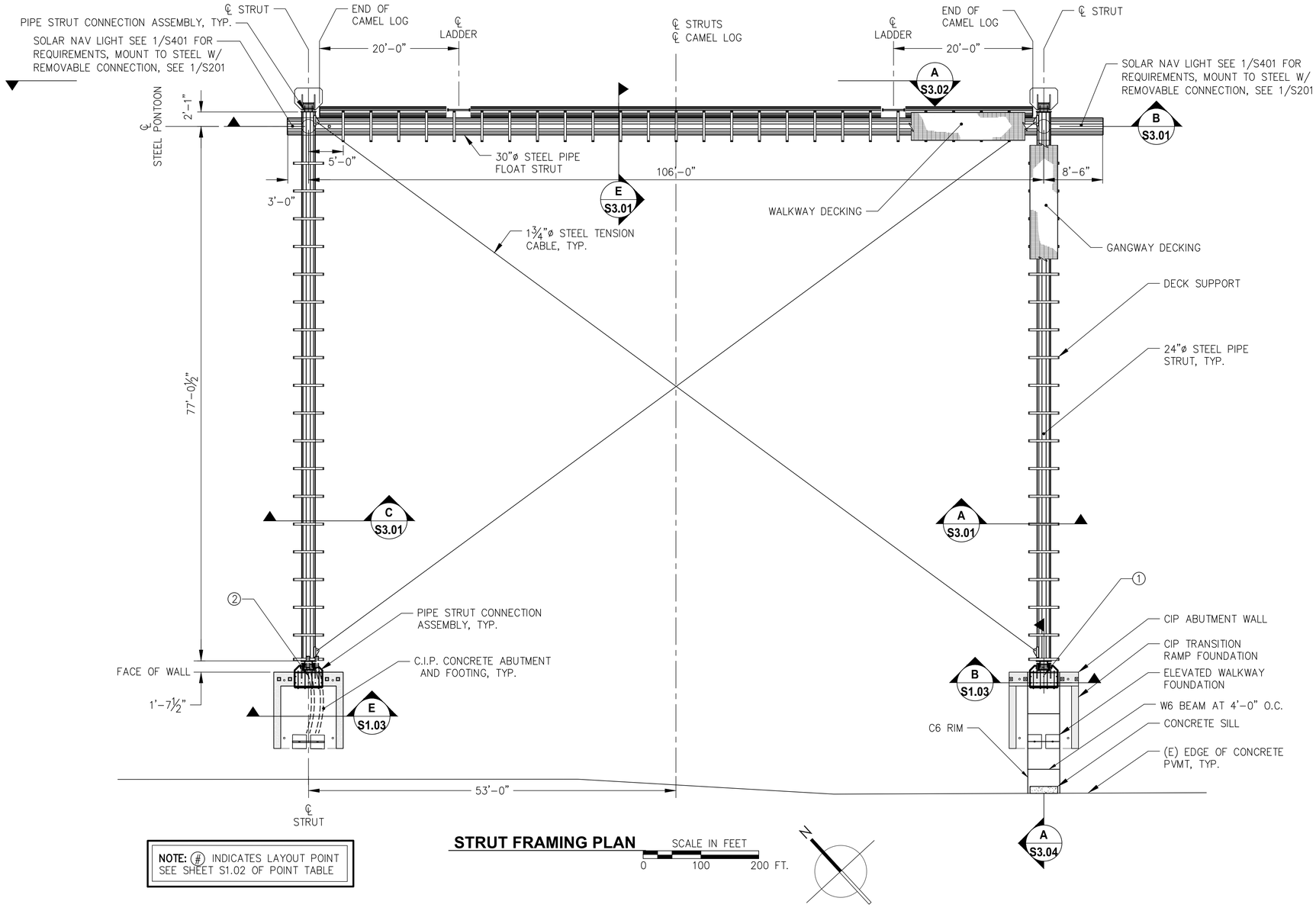
REVISIONS:	

ABUTMENT PLAN SECTION DETAILS

SHEET NO.
S1.03

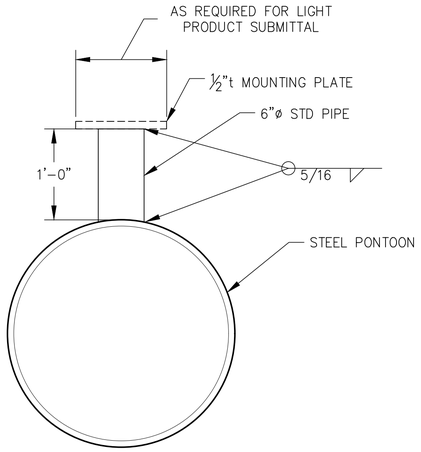
NOTE:
ACCESS RAMP AND ELEVATED LANDING FOR FUTURE BARGE ACCESS NOT INCLUDED IN THIS CONTRACT



NOTE: (#) INDICATES LAYOUT POINT SEE SHEET S1.02 OF POINT TABLE

STRUT FRAMING PLAN

SCALE IN FEET
0 100 200 FT.



1 NAV LIGHT MOUNT TYP.

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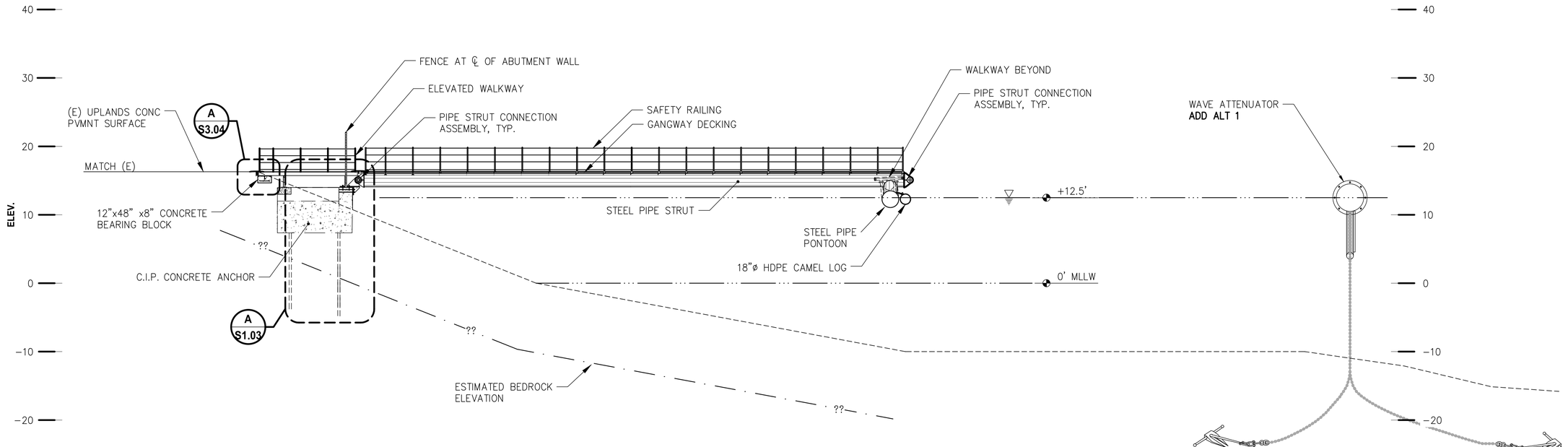
REVISIONS:	

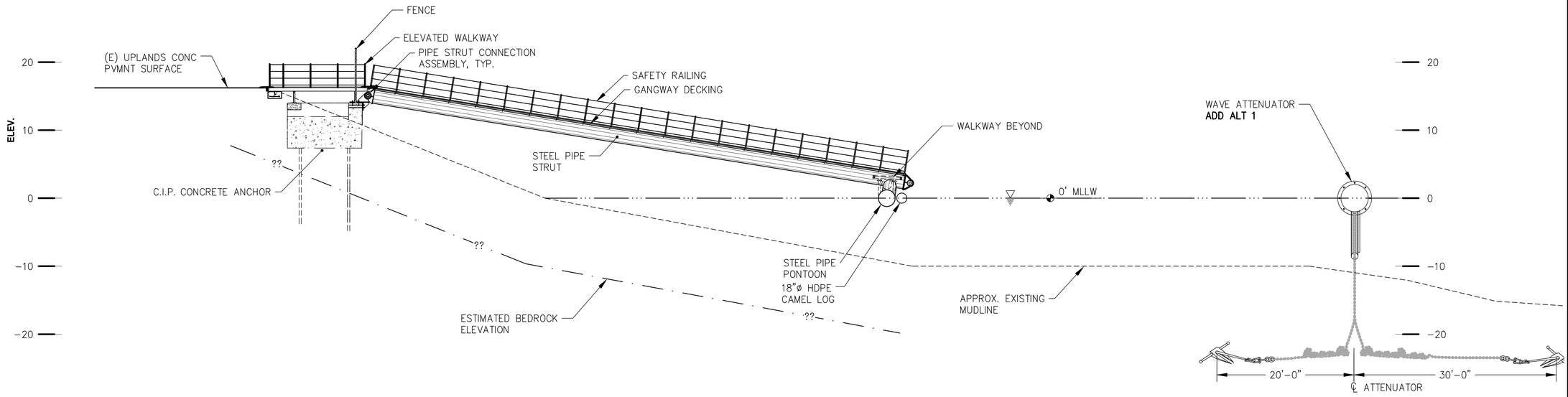
STRUT FRAMING PLAN

SHEET NO.
S2.01



A **STRUT ELEVATION AT HIGH TIDE**

SCALE IN FEET
0 8 16 FT.



C **STRUT ELEVATION AT EXTREME LOW TIDE**

SCALE IN FEET
0 8 16 FT.

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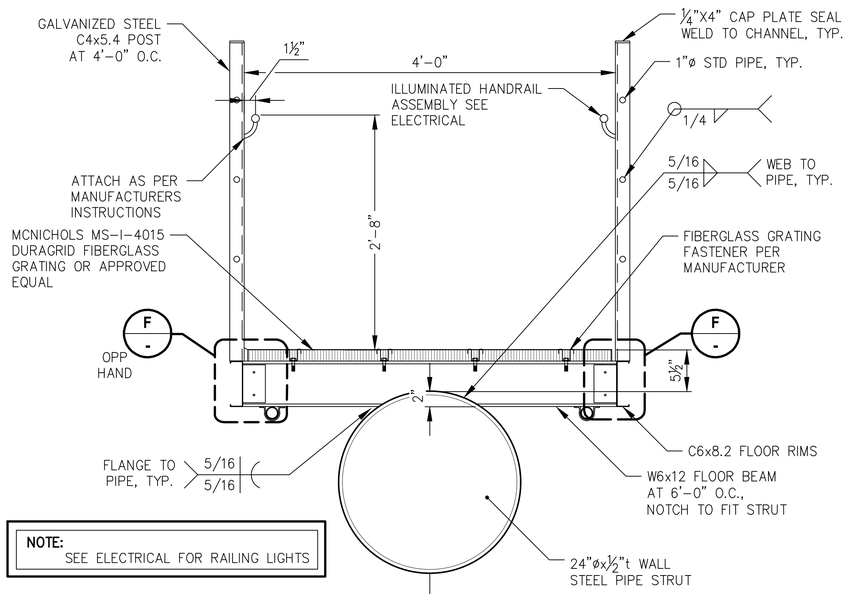
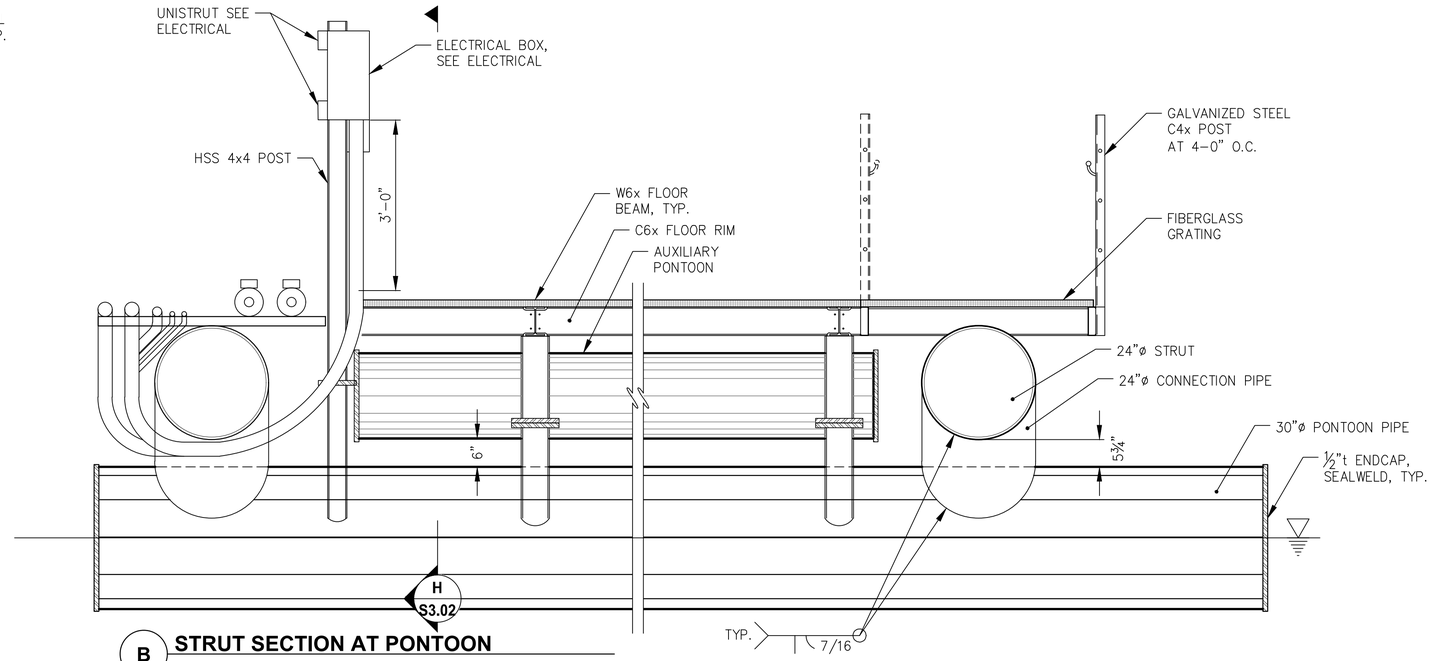
STRUT ELEVATION

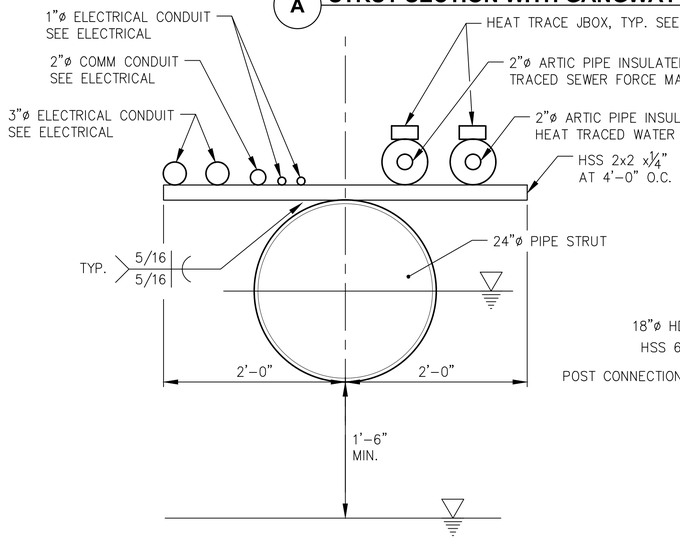
SHEET NO.
S2.02



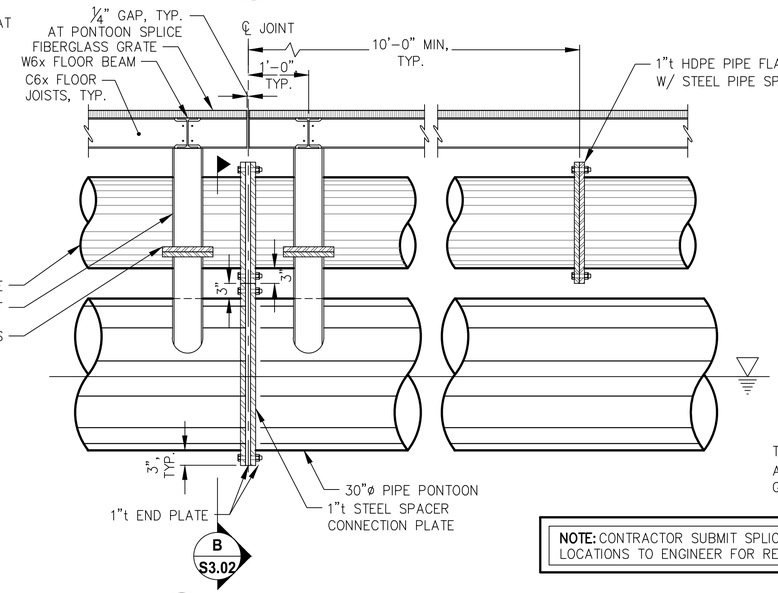
A **STRUT SECTION WITH GANGWAY**



B **STRUT SECTION AT PONTOON**

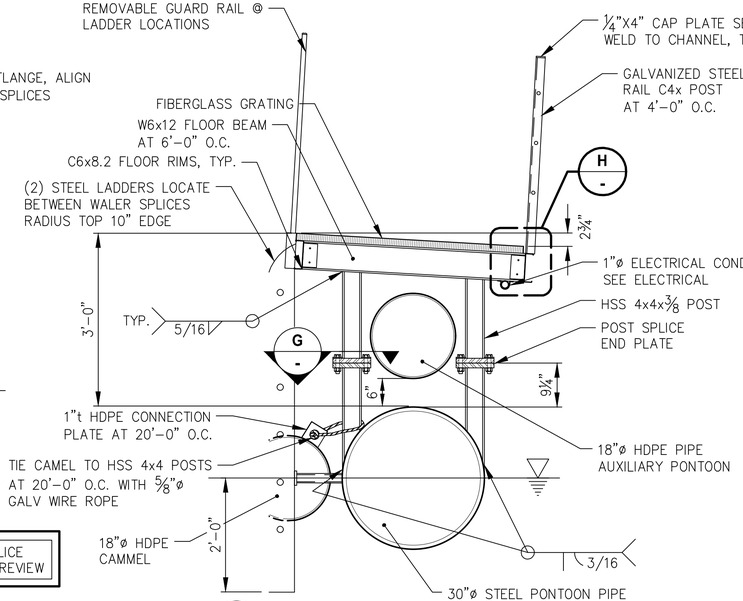


C **STRUT SECTION WITH UTILITY SUPPORTS**

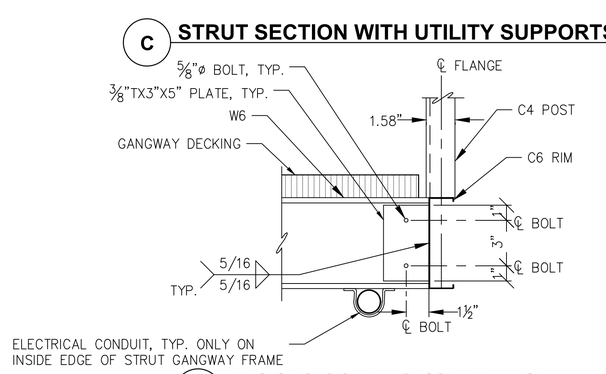


D **TYPICAL PONTOON SPLICE DETAIL**

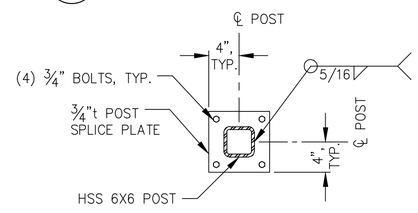
NOTE: CONTRACTOR SUBMIT SPLICE LOCATIONS TO ENGINEER FOR REVIEW



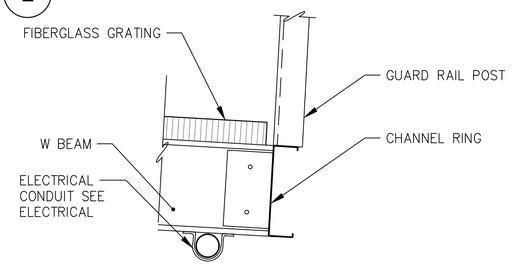
E **TYPICAL SECTION AT STEEL PONTOON**



F **RAILING CONNECTION DETAIL**



G **WALKWAY SUPPOST POST FLANGE CONNECTION DETAIL**



H **ELECTRICAL CONDUIT SUPPORT DETAIL AT PONTOON WALKWAY**

FOR:
- SUBMITTAL
- PRICING

PND ENGINEERS, INC.
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8.29.25

UNIVERSITY OF ALASKA SOUTHEAST

UAS SITKA CAMPUS NEW DOCK - PHASE 1

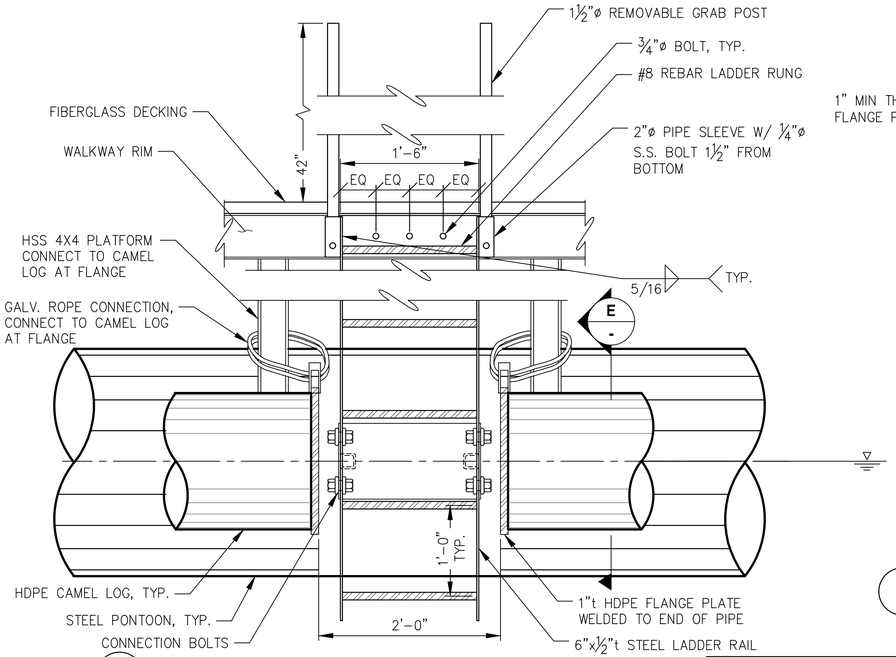
1332 Seward Avenue
Sitka, AK 99835

BID DOCUMENTS

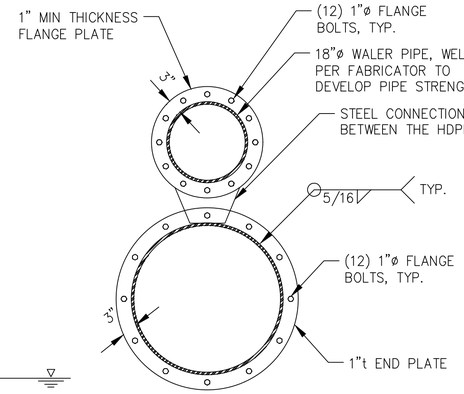
JOB NO.	242011
DATE:	08/29/2025
PROJ. MGR.:	MDS
DRAWN BY:	DRD
REVIEWED BY:	JLD
REVISIONS:	

STRUT SECTIONS

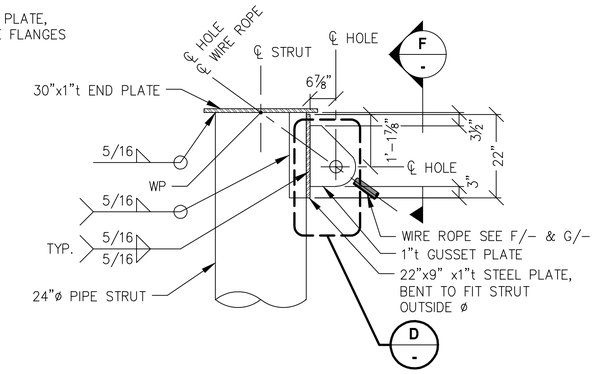
SHEET NO.
S3.01



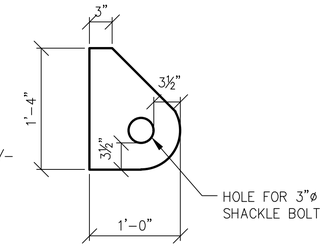
A **CAMEL LOG AND LADDER CONNECTION ELEVATION**



B **TYPICAL STEEL PONTOON SPLICE DETAIL**

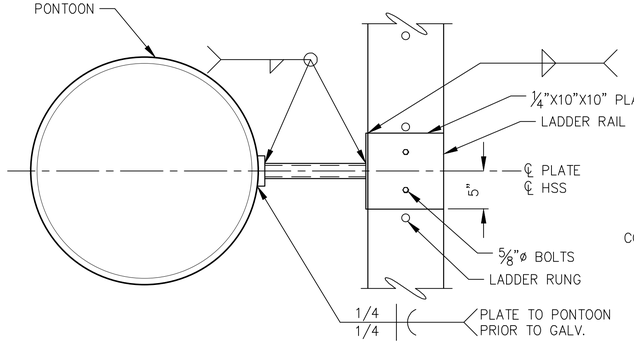


C **CABLE CONNECTION TYPICAL DETAIL**

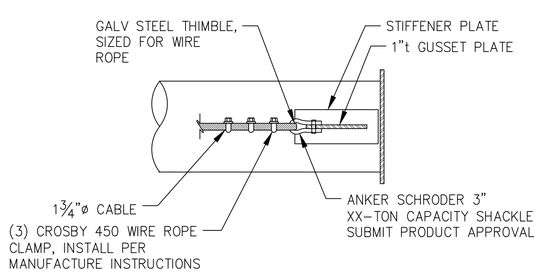


D **GUSSET PLATE DETAIL**

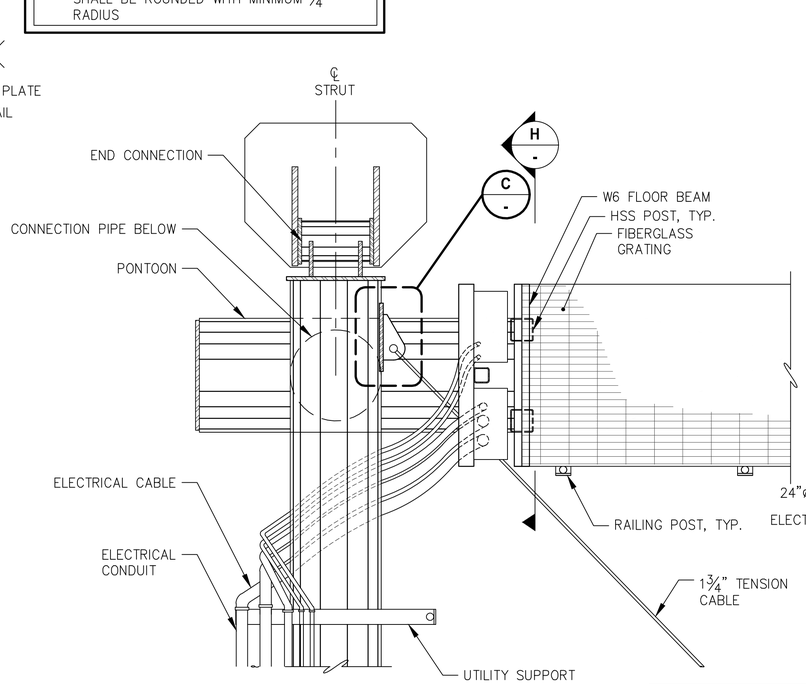
NOTE:
1. ALL EDGES UNLESS NOTED OTHERWISE, SHALL BE ROUNDED WITH MINIMUM ¼" RADIUS



E **LADDER CONNECTION DETAIL**

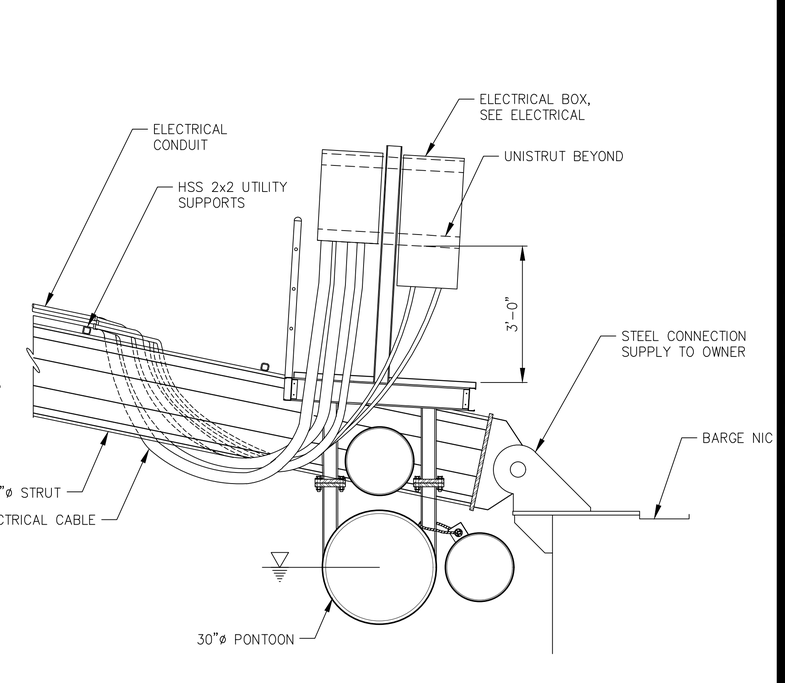


F **WIRE ROPE CONNECTION DETAIL**



G **ELECTRICAL BOX ON PONTOON**

NOTE:
1. WATER AND SEWER PIPE NOT SHOWN FOR CLARITY. SEE A/C1.07



H **END OF STRUT DETAIL**

FOR:
- SUBMITTAL
- PRICING

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BID DOCUMENTS

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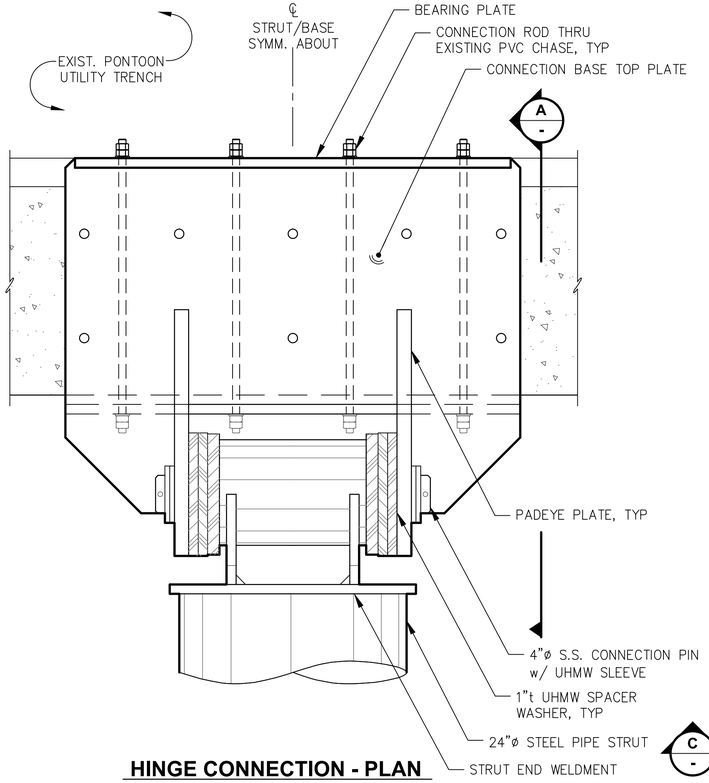
PROJ. MGR.:	MDS
DRAWN BY:	DRD
REVIEWED BY:	JLD
REVISIONS:	

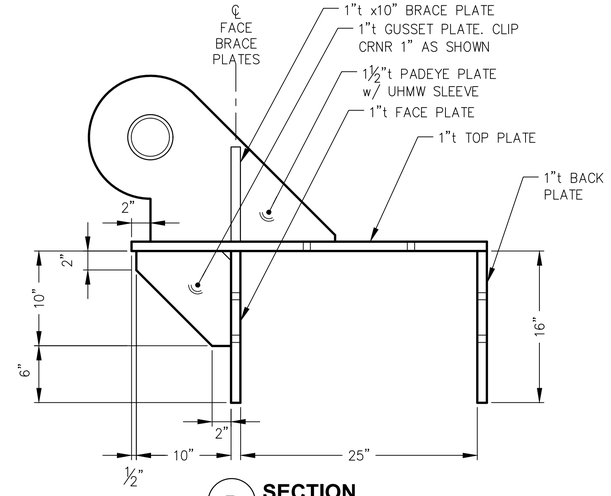
DETAILS

SHEET NO.
S3.02

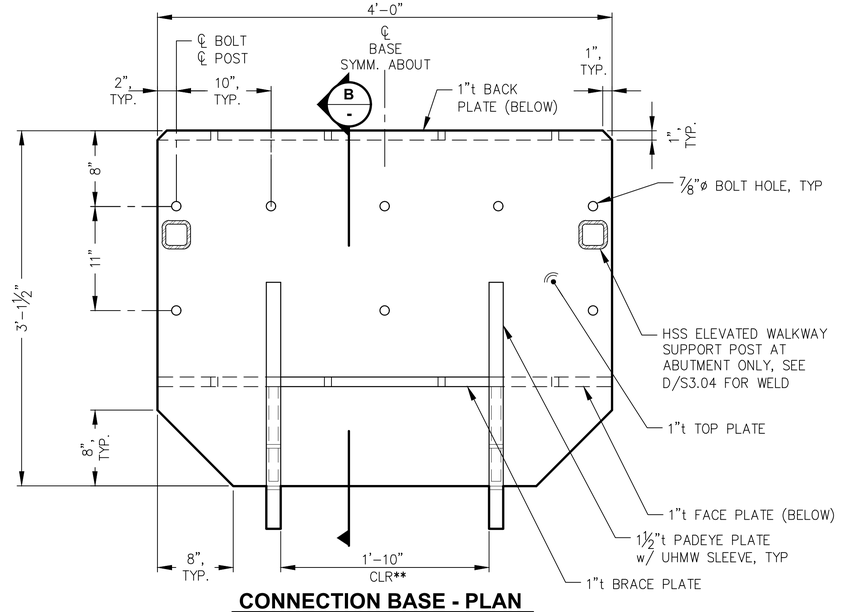


HINGE CONNECTION - PLAN

NOTE: HINGE CONNECTION SHOWN INSTALLED TO CONCRETE PONTOON.
HINGE CONNECTION INSTALLATION AT CONCRETE ABUTMENT SIMILAR.

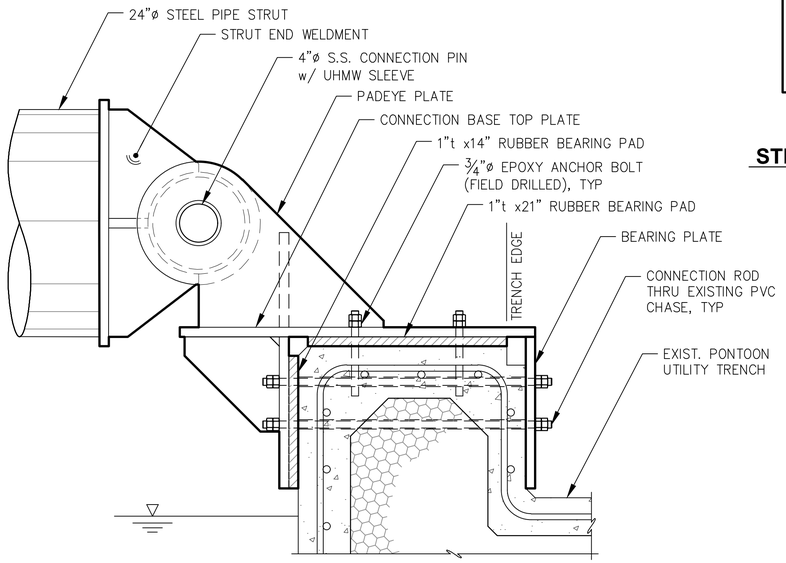


B **SECTION**



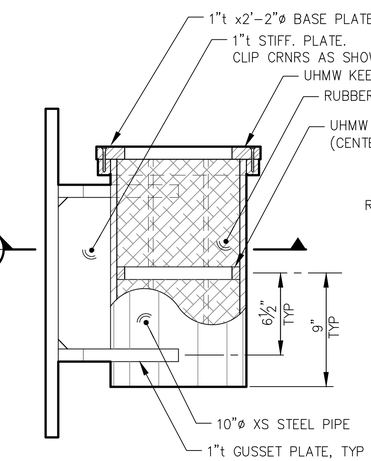
CONNECTION BASE - PLAN

**NOTE: DIMENSION AS REQD. FOR FREE ROTATION OF COMPLETE HINGE ASSEMBLY w/ MINIMAL LATERAL MOVEMENT. DRY-FIT PIPE SEGMENT w/ UHMW KEEPER AND SPACER PLATES TO ESTABLISH CLEAR DISTANCE BTWN PADEYE PLATES.

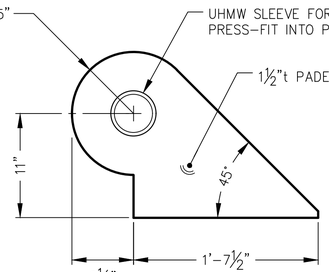


A **ELEVATION**

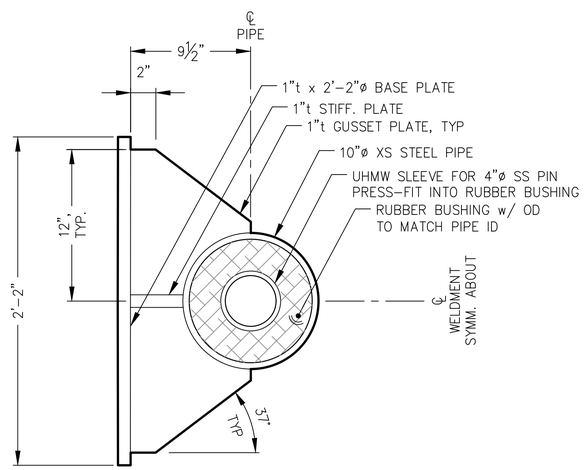
NOTE: PROVIDE ASSEMBLY FOR MOUNTING TO BARGE, SUPPLY TO OWNER PORTION NOT WELDED TO STRUT FOR INSTALLATION BE OTHERS.



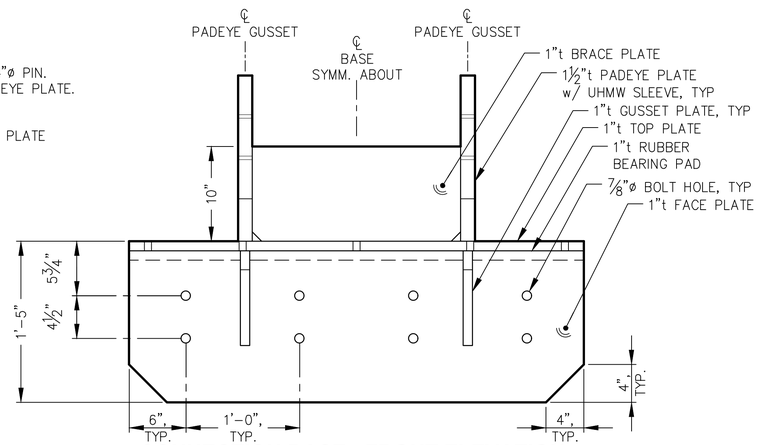
STRUT WELDMENT - PLAN



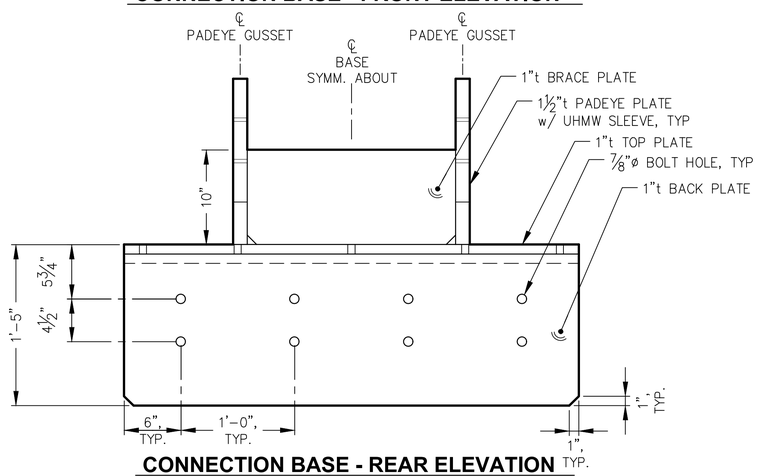
PADEYE PLATE



C **STRUT END WELDMENT**



CONNECTION BASE - FRONT ELEVATION



CONNECTION BASE - REAR ELEVATION

FOR:
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UNIVERSITY OF ALASKA SOUTHEAST

UAS SITKA CAMPUS NEW DOCK - PHASE 1

1332 Seward Avenue
Sitka, AK 99835

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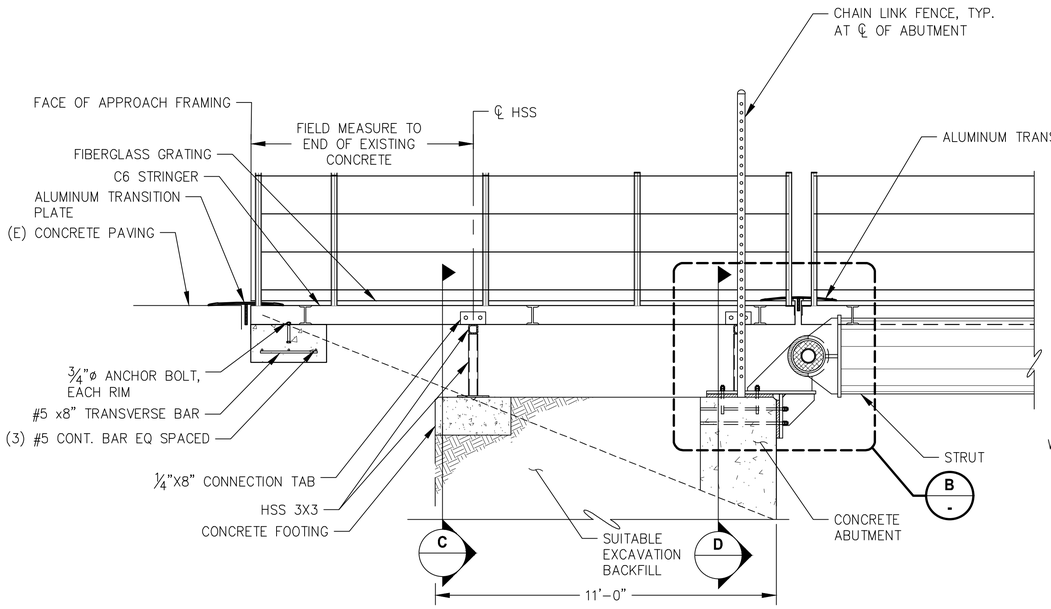
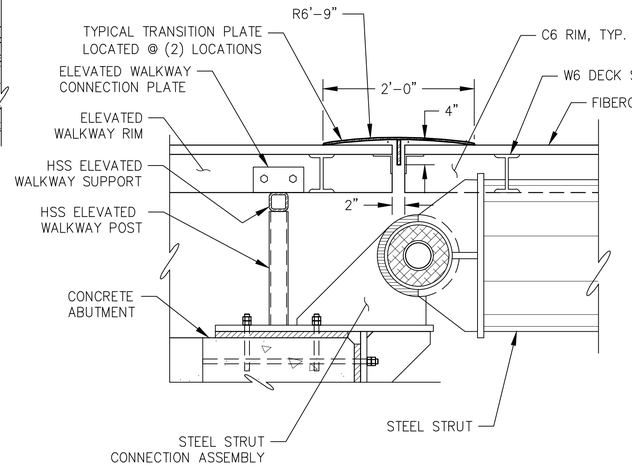
REVIEWED BY:	JLD
REVISIONS:	

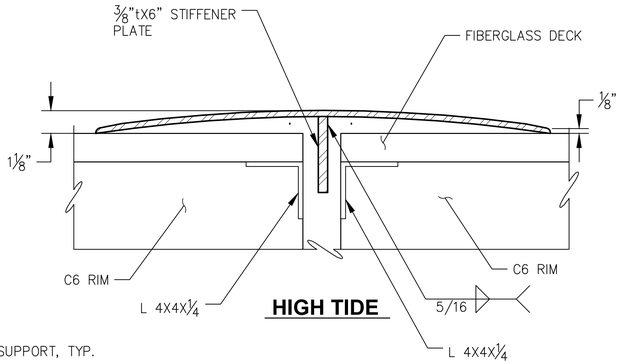
PIPE STRUT HINGE CONNECTION

SHEET NO.
S3.03

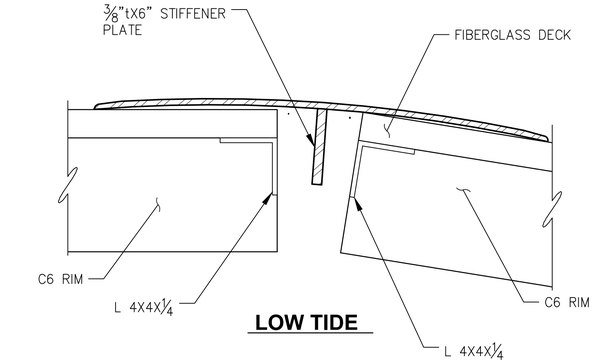


A ELEVATED WALKWAY SECTION



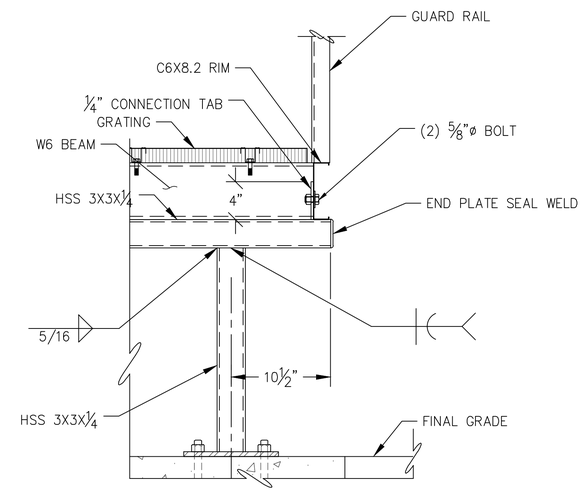


HIGH TIDE

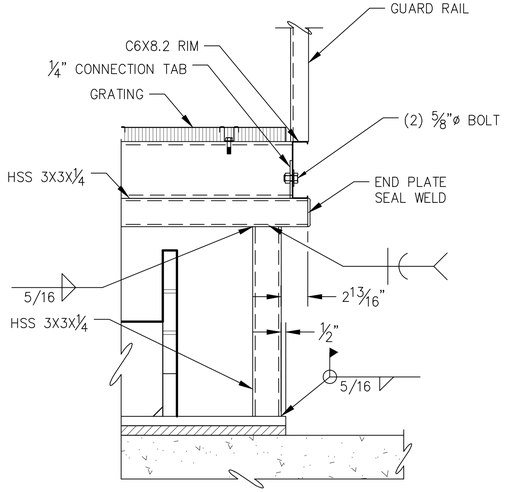


LOW TIDE

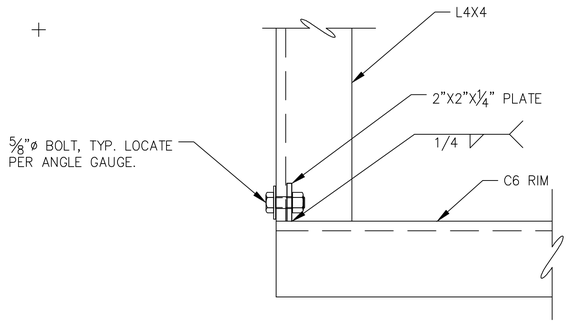
B TYPICAL TANSITION PLATE DETAIL



C ELEVATED WALKWAY SUPPORT AT POST DETAIL



D ELEVATED WALKWAY SUPPORT AT ABUTMENT DETAIL



E DECKING END SUPPORT DETAIL

FOR:
- SUBMITTAL
- PRICING

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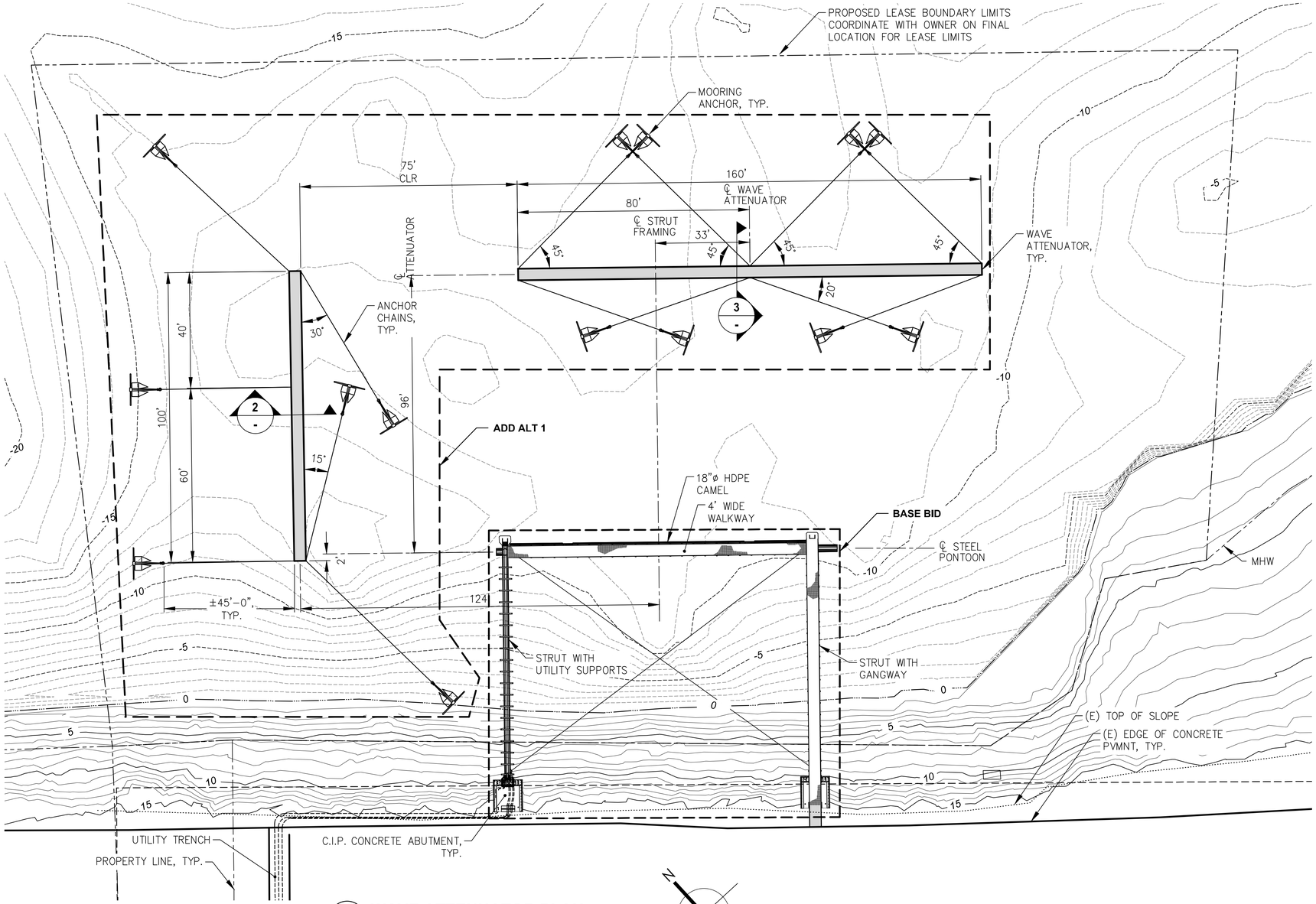
REVISIONS:	

STRUT FRAMING PLAN

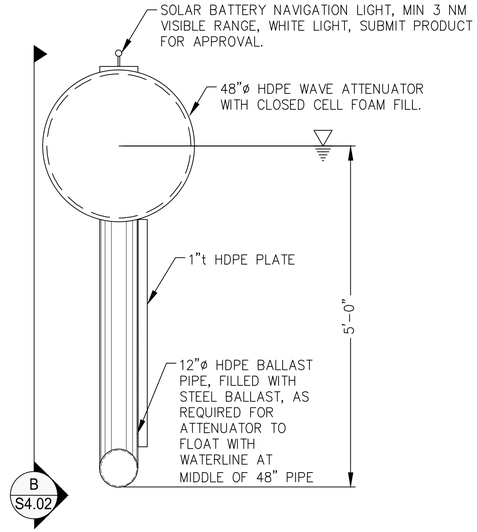
SHEET NO.
S3.04



NOTE:
1. MOORING ANCHORS SHALL BE 2,000# GALV. STEEL DANFORTH STYLE ANCHOR, CONTRACTOR TO SUBMIT PRODUCT FOR REVIEW
2. ANCHOR CHAIN SHALL BE 1" STUD LINK CHAIN

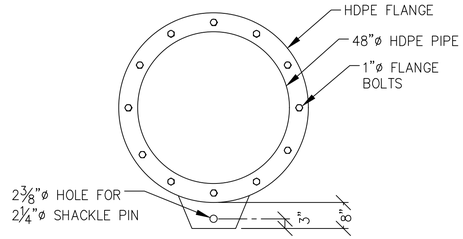
A WAVE ATTENUATOR PLAN ADD ALT 1

SCALE IN FEET
0 20 40 FT.

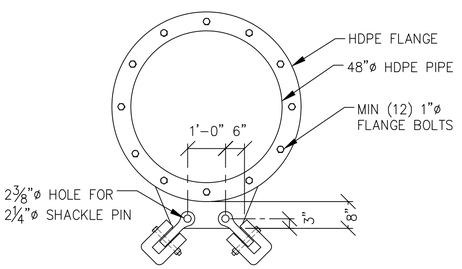


1 TYPICAL WAVE ATTENUATOR SECTION

NOTE:
SOLAR LIGHTS SHALL BE LOCATED 1' FROM EACH END OF THE 48"ø WAVE ATTENUATOR PIPE, (4) TOTAL



2 SECTION AT SINGLE ANCHOR FLANGE CONNECTION



3 MULTIPLE ANCHOR FLANGE CONNECTION

NOTE:
1. BUTTFUSE FLANCE TO HDPE PIPE SECTIONS

FOR:
- SUBMITTAL
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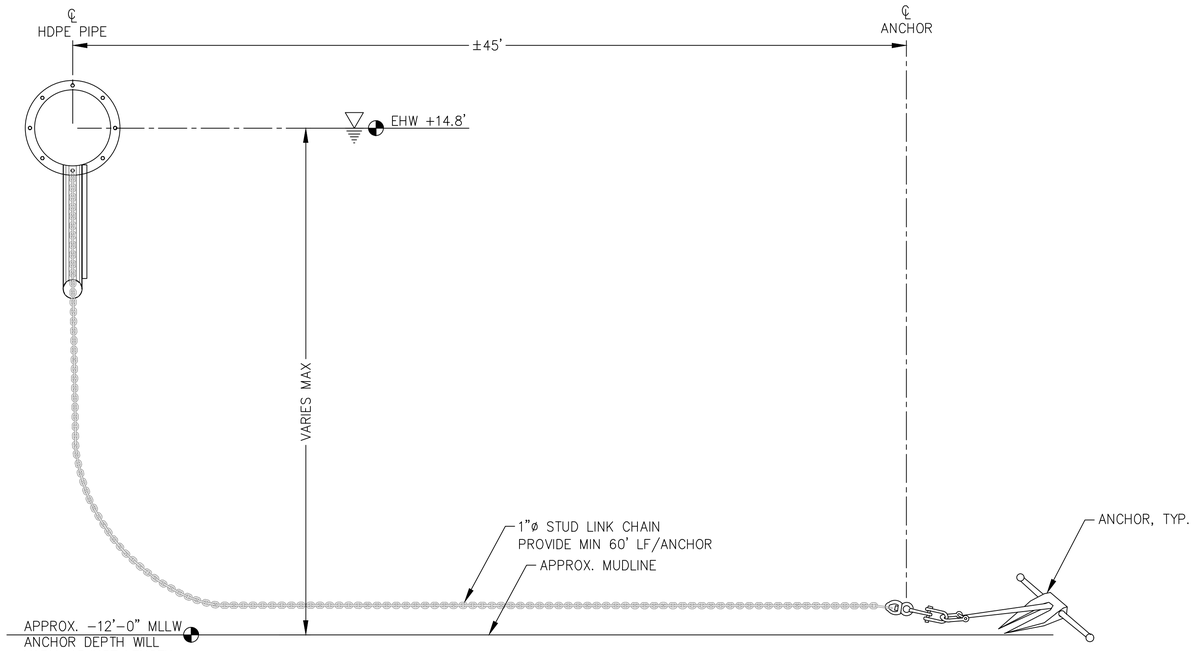
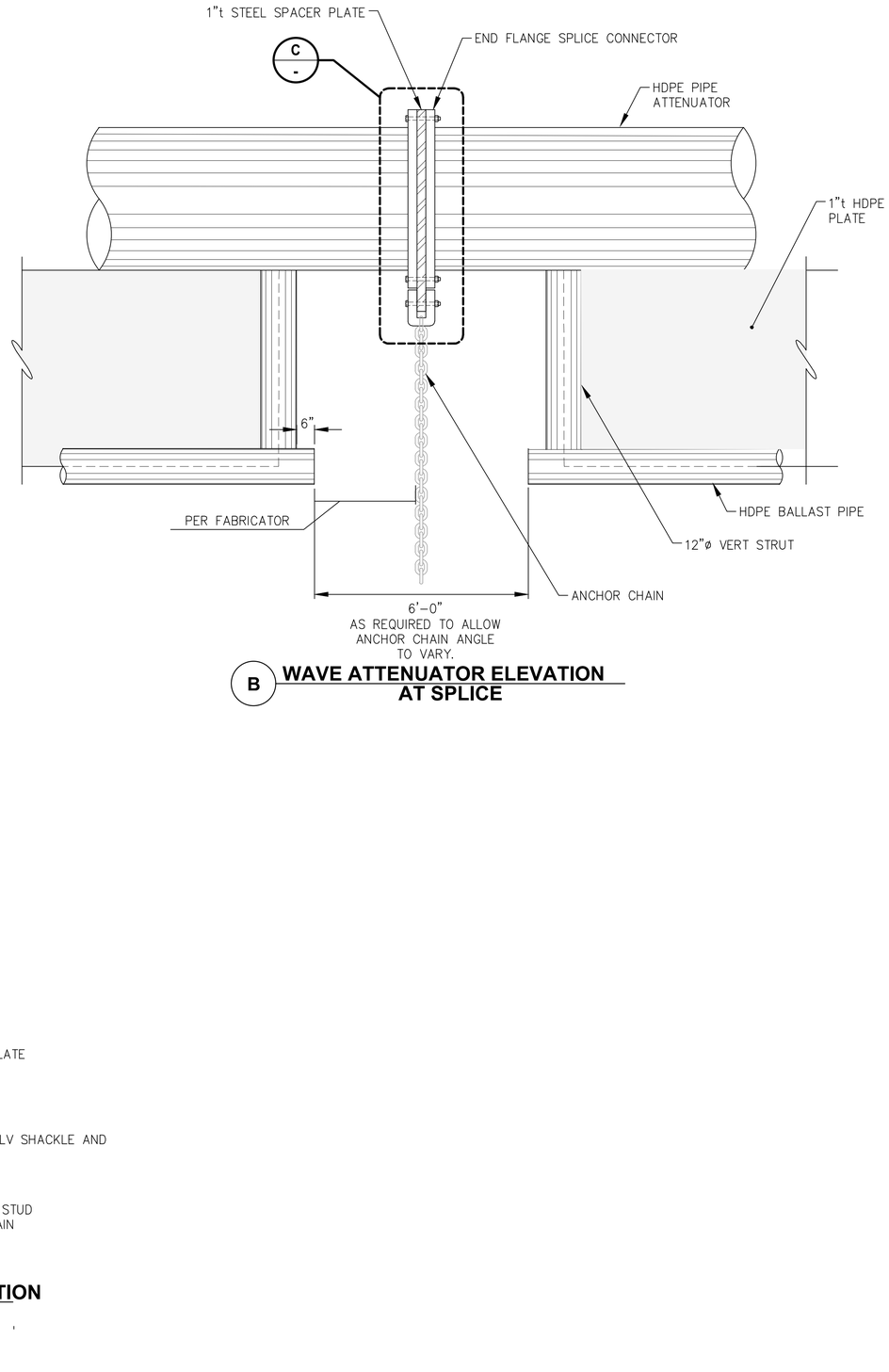
REVISIONS:	

WAVE ATTENUATOR PLAN ADD ALT 1

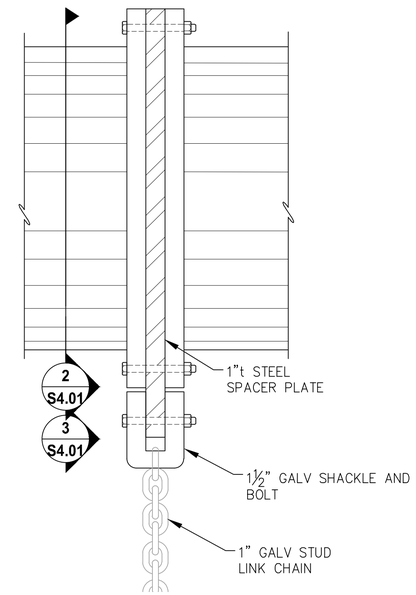
SHEET NO.
S4.01



A **ANCHOR DETAIL**



B **WAVE ATTENUATOR ELEVATION AT SPLICE**



C **TYPICAL FLANGE CONNECTION ELEVATION DETAIL**

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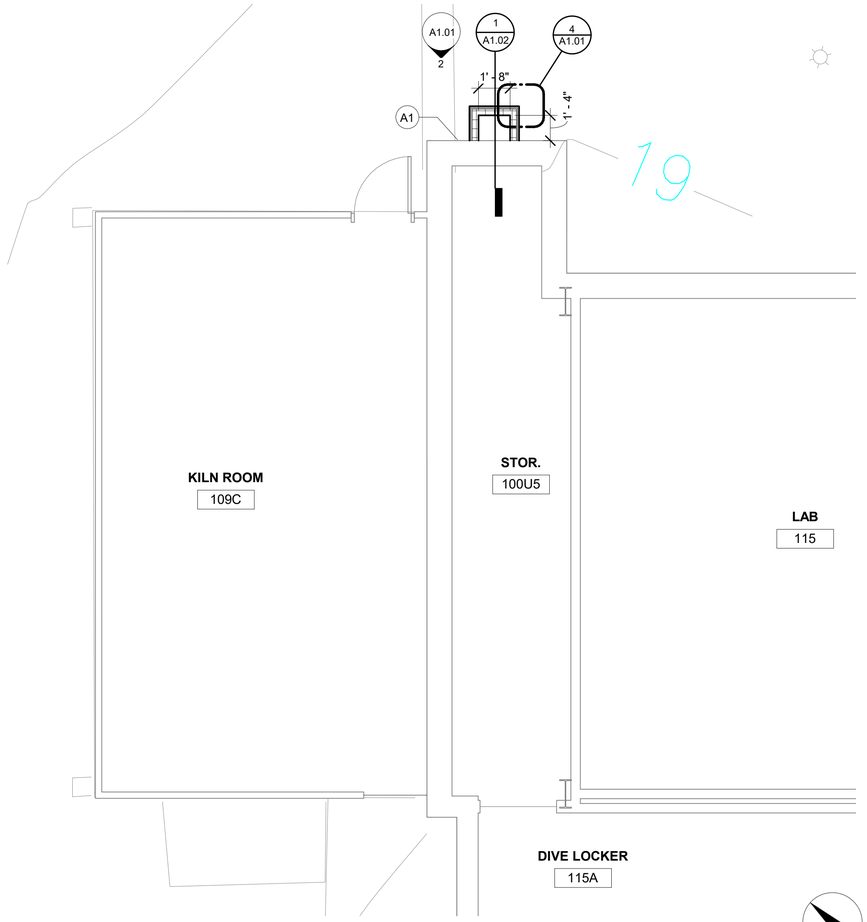
WAVE ATTENUATOR DETAILS ADD ALT 1

SHEET NO.
S4.02



1 A1.01 FLOOR PLAN - NW CORNER CAMPUS BLDG.

1/4" = 1'-0"

KEYNOTES

A1 REMOVE AND SALVAGE HISTORIC "DETEX" KEY BOX; REINSTALL WHERE DIRECTED BY THE OWNER

GENERAL NOTES

1) THE INFORMATION SHOWN IN THIS DRAWING IS TAKEN FROM AS-BUILT DRAWINGS AND WALK-THRU OF THE EXISTING FACILITY. THERE IS NO WARRANTY OR GUARANTEE AS OF THE ACCURACY OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL FIELD VERIFY ALL ITEMS, AREAS, AND ASSEMBLIES SHOWN FOR DEMOLITION PRIOR TO START OF WORK

2) DIMENSIONS ARE BASED ON ASBUILT DRAWINGS AND VARIOUS SITE VISITS. ACCURACY OF CRITICAL DIMENSIONS SHOULD BE VERIFIED BY THE CONTRACTOR

3) REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, AND CIVIL SHEETS FOR RELATED DEMOLITION INFORMATION

4) THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL ON ALL SALVAGEABLE MATERIAL, THE CONTRACTOR SHALL DELIVER SALVAGED MATERIALS TO AN AREA AS DIRECTED BY THE OWNER

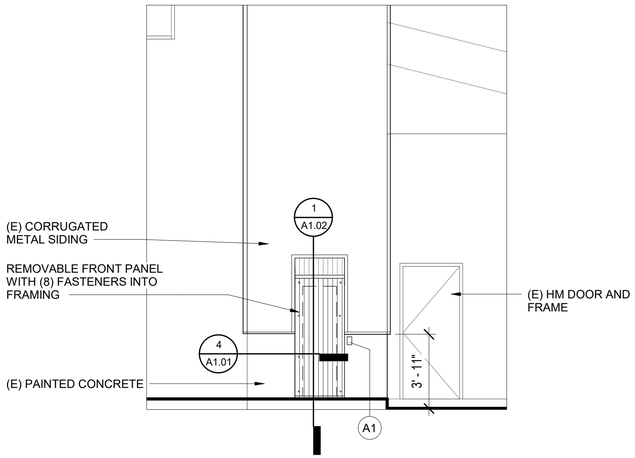
5) THE CONTRACTOR SHALL PROTECT THE EXISTING BUILDING AND SITE CONSTRUCTION TO REMAIN AND REPAIR ANY DAMAGES THERETO RESULTING FROM THE CONTRACT WORK. THE UAS CAMPUS BUILDING AND GROUNDS ARE PART OF THE "SITKA NAVAL OPERATING BASE AND US ARMY COASTAL DEFENSES" NATIONAL HISTORIC LANDMARK AND THE PROJECT INTENT IS TO MINIMIZE ADVERSE IMPACTS TO THIS LANDMARK FACILITY.

SIDE ELEVATION OF PIPE DOGHOUSE LOCATION

FRONT ELEVATION OF PIPE DOGHOUSE LOCATION

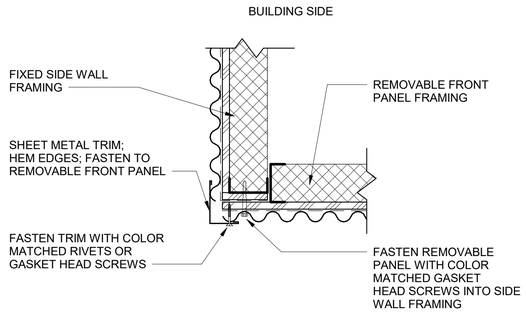
3 A1.01 EXISTING CONDITIONS PHOTOS

1 1/2" = 1'-0"



2 A1.01 DOGHOUSE FRONT ELEVATION

1/4" = 1'-0"



4 A1.01 OUTSIDE CORNER DETAIL

1 1/2" = 1'-0"

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STATE OF ALASKA
GARRETT PAUL BURTNER
No. A-12683
REGISTERED PROFESSIONAL ARCHITECT
3-29-2025

UNIVERSITY OF ALASKA SOUTHEAST

UAS SITKA CAMPUS NEW DOCK - PHASE 1

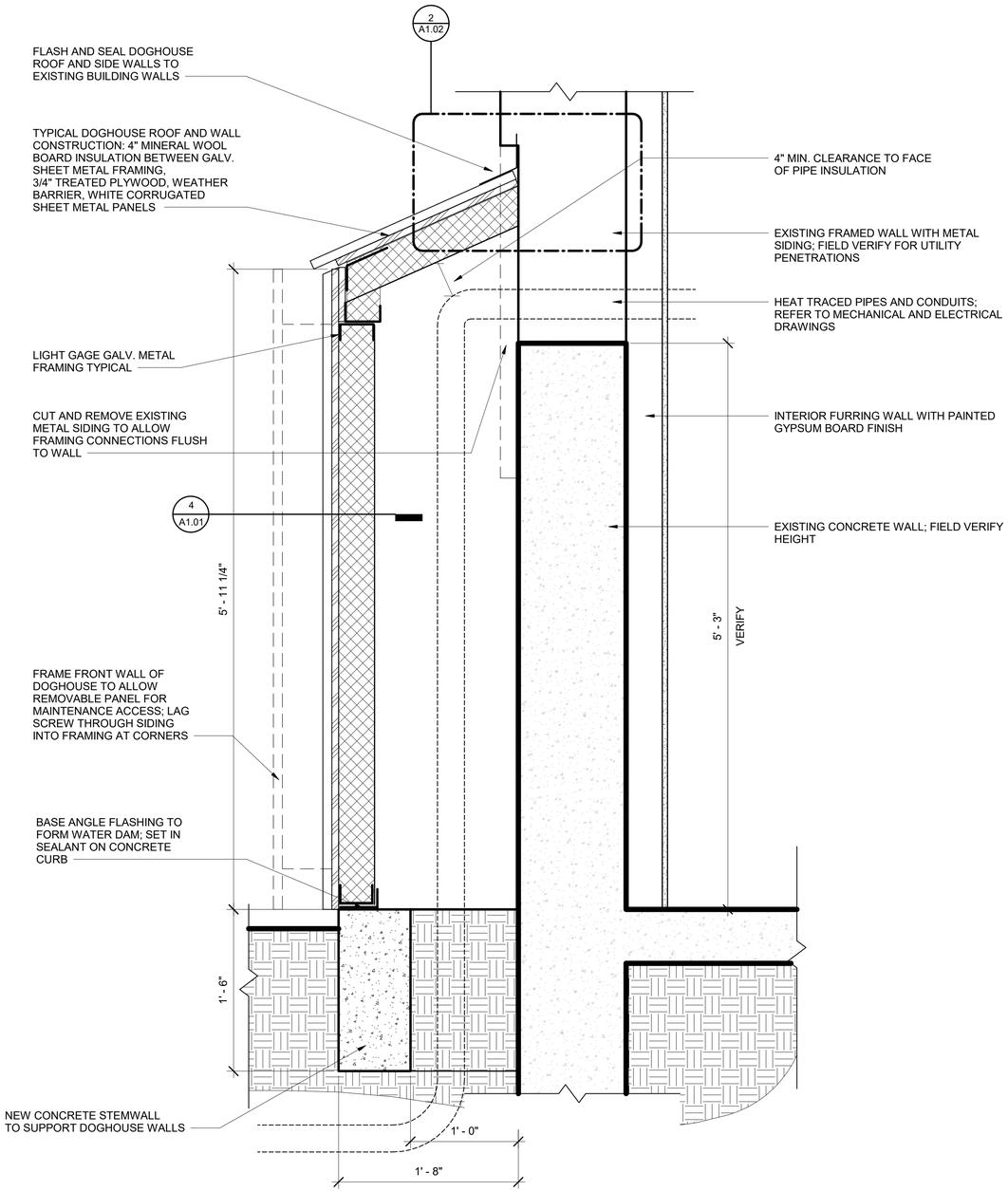
1332 Seward Avenue
Sitka, AK 99835

BID DOCUMENTS

JOB NO.	2022037
DATE:	08/29/2025
PROJ. MGR.:	GPB
DRAWN BY:	BDN
REVIEWED BY:	GPB
REVISIONS:	

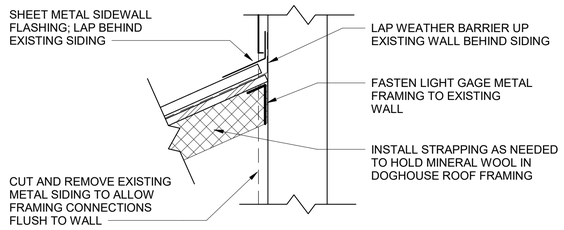
CAMPUS BUILDING CONNECTION - ALTERNATE 2

SHEET NO.
A1.01



1 A1.02 PIPE DOGHOUSE SECTION

1 1/2" = 1'-0"



2 A1.02 ROOF SIDEWALL DETAIL

1 1/2" = 1'-0"

GENERAL NOTES

1) THE INFORMATION SHOWN IN THIS DRAWING IS TAKEN FROM AS-BUILT DRAWINGS AND WALK-THRU OF THE EXISTING FACILITY. THERE IS NO WARRANTY OR GUARANTEE AS OF THE ACCURACY OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL FIELD VERIFY ALL ITEMS, AREAS, AND ASSEMBLIES SHOWN FOR DEMOLITION PRIOR TO START OF WORK

2) DIMENSIONS ARE BASED ON ASBUILT DRAWINGS AND VARIOUS SITE VISITS. ACCURACY OF CRITICAL DIMENSIONS SHOULD BE VERIFIED BY THE CONTRACTOR

3) REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, AND CIVIL SHEETS FOR RELATED DEMOLITION INFORMATION

4) THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL ON ALL SALVAGEABLE MATERIAL, THE CONTRACTOR SHALL DELIVER SALVAGED MATERIALS TO AN AREA AS DIRECTED BY THE OWNER

5) THE CONTRACTOR SHALL PROTECT THE EXISTING BUILDING AND SITE CONSTRUCTION TO REMAIN AND REPAIR ANY DAMAGES THERETO RESULTING FROM THE CONTRACT WORK. THE UAS CAMPUS BUILDING AND GROUNDS ARE PART OF THE "SITKA NAVAL OPERATING BASE AND US ARMY COASTAL DEFENSES" NATIONAL HISTORIC LANDMARK AND THE PROJECT INTENT IS TO MINIMIZE ADVERSE IMPACTS TO THIS LANDMARK FACILITY.

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3-24-2025

UNIVERSITY OF ALASKA SOUTHEAST

UAS SITKA CAMPUS NEW DOCK - PHASE 1

1332 Seward Avenue
Sitka, AK 99835

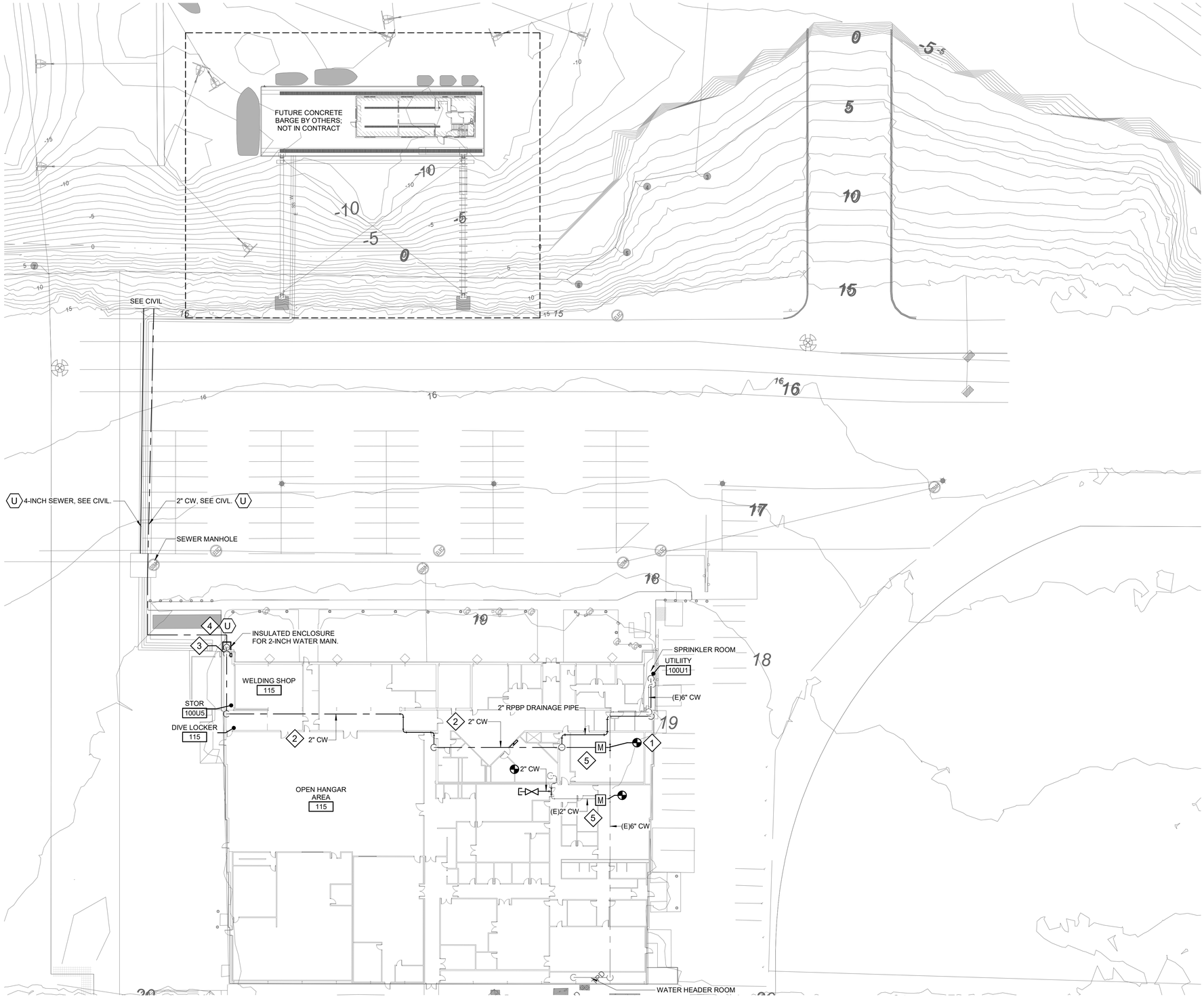
BID DOCUMENTS

JOB NO.	**2022037**
DATE:	**08/29/2025**
PROJ. MGR.:	**GPB**
DRAWN BY:	**GPB**
REVIEWED BY:	**GPB**
REVISIONS:	

BUILDING CONNECTION DETAILS - ALTERNATE 2

SHEET NO.

A1.02



1 M1.10 MECHANICAL SITE PLAN
1" = 30'-0"

GENERAL CONTRUCTION NOTES

ALL WORK SHOWN IS PART OF BID ALTERNATE #2 INCLUDES: UTILITY CONNECTIONS WITHIN AND FROM THE CAMPUS BUILDING AND SITE WORK TO ROUTE THE UTILITIES TO THE UPLANDS CONNECTIONS AT THE NEW ABUTMENT.

SHEET NOTES

1. ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH APPLICABLE BUILDING CODES INCLUDING THE 2021 INTERNATIONAL BUILDING CODES, 2021 INTERNATIONAL MECHANICAL CODE, 2018 UNIFORM PLUMBING CODE, NATIONAL ELECTRICAL CODE, STATE OF ALASKA, AND CITY OF SITKA REQUIREMENTS.
2. INSTALLATION OF PLUMBING SYSTEMS SHALL BE IN ACCORDANCE WITH CROSS CONNECTIONS REQUIREMENTS OF CHAPTER 6 OF THE UNIFORM PLUMBING CODE AND LOCAL REQUIREMENTS
3. EXISTING DUCTWORK, PIPING, AND MECHANICAL EQUIPMENT NOT SHOWN. CONTRACTOR TO VERIFY EXISTING CONDITIONS ON SITE.
4. VERIFY UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

SHEET KEYNOTES ◇#

1. CONNECT TO 6" WATER MAIN IN THIRD FLOOR MECHANICAL SPACE ABOVE SECOND FLOOR AS SHOWN.
2. ROUTE INSULATED 2" CW MAIN TO THE OPPOSITE SIDE OF THE BUILDING. ROUTE PIPING AT SECOND FLOOR LEVEL THROUGH HALLWAY CEILING, AND EXPOSED ON WALLS IN OPEN SHOP AREA .
3. INSTALL ISOLATION VALVE IN VERTICAL OF 2" CW PIPING WITH DRAIN VALVE BELOW.
4. INSTALL UNDERGROUND INSULATED 2" CW MAIN. SEE CIVIL DRAWINGS FOR CONTINUATION.
5. INSTALL WATER METERS IN 2" CW MAIN PER MANUFACTURER'S REQUIREMENTS. CONNECT TO DDC SYSTEM. PATCH & REPAIR PIPE INSULATION.

PLUMBING LEGEND

WASTE	W	
COLD WATER	CW	
REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER		
ISOLATION/SHUT-OFF VALVE		
DRAIN VALVE	DV	
UNDERGROUND	(U)	U

ABBREVIATIONS

DDC	DIRECT DIGITAL CONTROLS

PLAN NORTH

0' 15' 30' 60'
22X34 SHEET 1" = 30'-0"
11X17 SHEET 1" = 60'-0"

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ME 7870
08/29/2025
REGISTERED PROFESSIONAL ENGINEER

UNIVERSITY OF ALASKA SOUTHEAST

UAS SITKA CAMPUS NEW DOCK - PHASE 1

1332 Seward Avenue
Sitka, AK 99835

BID DOCUMENTS

JOB NO.	I0956.23001
DATE:	08/29/2025
PROJ. MGR.:	DM
DRAWN BY:	MB/HRS
REVIEWED BY:	DM
REVISIONS:	

MECHANICAL SITE PLAN - ALTERNATE 2

SHEET NO.
M1.10

GENERAL CONTRUCTION NOTES

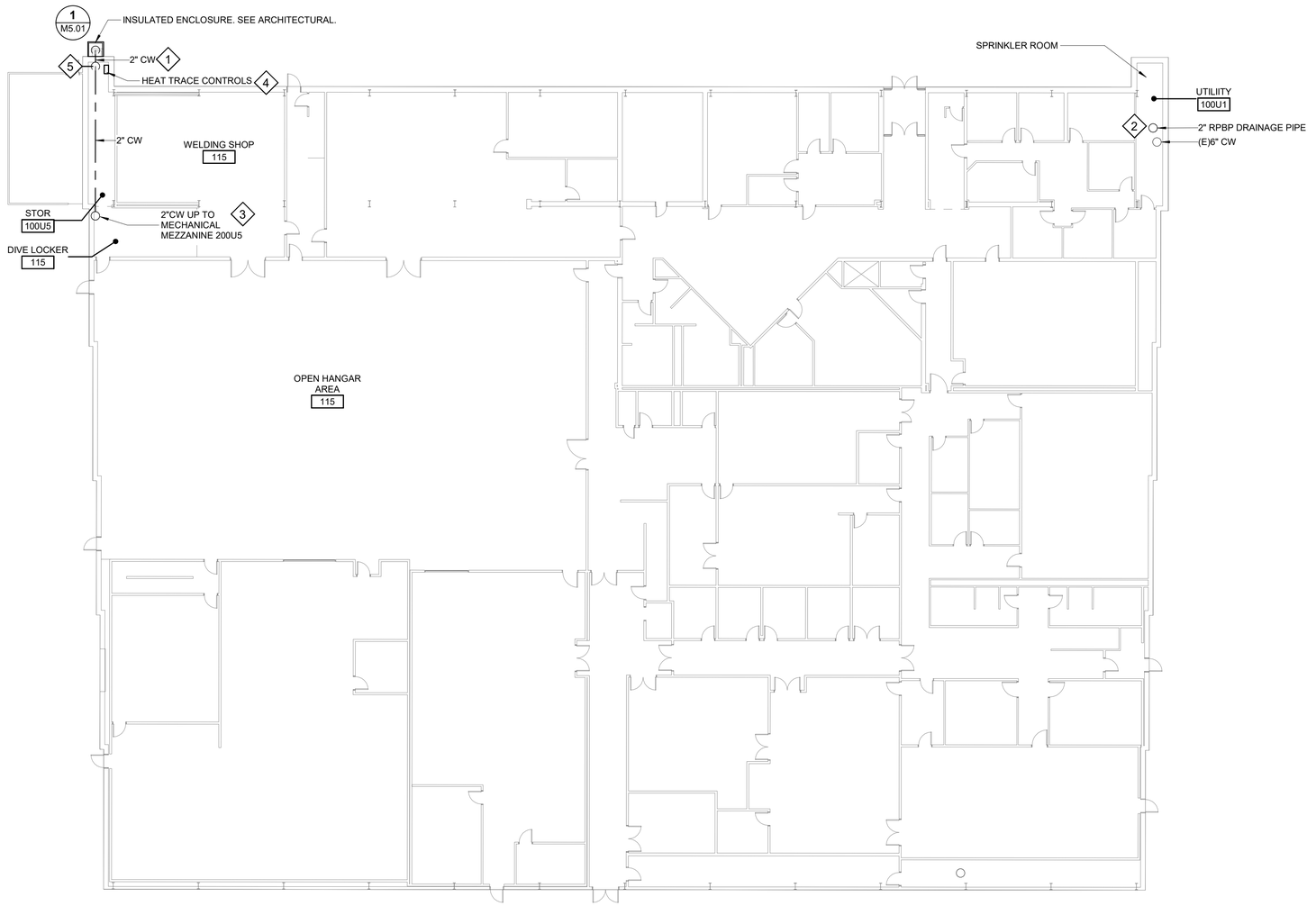
ALL WORK SHOWN IS PART OF BID ALTERNATE #2 INCLUDES: UTILITY CONNECTIONS WITHIN AND FROM THE CAMPUS BUILDING AND SITE WORK TO ROUTE THE UTILITIES TO THE UPLANDS CONNECTIONS AT THE NEW ABUTMENT.

SHEET NOTES

1. NOT ALL OFFSETS SHOWN. CONTRACTOR TO USE BEST JUDGMENT FOR ROUTE ADJUSTMENTS.
2. EXISTING DUCTWORK, PIPING, AND MECHANICAL EQUIPMENT NOT SHOWN. CONTRACTOR TO VERIFY EXISTING CONDITIONS ON SITE.

SHEET KEYNOTES (#)

1. PENETRATE ABOVE THE CONCRETE WALL, APPROX. 5-6 FEET ABOVE GRADE. SEAL AIRTIGHT.
2. ROUTE 2" RPBP DRAINAGE PIPE INTO EXISTING DRAIN IN SPRINKLER ROOM. TERMINATE DIRECTLY ABOVE FLOOR SINK.
3. ROUTE PIPING THROUGH DIVE LOCKER 115A CEILING SPACE INTO STORAGE ROOM 100U5.
4. INSTALL HEAT TRACE ON 2" CW PIPE FROM 3 FEET INSIDE BUILDING TO 5 FEET UNDERGROUND FROM ENCLOSURE, SEE ELECTRICAL AND CIVIL DRAWINGS.
5. INSTALL ISOLATION VALVE IN VERTICAL OF 2" CW PIPING AND DRAIN VALVE BELOW.



1 / M1.11 FIRST FLOOR PLAN - PLUMBING
1/16" = 1'-0"

PLAN NORTH

0' 4' 8' 16' 32'
22X34 SHEET 1/16" = 1'-0"
11X17 SHEET 1/32" = 1'-0"

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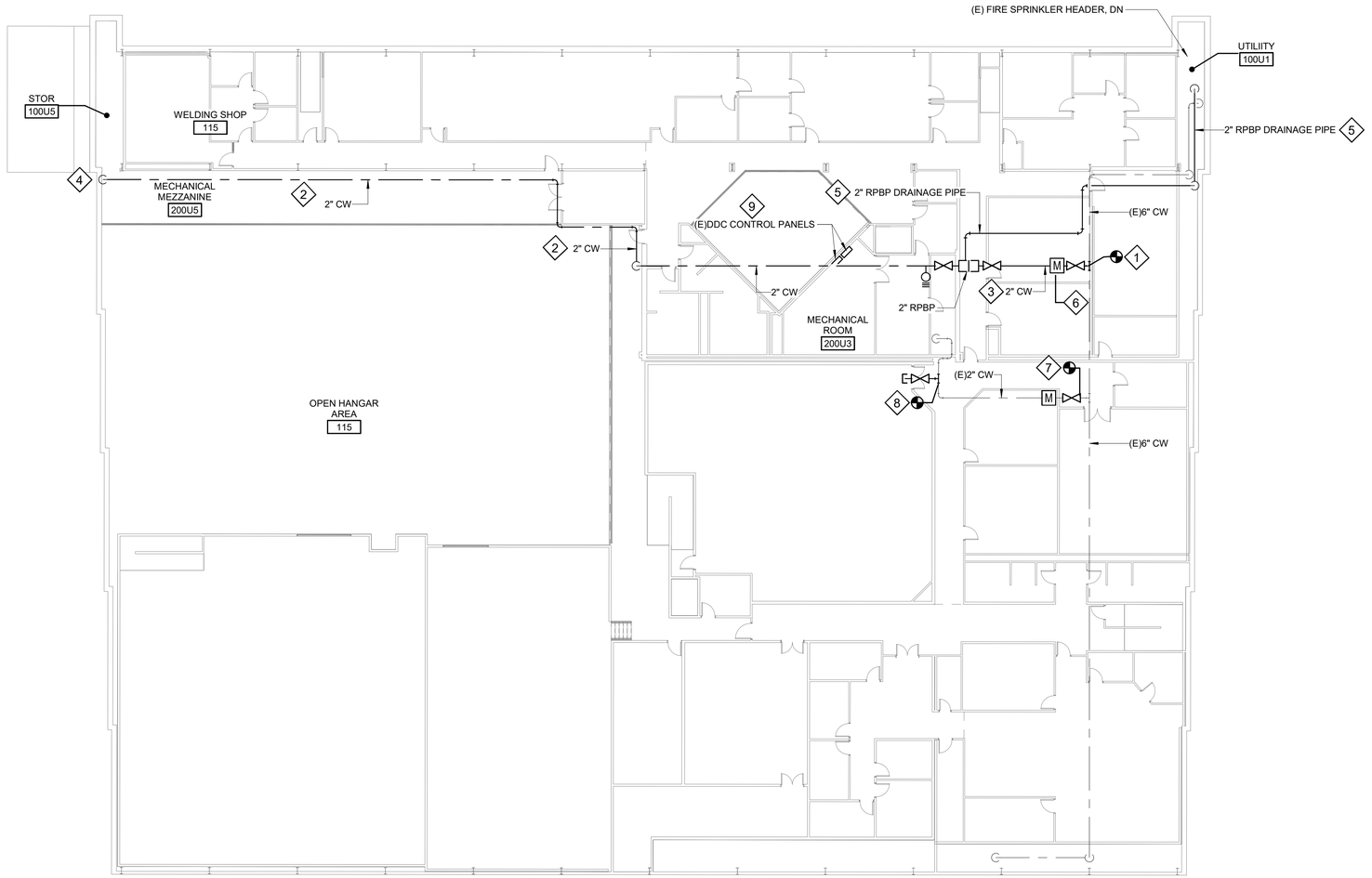
DRAWN BY:	HRS
REVIEWED BY:	DM
REVISIONS:	

FIRST FLOOR PLAN - PLUMBING - ALTERNATE 2

SHEET NO.
M1.11



GENERAL CONTRUCTION NOTES

ALL WORK SHOWN IS PART OF BID ALTERNATE #2 INCLUDES: UTILITY CONNECTIONS WITHIN AND FROM THE CAMPUS BUILDING AND SITE WORK TO ROUTE THE UTILITIES TO THE UPLANDS CONNECTIONS AT THE NEW ABUTMENT.

SHEET NOTES

1. INSULATE NEW 2" CW MAIN.
2. ROUTE 2" COLD WATER PIPE FROM THIRD FLOOR MECHANICAL SPACE ABOVE SECOND FLOOR THROUGH TO THE OPEN HANGAR SPACE/ MECHANICAL MEZZANINE, WRAPPING AROUND FAN ROOM 200U4.
3. NOT ALL OFFSETS SHOWN. CONTRACTOR TO USE BEST JUDGMENT FOR ROUTE ADJUSTMENTS.
4. EXISTING DUCTWORK, PIPING, AND MECHANICAL EQUIPMENT NOT SHOWN. CONTRACTOR TO VERIFY EXISTING CONDITIONS ON SITE.

SHEET KEYNOTES ◇#

1. CONNECT TO 6" PLASTIC CW MAIN WITH 6"x6"X2" TEE. PROVIDE 2" SHUT OFF VALVE, REDUCED PRESSURE BACKFLOW PREVENTER, AND DRAIN VALVE. PATCH AND REPAIR PIPE INSULATION. TEST AND CERTIFY.
2. SECURE EXPOSED CW MAIN TO WALL ON MEZZANINE.
3. INSTALL CW MAIN ABOVE CEILING IN THIRD LEVEL MECHANICAL SPACE. INSTALL 2-INCH SHUTOFF VALVE, DRAIN VALVE AND 2-INCH DOUBLE CHECK BACKFLOW PREVENTER.
4. ROUTE 2" CW MAIN TO FIRST FLOOR BETWEEN WELL AND MEZZANINE THROUGH . SEE SHEET M-101.
5. ROUTE 2" DRAINAGE PIPE FOR RPBP TO EXISTING FLOOR DRAIN IN UTILITY ROOM 100U1.
6. INSTALL WATER METER AND 2" BALL VALVE IN 2" CW MAIN PER MANUFACTURER'S REQUIREMENTS. CONNECT WATER METER TO DDC SYSTEM.
7. INSTALL WATER METER AND 2" BALL VALVE IN 2" CW MAIN PER MANUFACTURER'S REQUIREMENTS. PATCH & REPAIR PIPE INSULATION AS NEEDED. CONNECT WATER METER TO DDC SYSTEM.
8. INSTALL 2"x2"x2" TEE, ISOLATION VALVE, AND 2" CAP FOR FUTURE WATER USAGE. CONNECT TO EXISTING PIPING, PATCH & REPAIR PIPE INSULATION AS NEEDED.
9. INSTALL 2 ELECTRONIC SIGNAL GENERATORS IN CONTROLS CABINET. CONNECT TO EXISTING DDC SYSTEM AND TO EACH WATER METER.

1 M1.12 SECOND FLOOR PLAN - PLUMBING
1/16" = 1'-0"

PLAN NORTH

0' 4' 8' 16' 32'
22X34 SHEET 1/16" = 1'-0"
11X17 SHEET 1/32" = 1'-0"

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BID DOCUMENTS

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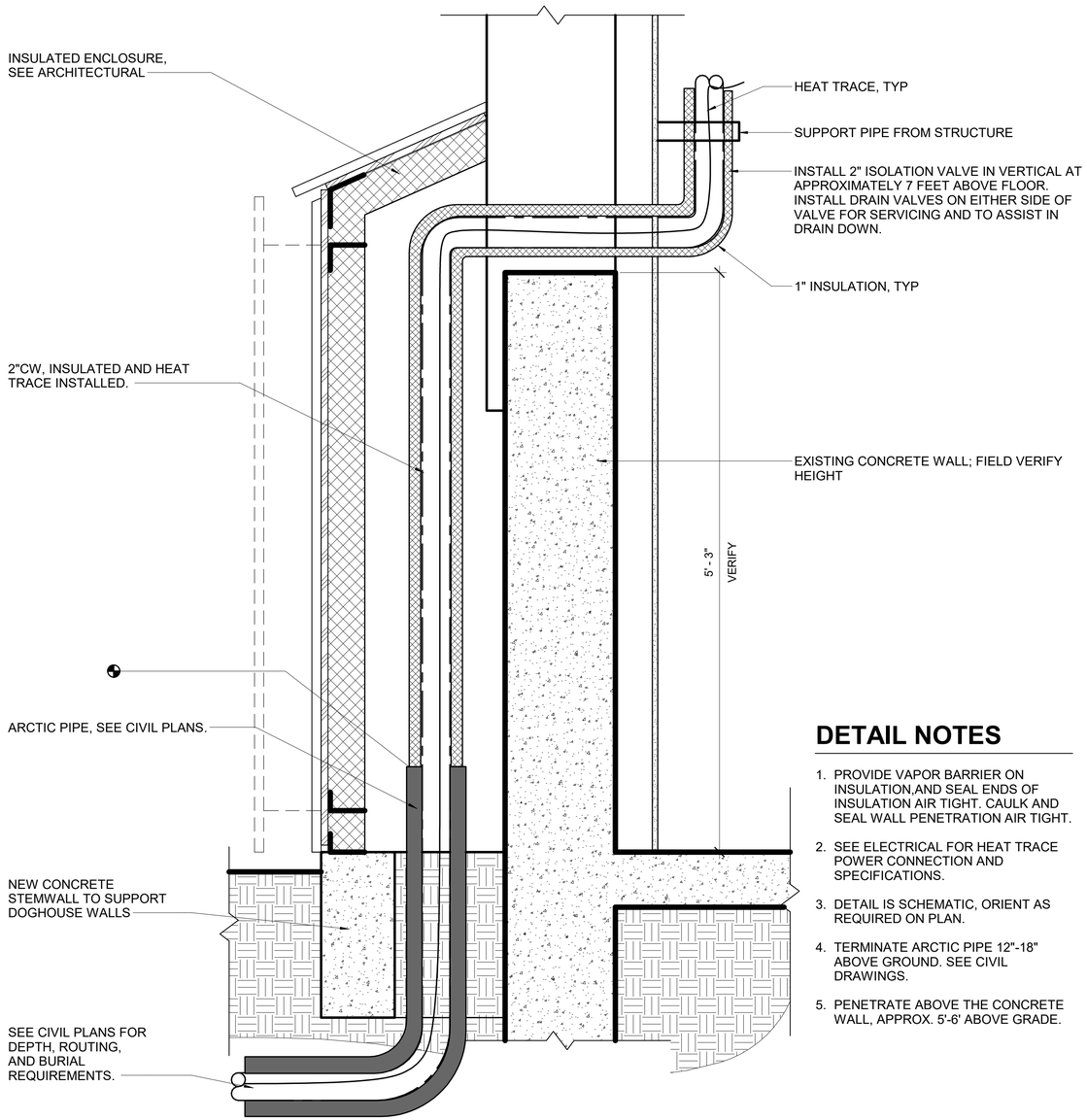
DATE:	08/29/2025
PROJ. MGR.:	DM
DRAWN BY:	HRS
REVIEWED BY:	DM
REVISIONS:	

SECOND FLOOR PLAN - PLUMBING - ALTERNATE 2

SHEET NO.
M1.12



DETAIL NOTES

1. PROVIDE VAPOR BARRIER ON INSULATION,AND SEAL ENDS OF INSULATION AIR TIGHT. CAULK AND SEAL WALL PENETRATION AIR TIGHT.
2. SEE ELECTRICAL FOR HEAT TRACE POWER CONNECTION AND SPECIFICATIONS.
3. DETAIL IS SCHEMATIC, ORIENT AS REQUIRED ON PLAN.
4. TERMINATE ARCTIC PIPE 12"-18" ABOVE GROUND. SEE CIVIL DRAWINGS.
5. PENETRATE ABOVE THE CONCRETE WALL, APPROX. 5'-6' ABOVE GRADE.

1 / M5.01 COLD WATER MAIN HEATED ENCLOSURE DETAIL - ALTERNATE 2

NOT TO SCALE

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Sitka, AK 99835

BID DOCUMENTS

JOB NO.	I0956.23001
DATE:	08/29/2025
PROJ. MGR.:	DM
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REVISIONS:	

PLUMBING DETAILS - ALTERNA

SHEET NO.
M5.01

GENERAL SCHEDULE

SHEET WHERE DRAWING IS REFERENCED — A1 / E-101 / E-111 — DRAWING IDENTIFICATION; SHEET ON WHICH DRAWING IS SHOWN	VIEW TITLE SYMBOL
A1 / E-101 — DRAWING IDENTIFICATION; SHEET ON WHICH DRAWING IS SHOWN	CALLOUT SYMBOL
SHEET WHERE DRAWING IS REFERENCED — A1 / E-401 — DRAWING IDENTIFICATION	SECTION SYMBOL
A1/E-101 — DRAWING IDENTIFICATION; SHEET ON WHICH CONTINUATION OF VIEW IS SHOWN	MATCHLINE VIEW REFERENCE
ROOM NAME 101	ROOM NAME AND NUMBER DESIGNATION
#	SHEET KEYNOTE
1.	SHEET NOTE
	NORTH ARROW

ONE-LINE SYMBOLS

ST	SHUNT TRIP
	CONTACT, NORMALLY OPEN
GFR RES	GROUND FAULT RESISTOR
	TRANSFORMER
	NONFUSIBLE SWITCH
XX	FEEDER NO.
	CIRCUIT BREAKER
	GROUND
	GROUND BUS
	CONNECTION
	CURRENT TRANSFORMER
KWH	METER
	TERMINAL, SQUARE
PE	PHOTOELECTRIC CELL
	POLE MOUNTED LUMINAIRE
	RECEPTACLE
	SHORE TIE PEDESTAL

POWER SYMBOLS

T	TRANSFORMER
	BRANCH-CIRCUIT PANELBOARD; RECESSED, SURFACE
	DISTRIBUTION PANELBOARD
	DISTRIBUTION PANELBOARD
	DISTRIBUTION PANELBOARD
C	CONDUIT BODY

ABBREVIATIONS

#	NUMBER
(D)	DEMOLISH
(E)	EXISTING
(N)	NEW
+XX	DIMENSIONED HEIGHT XX INCHES AFF
A	AMPERES
AMP	AMPERES
BLDG	BUILDING
BPB	BRANCH-CIRCUIT PANELBOARD, CB BRANCHES
BPF	BRANCH-CIRCUIT PANELBOARD, FUSED BRANCHES
BSMT	BASEMENT
C	CONDUIT
CAT	CATEGORY
CT	CURRENT TRANSFORMER
CTRL	CONTROL
CU	COPPER
DC	DIRECT CURRENT
DEGC	DEGREES CELSIUS
DEGF	DEGREES FAHRENHEIT
DG	DIESEL GENERATOR
DIA	DIAMETER
DIM	DIMENSION
DISC	DISCONNECT
DIST	DISTRIBUTION
DIV	DIVISION
DP	DISTRIBUTION PANELBOARD
FMC	FLEXIBLE METAL CONDUIT
FO	FIBER OPTIC
GFCI	GROUND-FAULT CIRCUIT INTERRUPTER (5mA)
GND	GROUND OR GROUNDED
JB	JUNCTION BOX
KVA	KILOVOLT AMPERES
LED	LIGHT EMITTING DIODE
LTG	LIGHTING
LV	LOW VOLTAGE
MC	METAL-CLAD
MCB	MAIN CIRCUIT BREAKER
MEZZ	MEZZANINE
N	NEUTRAL, NORTH
NEC	NATIONAL ELECTRICAL CODE; NFPA 70
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
PE	PHOTOELECTRIC CONTROL/SWITCH
RCPT	RECEPTACLE
SW	SWITCH
SWBD	SWITCHBOARD
TYP	TYPICAL
UG	UNDERGROUND
UL	UNDERWRITERS' LABORATORIES
UON	UNLESS OTHERWISE NOTED
V	VOLTS
VA	VOLT AMPERES
XFMR	TRANSFORMER

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29 AUGUST 2025

UNIVERSITY OF ALASKA SOUTHEAST

UAS SITKA CAMPUS NEW DOCK - PHASE 1

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Sitka, AK 99835

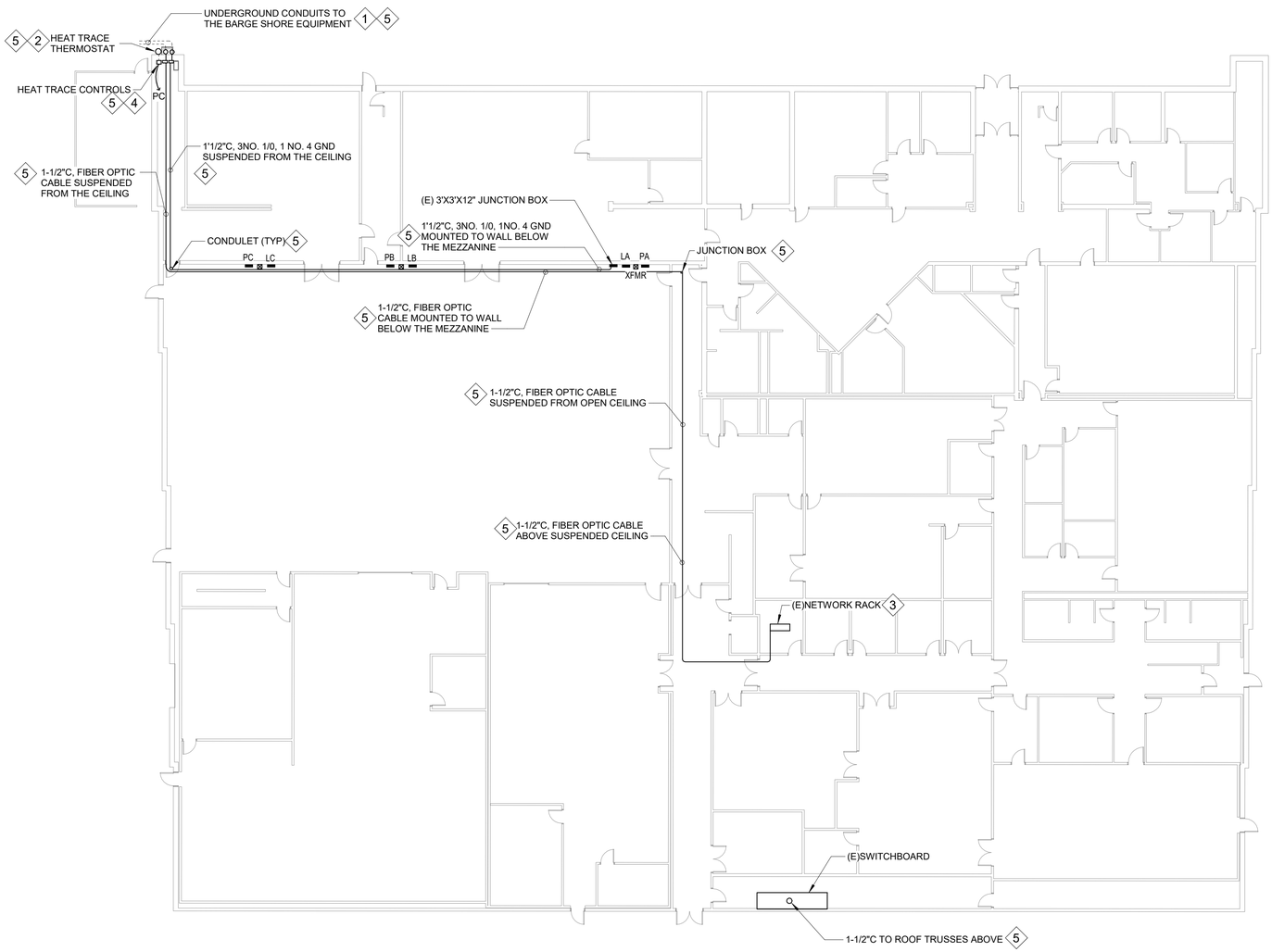
BID DOCUMENTS

JOB NO.	I0956.23001
DATE:	08/29/2025
PROJ. MGR.:	BCH
DRAWN BY:	SH
REVIEWED BY:	BCH
REVISIONS:	

LEGEND AND ABBREVIATIONS

SHEET NO.

E-001



1 E-114 **FIRST FLOOR PLAN - ELECTRICAL**

SCALE: 1/16" = 1'-0"

16'-0" 8'-0" 0 16'-0" 32'-0" 48'-0"

1/16" = 1'-0" GRAPHIC SCALE

SHEET NOTES

1. ALL ELECTRICAL WORK ILLUSTRATED ON THIS SHEET SHALL BE INCLUDED WITH ALTERNATE BID 2.

SHEET KEYNOTES ◇#

1. ROUTE THE CONDUITS FROM INSIDE THE BUILDING INTO A VERTICAL CHASE ALONGSIDE THE WATER LINE. REFER TO THE ARCHITECTURAL DRAWINGS. ROUTE THE CONDUITS ALONGSIDE THE WATER LINE AND THE WASTE WATER LINES TO THE SHORE. REFER TO THE CIVIL DRAWINGS.
2. PROVIDE THE HEAT TRACE CABLE BENEATH THE INSULATION ON THE WATER LINE WITHIN THE VERTICAL CHASE FROM THE HANGAR EXTERIOR WALL TO BENEATH THE GROUND. COORDINATE WITH MECHANICAL.
3. ROUTE THE FIBEROPTIC CABLE FROM THE EXISTING NETWORK RACK FIBEROPTIC PATCH PANEL. COORDINATE THE LOCATION AND CONNECTION WITH THE UNIVERSITY STAFF.
4. PROVIDE A 20 AMPERE, 120 VOLT CIRCUIT FROM PANEL PC. PROVIDE A NEW 20/1, GFPE, CIRCUIT BREAKER IN PANEL PC PROTECTING 2 NO. 10 AWG AND 1 NO. 10 GROUND IN 1/2 INCH CONDUIT TO THE HEAT TRACE CONTROL PANEL.
5. PROVIDE WITH ALTERNATE BID.

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UNIVERSITY OF ALASKA SOUTHEAST

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BID DOCUMENTS

JOB NO.	I0956.23001
DATE:	08/29/2025
PROJ. MGR.:	BCH
DRAWN BY:	SH
REVIEWED BY:	BCH
REVISIONS:	

CAMPUS BUILDING FIRST FLOOR PLAN - ELECTRICAL

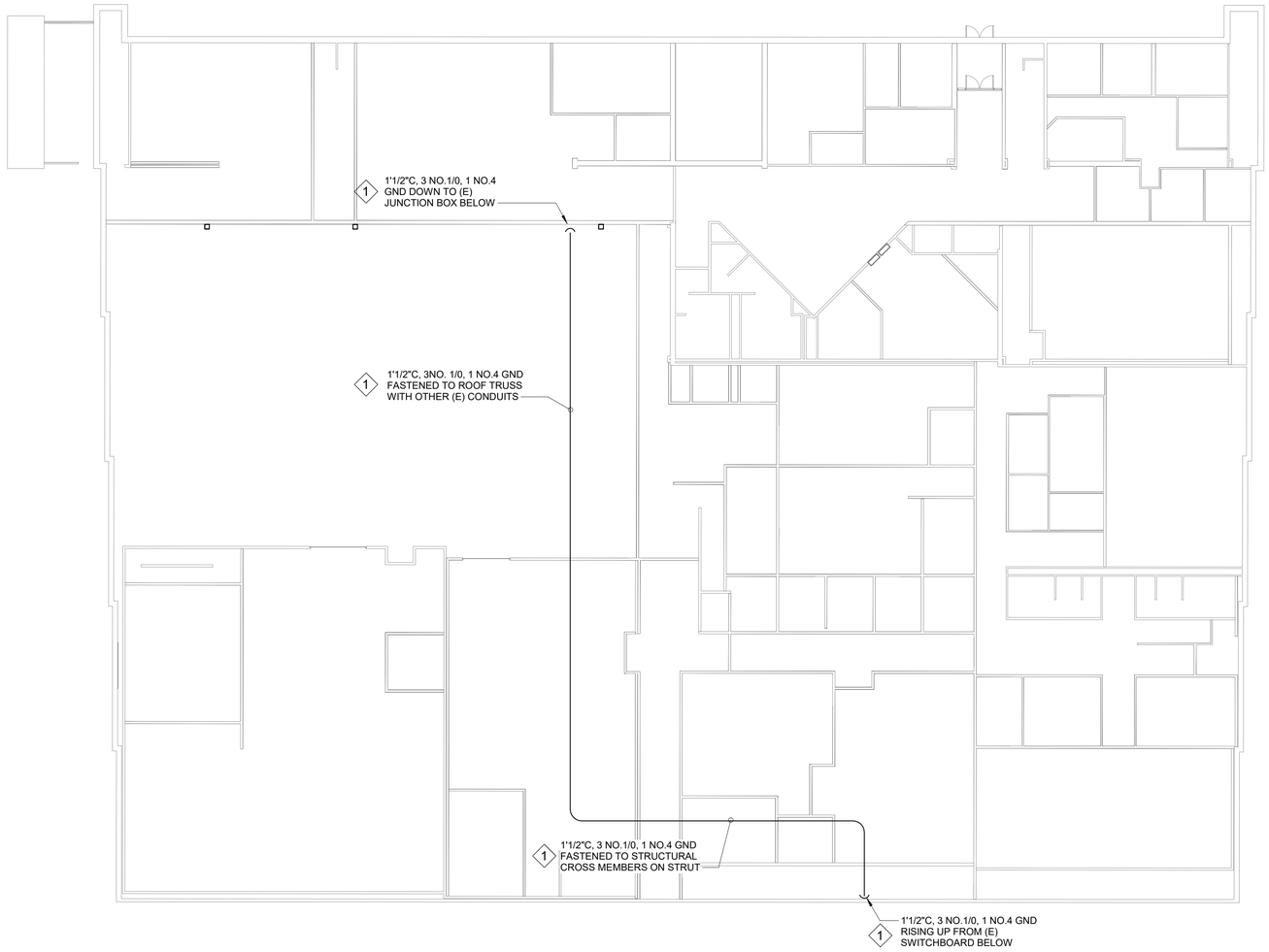
SHEET NO.
E-114

SHEET NOTES

1. ALL ELECTRICAL WORK ILLUSTRATED ON THIS SHEET SHALL BE INCLUDED WITH ALTERNATE BID 2.

SHEET KEYNOTES ◇#

1. PROVIDE WITH ALTERNATE BID.



1 / E-115 **SECOND FLOOR PLAN - ELECTRICAL**

SCALE: 1/16" = 1'-0"

16'-0" 8'-0" 0 16'-0" 32'-0" 48'-0"

1/16" = 1'-0" GRAPHIC SCALE

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29 AUGUST 2025

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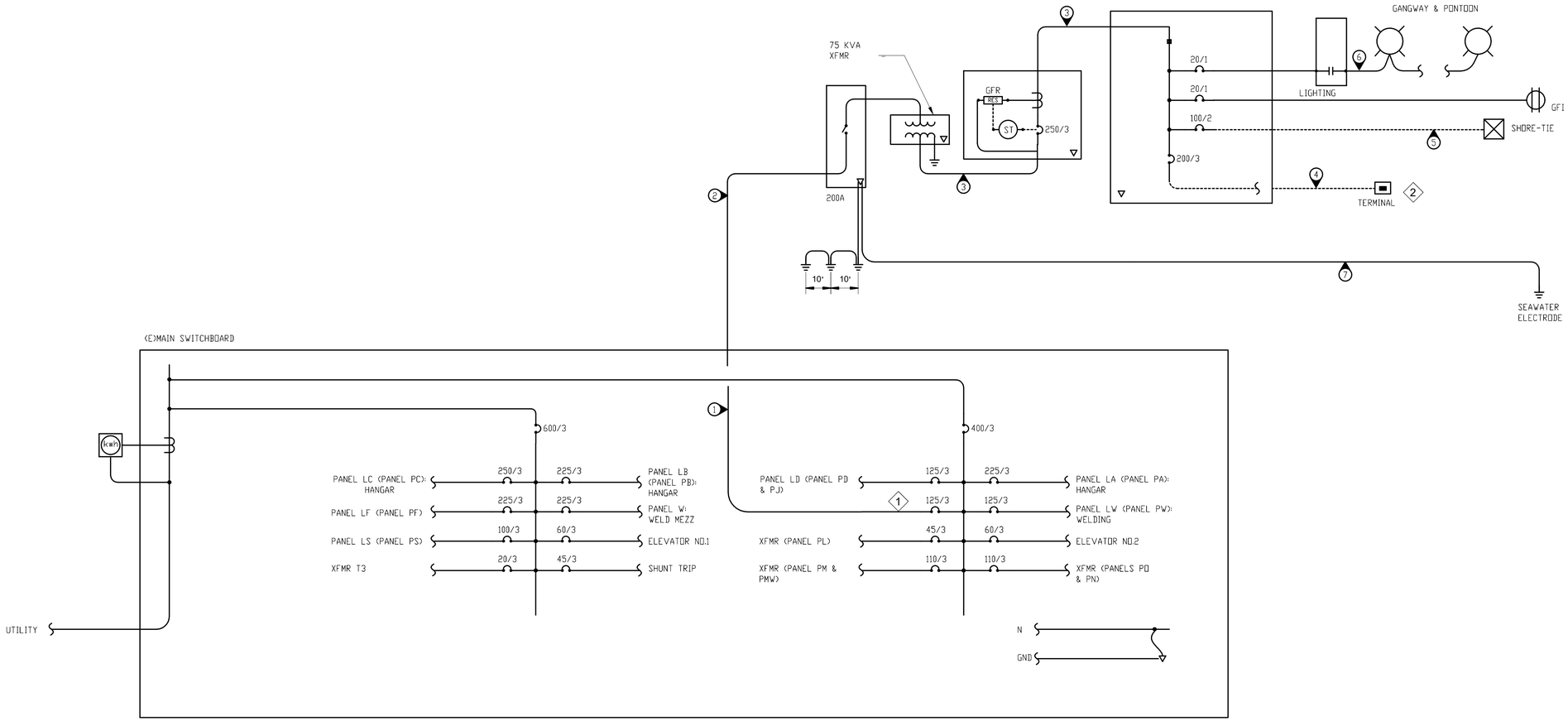
DATE:	**08/29/2025**
PROJ. MGR.:	**BCH**
DRAWN BY:	**SH**
REVIEWED BY:	**BCH**
REVISIONS:	

CAMPUS BUILDING SECOND FLOOR PLAN - ELECTRICAL

SHEET NO.

E-115

FEEDER SCHEDULE					
NO.	CONDUCTORS	INSUL	RACEWAY	RUNS	REMARKS
1	3 NO.1/0, 1 NO.2 GND	XHHW-2	1 1/2"		INSIDE BUILDING
2	3 NO.1/0, 1 NO.2 GND	XHHW-2	2"		OUTSIDE AND UNDERGROUND
3	4 NO.250 MCM, 1 NO.2 GND	XHHW-2	2 1/2"		
4	5C, NO.2/0	TYPE W	3"		BARGE CONNECTION TERMINAL BOX
5	4C, NO.2	TYPE W	3"		SHORE-TIE PEDESTAL
6	3 NO.10	XHHW-2	3/4"		LIGHTING
7	1C, NO.2	TYPE W	1"		SEAWATER GROUND
8	FIBER OPTIC CABLE		2"		
9	FIBER OPTIC CABLE		2"		



SHEET NOTES

1. ALL ELECTRICAL WORK ILLUSTRATED ON THIS SHEET SHALL BE INCLUDED WITH ALTERNATE BID 2.
2. EXISTING SPARE 125/3 CIRCUIT BREAKER.
3. CONNECTION TERMINAL FOR FUTURE BARGE.

1 E-116 **SINGLE LINE DIAGRAM - UAS SITKA POWER DISTRIBUTION**

SCALE: NO SCALE

RESPEC
Juneau, AK
9109 Mendenhall Mall Rd, Ste 4
Juneau, AK 99801
Phone: 907.780.6060
www.respec.com
AECC163270

i0956.23001
STATE OF ALASKA 49 TH
BCHaight
EE 4800
REGISTERED PROFESSIONAL ENGINEER
29 AUGUST 2025

UNIVERSITY OF ALASKA SOUTHEAST

UAS SITKA CAMPUS NEW DOCK - PHASE 1

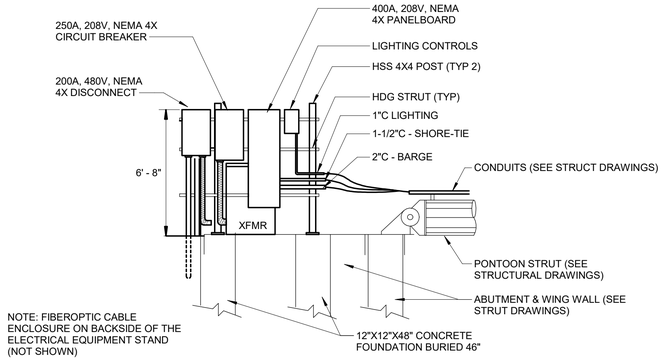
1332 Seward Avenue
Sitka, AK 99835

BID DOCUMENTS

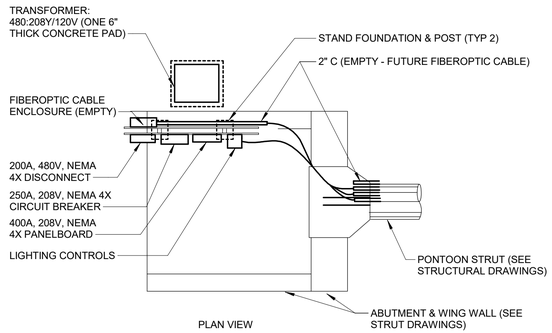
JOB NO.	I0956.23001
DATE:	08/29/2025
PROJ. MGR.:	BCH
DRAWN BY:	SNH
REVIEWED BY:	BCH
REVISIONS:	

SINGLE LINE DIAGRAM

SHEET NO.
E-116



FRONT VIEW

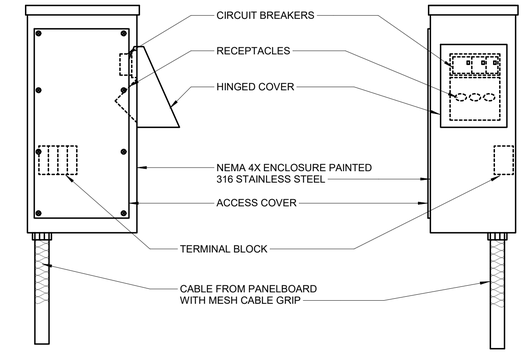


PLAN VIEW

1 ELECTRICAL EQUIPMENT STAND DETAIL

E-117 SCALE: NO SCALE

(ALTERNATE BID ITEM)

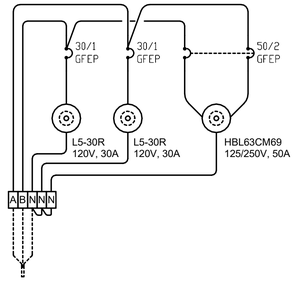


FRONT VIEW SIDE VIEW

2 SHORE POWER ENCLOSURE DETAIL

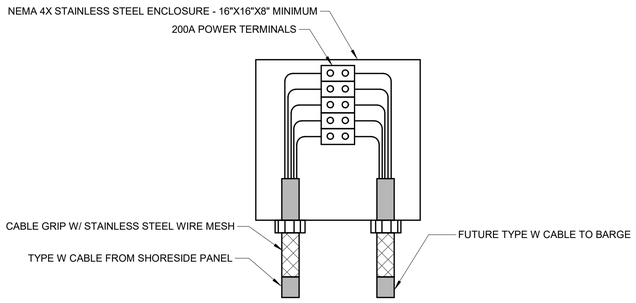
E-117 SCALE: NTS

(ALTERNATE BID ITEM)



SHEET NOTES

1. ALL ELECTRICAL WORK ILLUSTRATED ON THIS SHEET SHALL BE INCLUDED WITH ALTERNATE BID 2.



4 DETAIL - BARGE POWER TERMINAL BOX

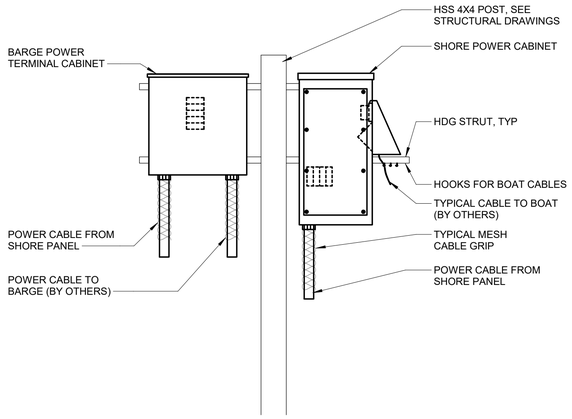
E-117 SCALE: NO SCALE

(ALTERNATE BID ITEM)

3 SHORE TIE EQUIPMENT DIAGRAM

E-117 SCALE: NO SCALE

(ALTERNATE BID ITEM)



5 PONTOON ELECTRICAL STAND DETAIL

E-117 SCALE: NTS

(ALTERNATE BID ITEM)

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Juneau, AK
9109 Mendenhall Mall Rd, Ste 4
Juneau, AK 99801
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www.respec.com
AECC163270

i0956.23001

STATE OF ALASKA 49 TH BCstaight EE 4800 REGISTERED PROFESSIONAL ENGINEER

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1332 Seward Avenue
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DATE:	08/29/2025
PROJ. MGR.:	BCH
DRAWN BY:	SNH
REVIEWED BY:	BCH
REVISIONS:	

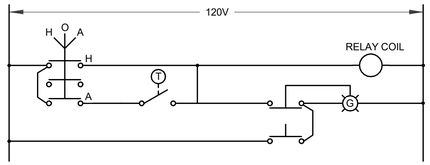
ELECTRICAL EQUIPMENT DETAILS

SHEET NO.

E-117

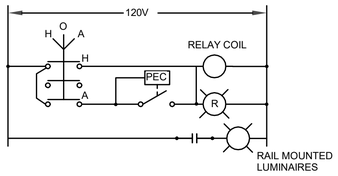
SHEET NOTES

1. ALL ELECTRICAL WORK ILLUSTRATED ON THIS SHEET SHALL BE INCLUDED WITH ALTERNATE BID 2.



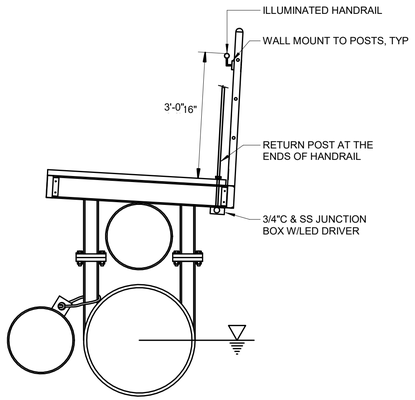
1 SCHEMATIC DIAGRAM- HEAT TRACE

E-118 SCALE: NO SCALE (ALTERNATE BID ITEM)



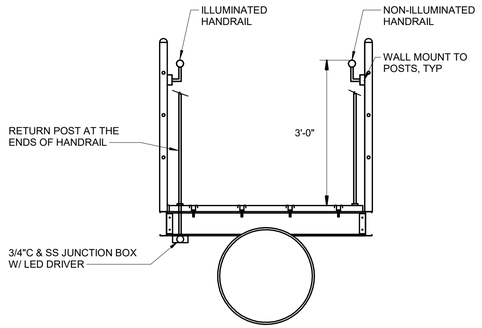
2 SCHEMATIC DIAGRAM - LIGHTING

E-118 SCALE: NO SCALE (ALTERNATE BID ITEM)



3 PONTOON WALKWAY LIGHTING

E-118 SCALE: NTS (BASE BID ITEM)



4 STRUCTURAL STRUT WALKWAY LIGHTING

E-118 SCALE: NTS (BASE BID ITEM)

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Juneau, AK
9109 Mendenhall Mall Rd, Ste 4
Juneau, AK 99801
Phone: 907.780.6060
www.respec.com
AECC163270

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29 AUGUST 2025

UNIVERSITY OF ALASKA SOUTHEAST

UAS SITKA CAMPUS NEW DOCK - PHASE 1

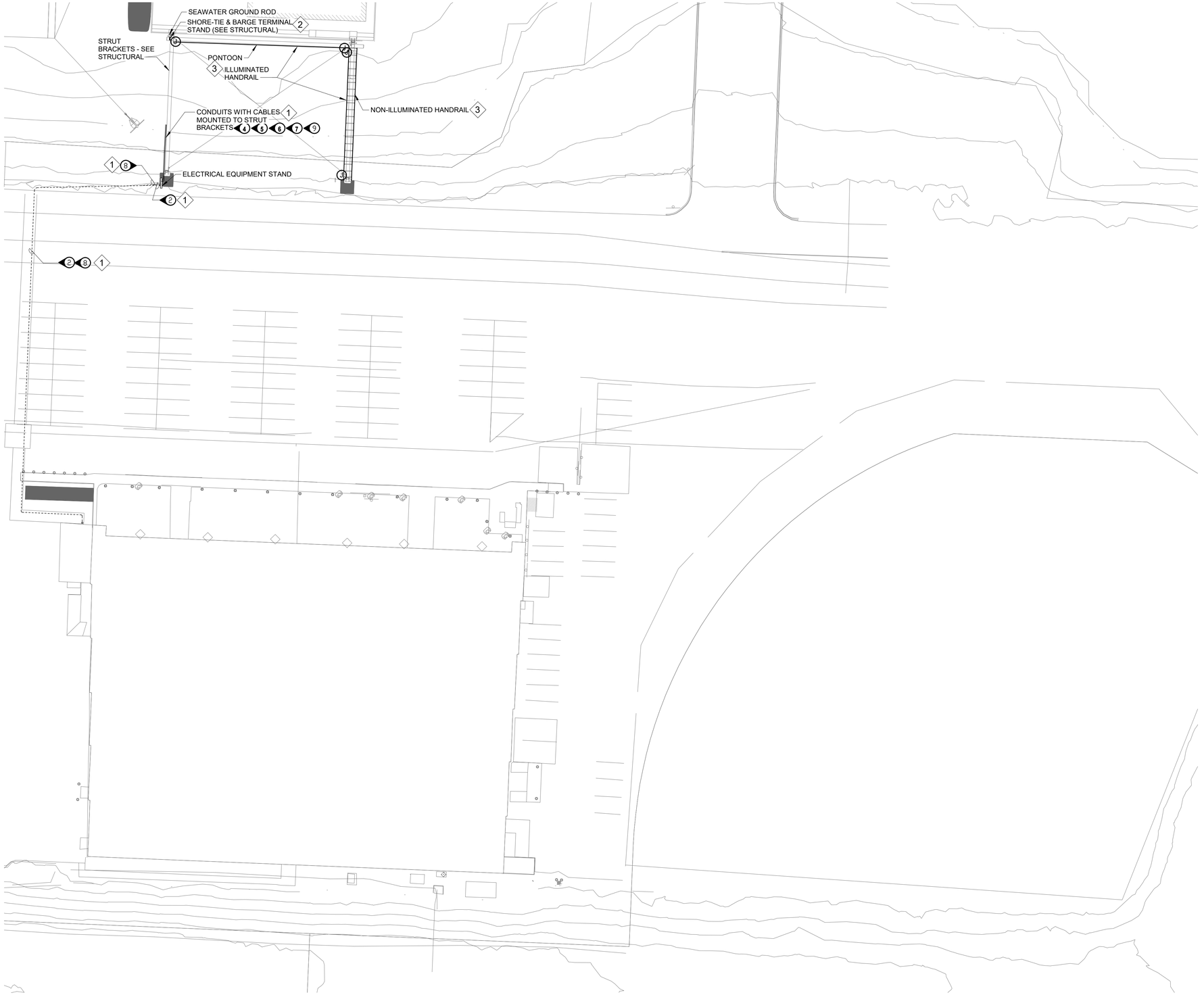
1332 Seward Avenue
Sitka, AK 99835

BID DOCUMENTS

JOB NO.	**I0956.23001**
DATE:	**08/29/2025**
PROJ. MGR.:	**BCH**
DRAWN BY:	**SNH**
REVIEWED BY:	**BCH**
REVISIONS:	

ELECTRICAL EQUIPMENT DETAILS

SHEET NO.
E-118



SHEET NOTES

1. ALL ELECTRICAL WORK ILLUSTRATED ON THIS SHEET SHALL BE INCLUDED WITH ALTERNATE BID 2.

SHEET KEYNOTES

1. PROVIDE WITH ALTERNATE BID.
2. STAND PROVIDED PER STRUCTURAL. TERMINAL CABINET AND SHORE-TIE CABINET PROVIDED WITH ALTERNATE BID.
3. PROVIDE THE HANDRAIL SYSTEM WITH THE BASE BID. INCLUDE THE CONDUIT AND CONDUCTORS TO THE JUNCTION BOX AT THE NORTHWEST END OF THE PONTOON. INCLUDE THE DRIVERS AND ALL CONNECTIONS TO THE HANDRAIL LED STRIP LIGHTING. TEST WITH TEMPORARY POWER IF THE ALTERNATE BID IS NOT AWARDED.

1 / ES100 **ELECTRICAL SITE PLAN**

SCALE: 1" = 30'-0"

0' 15' 30' 60'
22X34 SHEET 1" = 30'-0"
11X17 SHEET 1" = 60'-0"

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Juneau, AK
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1332 Seward Avenue
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JOB NO.	I0956.23001
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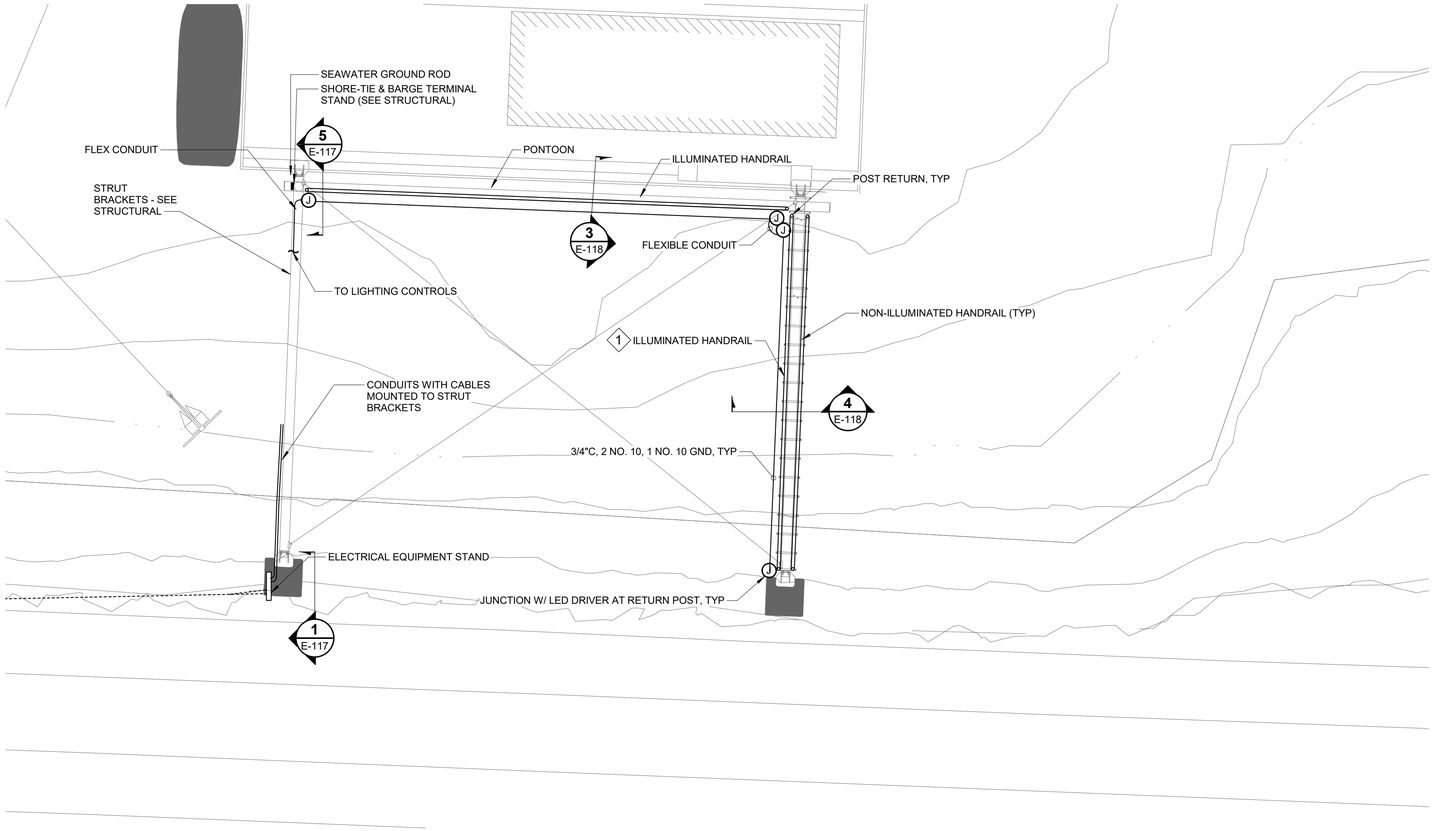
PROJ. MGR.:	BCH
DRAWN BY:	SH
REVIEWED BY:	BCH
REVISIONS:	

UPLAND ELECTRICAL SITE PLAN

SHEET NO.
ES100



1 ENLARGED ELECTRICAL SITE PLAN

ES101

SCALE: 1/16" = 1'-0"

16'-0" 8'-0" 0 16'-0" 32'-0" 48'-0"

1/16" = 1'-0" GRAPHIC SCALE

SHEET NOTES

1. ALL ELECTRICAL WORK ILLUSTRATED ON THIS SHEET SHALL BE INCLUDED WITH ALTERNATE BID 2.

SHEET KEYNOTES

1. ILLUMINATED HANDRAIL: LED STRIP LIGHTING IN BOTTOM OF RAIL WITH 200 TO 250 LUMEN/FOOT OUTPUT, ASSYMETRICAL PHOTOMETRY, 3500 DEG K COLOR, 24 VOLT DRIVERS, AND 316 STAINLESS STEEL RAIL, WALL BRACKETS & RETURN POSTS. 96W, MINIMUM, DRIVERS. BASIS OF DESIGN: ORGANIC LIGHTING, ORGARAIL, HR2 XX HP 35 ND S W LA E PR.

RESPEC
Juneau, AK
9109 Mendenhall Mall Rd, Ste 4
Juneau, AK 99801
Phone: 907.780.6060
www.respec.com
AECC163270

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29 AUGUST 2025

UNIVERSITY OF ALASKA SOUTHEAST

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1332 Seward Avenue
Sitka, AK 99835

BID DOCUMENTS

JOB NO.	I0956.23001
DATE:	08/29/2025
PROJ. MGR.:	BCH
DRAWN BY:	SH
REVIEWED BY:	BCH
REVISIONS:	

ENLARGED ELECTRICAL SITE PLAN

SHEET NO.

ES101

Tommy Sheridan
Alaska Blue Economy Center
University of Alaska Fairbanks
P.O. Box 757220
Fairbanks, AK 99775-7220
(907) 429-8999
tmsheridan@alaska.edu

April 24, 2024

Angela Bowers
Assistant Professor
Applied Fisheries Program
University of Alaska Southeast
1332 Seward Avenue
Sitka, AK 99835

Dear Professor Bowers,

As a representative of the Alaska Blue Economy Center (ABEC) at the University of Alaska Fairbanks (UAF), I am writing to express support for the acquisition of the OceansAlaska Barge by the University of Alaska Southeast's (UAS) Applied Fisheries Program. ABEC is committed to promoting balanced stewardship and sustainable use of marine resources in Alaska's blue economy, and I believe that this acquisition aligns with our mission and objectives. Further, as a partner and collaborator within the University of Alaska, I am inspired by the work that you and your colleagues at the UAS Applied Fisheries Program are doing, and am grateful for this opportunity to support shared interests.

The acquisition of the OceansAlaska Barge will contribute to the advancement of research and education in the field of mariculture, supporting the sustainable development of Alaska's blue economy. By providing valuable resources and opportunities for collaboration, I believe that the barge will enhance the capacity of the Applied Fisheries Program to address critical challenges and opportunities facing our marine resources and will help to advance the burgeoning mariculture industry by training a prepared workforce and providing research opportunities for students and scientists.

I fully support and encourage the Board of Regents' consideration of this acquisition. By acquiring this infrastructure, I believe that we can strengthen research, education, and innovation in the blue economy, leading to a more prosperous and sustainable future for Alaska's coastal communities.

Thank you for your consideration, and for the work that you do. Please do not hesitate to reach out to me if there are any questions.

Sincerely,

Tommy Sheridan
Associate Director, ABEC
ARCTIC Community Site Coordinator, ACEP
LinkedIn: https://www.linkedin.com/in/tommy-sheridan/

Alaska Longline
FISHERMEN'S ASSOCIATION

Post Office Box 1229 / Sitka, Alaska 99835 /907.747.3400 / alfastaff@gmail.com

April 21, 2024

Dear Members of the Board of Regents,

As representatives of the Alaska Longline Fisherman Association (ALFA), we are writing to express our strong support for the acquisition of the OceansAlaska Barge by the University of Alaska Southeast's Applied Fisheries Program. ALFA has a long-standing commitment to research and innovation in fisheries management and ecological conservation, and we believe that this acquisition presents a valuable opportunity to further our collective goals.

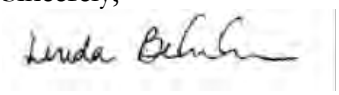
Over the years, ALFA has developed and actively participated in numerous research projects aimed at addressing fishery management and ecological issues in the Southeast region. Our involvement in these projects reflects our dedication to promoting sustainable fishing practices and preserving the health of our marine ecosystems.

We recognize the importance of the OceansAlaska Barge in advancing research and education in the field of mariculture, and we believe that its acquisition by the University of Alaska Southeast will provide significant benefits to our industry and community. By supporting the Applied Fisheries Program, the barge will enhance the capacity of researchers and students to study and address critical issues facing our fisheries and coastal environments.

We urge the Board of Regents to support this initiative and allocate the necessary resources to ensure its success. By doing so, we can strengthen collaboration between academia, industry, and stakeholders, and work together towards a more sustainable and prosperous future for Alaska's fisheries and marine resources.

Thank you for your consideration of this matter. Should you require any further information or assistance, please do not hesitate to contact us.

Sincerely,



Linda Behnken
Executive Director

SHEET'KÁ KWÁAN
SITKA TRIBE OF ALASKA

204 SIGINAKA WAY, SUITE 300
SITKA, ALASKA 99835
MAIN: 907-747-3207
FAX: 907-747-4915
SITKATRIBE.ORG

May 20, 2024

Dear Board of Regent Members,

I write on behalf of the Sitka Tribe of Alaska (STA), Tribal government in Sitka, Alaska, with over 4,583 tribal citizens. As a tribal government, STA is responsible for the health, safety, welfare, and cultural preservation of its tribal citizens. STA would like to express its support for the acquisition of the OceansAlaska barge by the University of Alaska Southeast's Applied Fisheries Program.

STA believes that this acquisition will play an important role in supporting and sustaining the Applied Fisheries program and marine research in our community by bring about numerous benefits for the University and opening up opportunities to collaborate with industry partners.

The Sitka Tribe of Alaska Environmental Research lab (STA ERL) conducts research on biotoxins and offers to test shellfish from regional tribes for toxins that cause paralytic shellfish poisoning. The lab also operates a Burk-o-Lator lab to conduct continuous and discrete ocean acidification monitoring STA plans to build a new building for the lab on its existing site. When construction begins, STA hopes to house its Burk-o-Lator across the harbor on the OceansAlaska barge.

In alignment with the STA's and UAS' missions, the acquisition of the barge will contribute to the university's commitment to interdisciplinary education, workforce development, and scholarship. It will also serve the coastal environments, cultures, economies, and communities of Alaska, including those of the Tlingit, Haida, and Tsimshian peoples.

We encourage the Board of Regents to support this initiative and allocate the necessary resources to ensure its success. By doing so, we can collectively advance the goals of the Applied Fisheries program and enhance the educational opportunities available to students and community members in our region.

If you have any questions regarding these comments, please contact STA's Resource Protection Director, Jeff Feldpausch, at 907-747-7469 or email jeff.feldpausch@sitkatribe-nsn.gov.

Sincerely,

Lawrence Widmark
Council Chairman


UNIVERSITY
OF ALASKA
SOUTHEAST

21 B Street
Burlington, MA 01803
ebiconsulting.com

September 15, 2025

Sitka City and Borough Historic Preservation Commission
Attn: Ariadne Will, Staff Liaison
100 Lincoln Street
Sitka, Alaska 99835
907.747.1800
ariadne.will@cityofsitka.org

Sitka Historical Society & Museum
Attn: Hal Spackman, Executive Director
330 Harbor Dr
Sitka, Alaska 99835
907.738.3766
halspackman@sitkahistory.org

Subject: Invite to Comment
GROOT-2-Temp-to-Perm
1332 Seward Ave, Sitka, Sitka County, Alaska 99835
EBI Project No.: 062897-PR

Pursuant to Section 106 of the National Historic Preservation Act, the regulations promulgated thereunder and interagency agreements developed thereto, EBI Consulting, Inc., on behalf of Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless), provides this notice of a proposed telecommunications facility installation at the address listed above.

EBI would like to inquire if you would be interested in commenting on this proposed project. Verizon Wireless proposes to install a 40-foot temporary COW. Please refer to the attached plans for additional details.

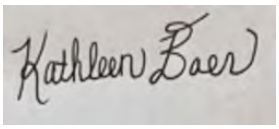
Please note that we are requesting your review of the attached information as part of the Section 106 process only and not as part of the local zoning process. We are only seeking comments related to the proposed project's potential effect to historic properties.

Please submit your comments regarding the proposed project's potential effect on historic properties to EBI Consulting, to my attention at 21 B Street, Burlington, MA 01803, or contact me via telephone at the number listed below. Please reference the EBI project number. We would appreciate your comments as soon as possible within the next 30 days.

Note that this project will be entered into the Federal Communication Commission's e106 System, which will send notifications of the project throughout the Section 106 process.

Sincerely,

21 B Street
Burlington, MA 01803
ebiconsulting.com



Kathleen Baer
Senior Architectural Historian
856.412.3272
kbaer@ebiconsulting.com

Appendices: Maps and Project Drawings

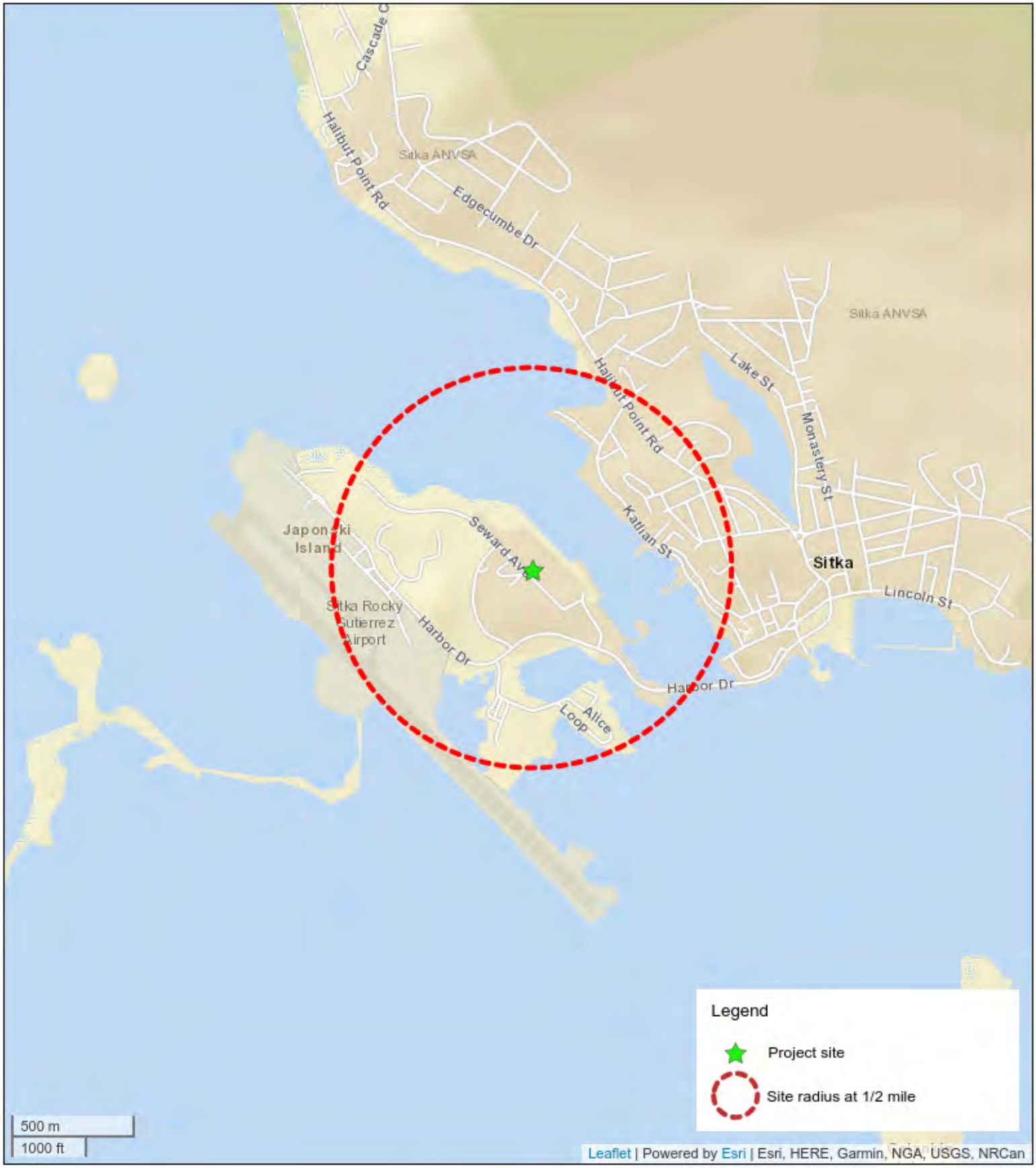


Figure 1: Site Location Map

GROOT-2-Temp-to-Perm
1332 Seward Ave
Sitka, Alaska 99835

EBI BUILDING VALUE SUSTAINABLY

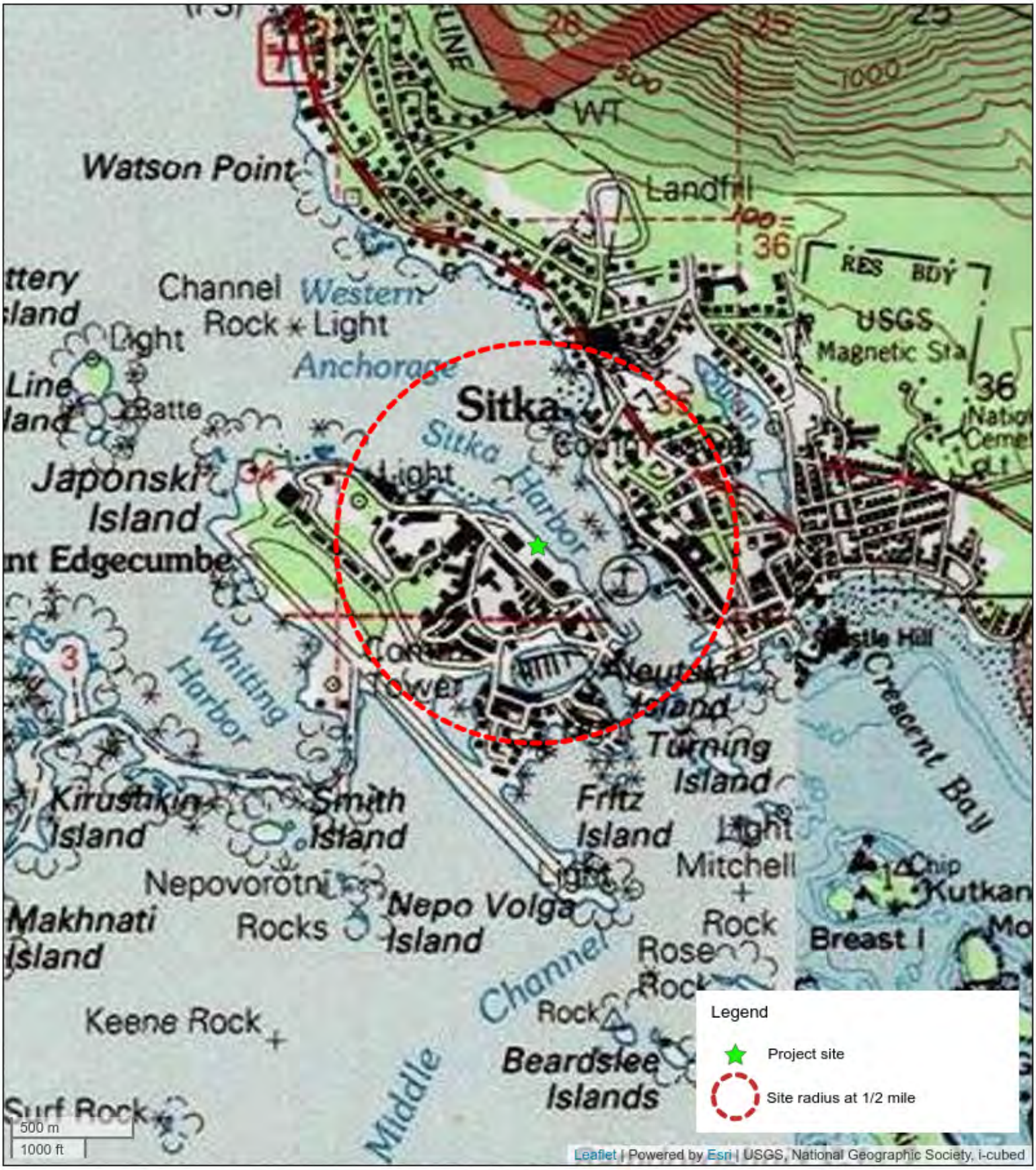


Figure 2: Topographic Map

GROOT-2-Temp-to-Perm
1332 Seward Ave
Sitka, Alaska 99835

EBI BUILDING VALUE SUSTAINABLY

VERIZON WIRELESS
FINAL
CONSTRUCTION DRAWINGS
GROOT - COW

1332 SEWARD AVE
SITKA, AK 99835

LAT 57° 03' 7.92" N
LONG 135° 21' 10.1" W

SITE INFORMATION

NHTI PROJECT NUMBER:	19-0142-20-58
LEGAL DESCRIPTION:	TRACT D, ASLS 88-62 (PLAT # 92-19), SITKA RECORDING DISTRICT, AK
PROPERTY ID #:	1-9100-000
PROPERTY OWNER:	UNIVERSITY OF AK SOUTHEAST
TOWER OWNER:	VERIZON
SITE NAME:	GROOT - COW
FCC TOWER ID:	TBD
PS LOCATION CODE:	706086

SCOPE OF WORK

CONSTRUCTION OF TEMPORARY TELECOMMUNICATIONS SITE TO INCLUDE INSTALLATION OF: (1) 40' CELL ON WHEELS (COW) WITH NEW TELECOM EQUIPMENT, (1) UNIVERSAL ANTENNA MOUNT, (2) PANEL ANTENNAS, ASSOCIATED COAX AND HYBRID CABLE AND POWER AND FIBER UTILITY CONNECTION.

CODE COMPLIANCE

2012 IBC (AS ADOPTED BY 13 AAC 50.020)
2017 NEC (AS ADOPTED BY 8 AAC 70.025)

CONTACT INFORMATION

ARCHITECT/ENGINEER:

NEW HORIZONS TELECOM, INC.
901 COPE INDUSTRIAL WAY
PALMER, AK 99645
PHONE - (907) 761-6000
LICENSE # AECC610

CIVIL ENGINEER

DALE R. BROWNING, PE
PHONE - (907) 761-6069

ELECTRICAL ENGINEER

PATRICK T. GOODYEAR, PE
PHONE - (907) 761-6070

APPLICANT:

VERIZON WIRELESS
3245 158TH AVE SE
BELLEVUE, WA 98008

SENIOR CONSTRUCTION ENGINEER

TRAVIS J. NICHOLS
PHONE - (425) 531-5224

REAL ESTATE SPECIALIST

AMY G. KARN
PHONE (O) - (907) 789-9943
PHONE (M) - (907) 205-1055

DRIVING DIRECTIONS

FROM SITKA AIRPORT, TURN RIGHT ONTO AIRPORT ROAD (~0.4 MI)
CONTINUE ONTO HARBOR DR (0.3 MI)
TURN LEFT ONTO SEWARD AVE (0.1 MI)
CONTINUE INTO UAS PARKING LOT
SITE NEAR NW CORNER OF BUILDING

DRAWING INDEX

SHEET #	TITLE	REV #
T1.0	COVER SHEET	3
G1.0	GENERAL NOTES	2
C1.0	SITE PLAN	3
C1.1	COMPOUND PLAN	3
C2.0	TOWER ELEVATION AND RF EQUIPMENT LAYOUT	1
C3.0	RFDS PLUMBING DIAGRAM	0
C4.0	RF EQUIPMENT DETAILS	0
E1.0	AC ONE-LINE DIAGRAM	0
E2.0	PANEL SCHEDULE	0

REFERENCE DRAWINGS

SHEET #	TITLE
N/A	TOPO./LEASE AREA SURVEY BY NORTH 57 LAND SURVEYING, SURVEYED AUGUST 2021
S1.1-S1.3	PEAK INDUSTRIES STANDARD 36FT TOWER SITKA, AK BY ECLIPSE ENGINEERING, REV 2, STAMPED 2021.11.02

(907) 278-3121

Know what's below. Call before you dig.

IFC

REV	DESCRIPTION	DATE
0	ISSUE FOR CONSTRUCTION	211026
1	UPDATED SITE & ANTENNA LAYOUT	211029
2	UPDATED SITE PLAN AND NOTES	211102
3	UPDATED SITE PLAN	211108

COVER SHEET

T1.0

FILE: \\NHTI-FS02\OLDSHARES\ENGINEERING\19 JOBS\19-0142-20 VZW - SITE PERMITTING & DESIGN\05-ENGR\CADD\58 - GROOT COW\CONSTRUCTION DOCUMENTS\T1.0 COVER SHEET.DWG | PLOT DATE: 211108

NOTES:

1. SITE PLAN DRAWINGS BASED ON TOPO./LEASE AREA SURVEY BY NORTH 57 LAND SURVEYING, LLC, SURVEYED AUGUST 2021.
2. TOWER ELEVATION DEPICTIONS BASED ON DRAWINGS FROM ECLIPSE ENGINEERING TITLED "PEAK INDUSTRIES, STANDARD 36FT TOWER, SITKA, AK", STAMPED 10/29/2021.
3. TOWER LOADING AND EQUIPMENT BASED ON VERIZON PROVIDED SITE SPECIFIC RFDS (DATED 10/21/2021) AND ECLIPSE ENGINEERING DRAWINGS TITLED "PEAK INDUSTRIES, STANDARD 36FT TOWER, SITKA, AK", (REV 2, STAMPED 11/02/2021). /2
4. RF EQUIPMENT, MOUNTS AND CABLES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. CONTRACTOR TO PROPERLY SECURE CABLE RUNS TO MEET OR EXCEED INDUSTRY STANDARDS AND MANUFACTURER'S DATA.
6. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND LOCATIONS AND REPORT ANY DISCREPANCIES PRIOR TO PRECEDING WITH WORK.
7. SEE UTILITY COORDINATION REPORT (UCR) FOR DETAILS REGARDING CONNECTION TO POWER AND FIBER UTILITIES.
8. UNDERGROUND UTILITY ROUTING IS PRELIMINARY AND SUBJECT TO CHANGE UPON COMPLETION OF UCR AND UTILITY LOCATING SURVEY.
9. CONTRACTOR TO COORDINATE UTILITY LOCATES AND IDENTIFY POTENTIAL CONFLICTS PRIOR TO CONSTRUCTION.
10. ALL UTILITY ROUTING TO MEET APPLICABLE UTILITY PROVIDER STANDARDS, NESC, AND ANY APPLICABLE CODES AND STANDARDS ADOPTED BY THE LOCAL GOVERNING AGENCY.

ABBREVIATIONS / SYMBOLOGY

AGL	ABOVE GROUND LEVEL
APPROX	APPROXIMATELY
AZ	AZIMUTH
BLDG	BUILDING
DIA	DIAMETER
(E)	EXISTING
EA	EACH
EOR	ENGINEER OF RECORD
(F)	FUTURE
FT	FOOT
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
HT	HEIGHT
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
IN	INCH
INT	INTERIOR
LBS	POUNDS
MAX	MAXIMUM
MIN	MINIMUM
(N)	NEW
N/A	NOT APPLICABLE
NFS	NON-FROST SUSCEPTIBLE
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
QTY	QUANTITY
REF	REFERENCE
REQ	REQUIRED
ROW	RIGHT-OF-WAY
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
W/	WITH
W/O	WITHOUT

ENTITY ABBREVIATIONS

VZW	VERIZON WIRELESS

NEW HORIZONS

verizon

STATE OF ALASKA
49 TH
Dale Browning
Dale R. Browning
CE 10029
11/2/2021
REGISTERED PROFESSIONAL ENGINEER

IFC

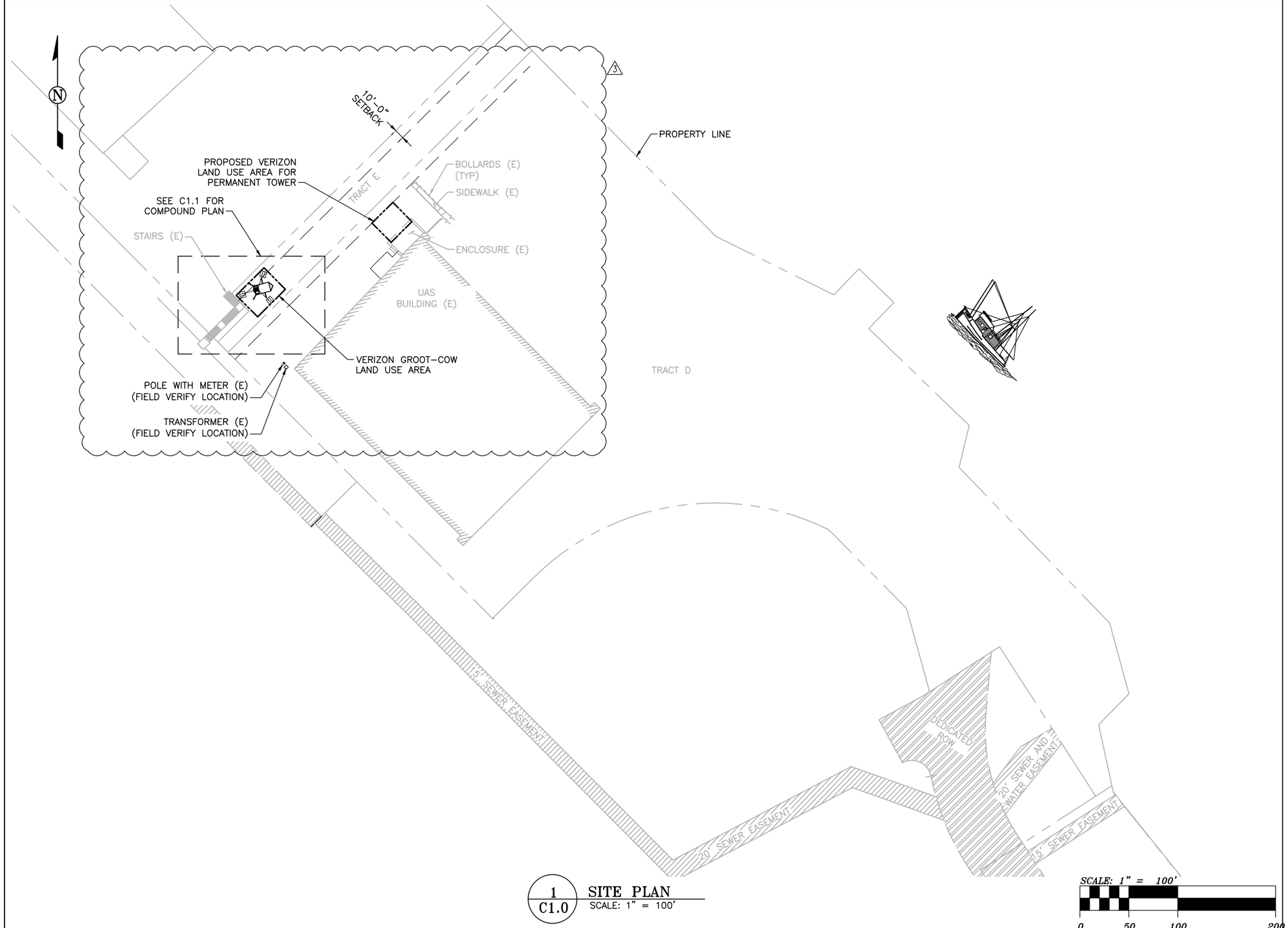
REV	DESCRIPTION	DATE
0	ISSUE FOR CONSTRUCTION	211026
1	UPDATED NOTES 2 AND 3	211029
2	UPDATED NOTE 3	211102

VERIZON
WIRELESS
GROOT - COW

DWN: JAA	DSN: DRB	APP: DRB	REV 2
JOB #: 19-0142-20-58	DATE:211026		

GENERAL
NOTES

G1.0



1 / C1.0 SITE PLAN
SCALE: 1" = 100'

NEW HORIZONS

verizon

STATE OF ALASKA
49 TH
Dale Browning
Dale R. Browning
CE 10029
11/08/2021
REGISTERED PROFESSIONAL ENGINEER

IFC

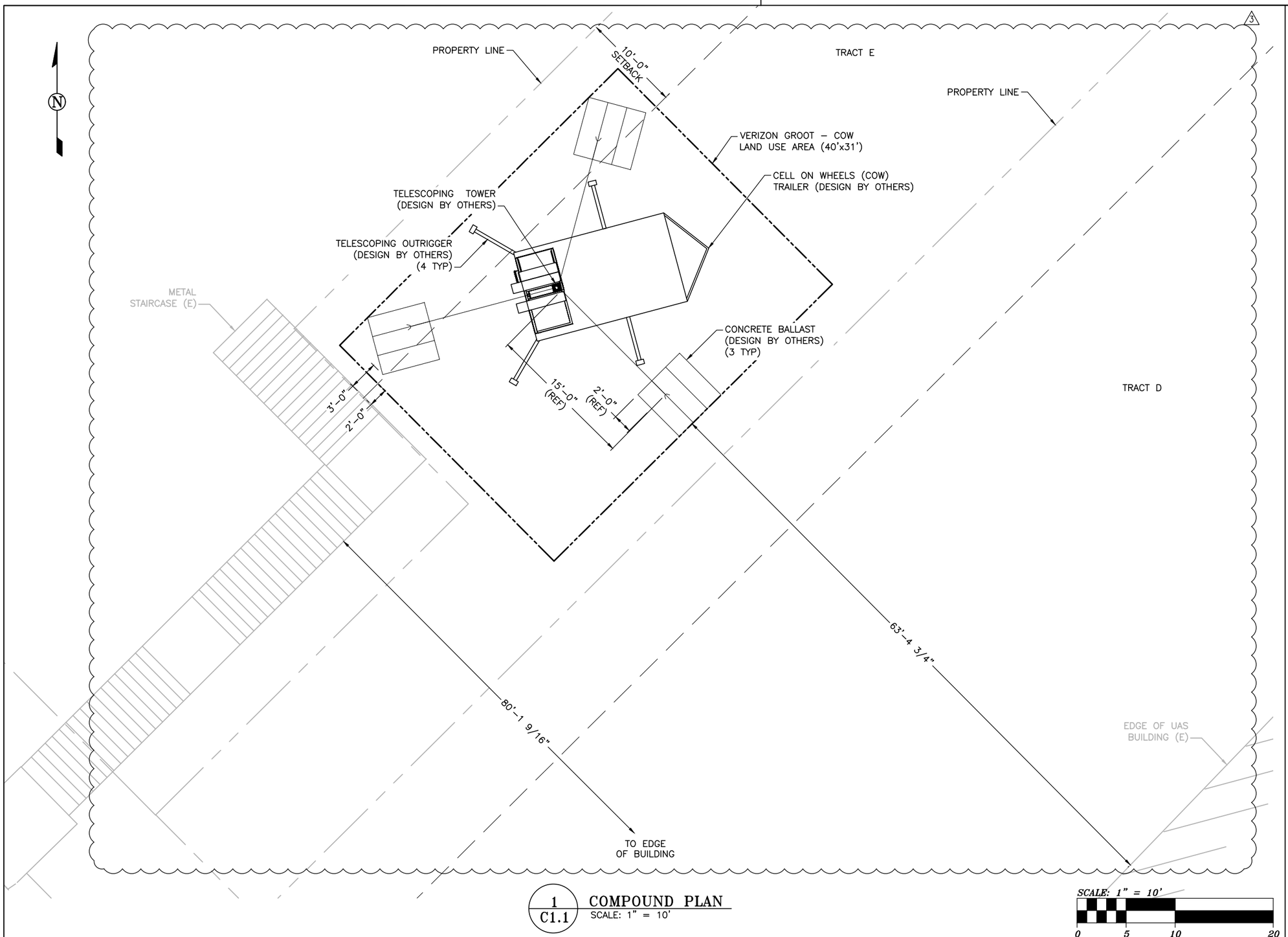
REV	DESCRIPTION	DATE
0	ISSUE FOR CONSTRUCTION	211026
1	UPDATED SITE PLAN	211029
2	UPDATED SITE PLAN	211102
3	UPDATED SITE PLAN	211108

VERIZON
WIRELESS
GROOT - COW

DWN: JAA	DSN: JCM	APP: DRB	REV
JOB #: 19-0142-20-58	DATE:211026		3

SITE
PLAN

C1.0



1 / C1.1 COMPOUND PLAN
SCALE: 1" = 10'

NEW HORIZONS

verizon

STATE OF ALASKA
49 TH
Dale Browning
Dale R. Browning
CE 10029
11/08/2021
REGISTERED PROFESSIONAL ENGINEER

IFC

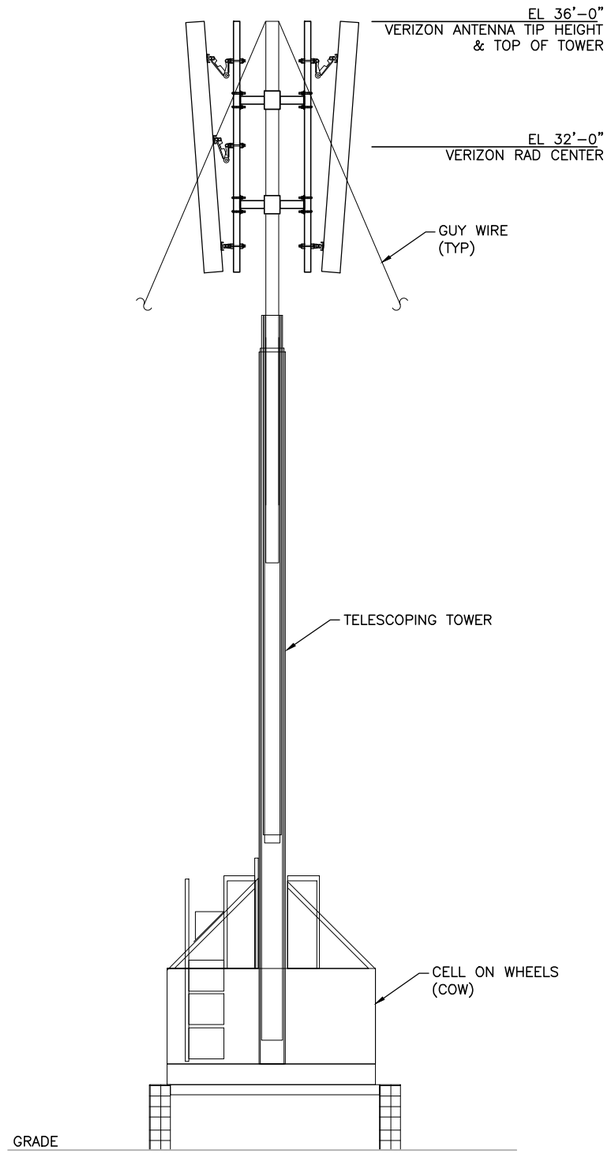
REV	DESCRIPTION	DATE
0	ISSUE FOR CONSTRUCTION	211026
1	UPDATED SITE PLAN	211029
2	UPDATED SITE PLAN	211102
3	UPDATED SITE PLAN	211108

VERIZON
WIRELESS
GROOT - COW

DWN: JAA	DSN: JCM	APP: DRB	REV
JOB #: 19-0142-20-58	DATE:211026		3

COMPOUND
PLAN

C1.1



1 C2.0 TOWER ELEVATION
SCALE: NONE

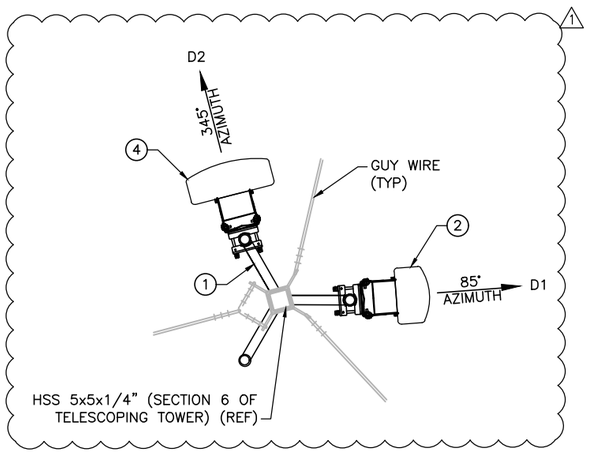
RF EQUIPMENT / CABLE SCHEDULE*									
EQUIPMENT							CABLE		
SECTOR	EQUIP TYPE	MODEL #	QTY	CENTERLINE HEIGHT (FT)	AZIMUTH (DEG)	MECH/ELEC DOWNTILT (DEG)	# OF RUNS	TYPE	DESTINATION
D1	ANTENNA 700 LTE/AWS LTE	NHH-65C-R2B	1	32	85	0 / 0	6	1/2" LDF-4 JUMPER	(2) D1 - RRU 4449 / (4) D1- RRU 8843
D2	ANTENNA 700 LTE/AWS LTE	NHH-45C-R2B	1	32	345	0 / 0	6	1/2" LDF-4 JUMPER	(2) D2 - RRU 4449 / (4) D2- RRU 8843
-	RRU	4449	2	AT GND EQUIP	-	-	1	1x1 HYBRID FIBER JUMPER	OVP12 @ GND EQUIP
-	RRU	8843	2	AT GND EQUIP	-	-	1	1x1 HYBRID FIBER JUMPER	OVP12 @ GND EQUIP
-	OVP12	-	1	AT GND EQUIP	-	-	-	-	-

NOTES:

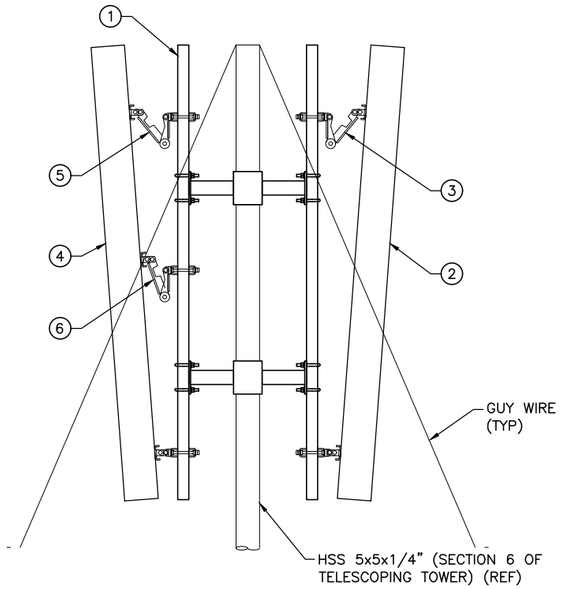
1. ELEVATIONS GIVEN ARE ABOVE GROUND LEVEL (AGL).
2. TOWER ELEVATION DOES NOT DEPICT ANTENNA AZIMUTH OR TILT AND DOES NOT SHOW ALL EQUIPMENT.
3. CONTRACTOR SHALL VERIFY THE EQUIPMENT AND MOUNTING LOCATIONS ARE IN COMPLIANCE WITH BOTH THE TOWER AND MOUNT STRUCTURAL ANALYSIS (BY OTHERS).
4. ANTENNA MOUNTS SHOWN INTENDED TO DEPICT EQUIPMENT MOUNTING LOCATIONS AND ORIENTATIONS AND ARE NOT AN EXACT REPRESENTATION OF PROPOSED MOUNTS.

EQUIPMENT AND MOUNT SCHEDULE*				
ITEM#	QTY	MANUFACTURER	MODEL #	DESCRIPTION
①	1	PEAK INDUSTRIES	N/A	UNIVERSAL ANTENNA MOUNT (LIGHTWEIGHT) WITH 96" LG MOUNTING PIPES
②	1	COMMSCOPE	NHH-65C-R2B	PANEL ANTENNA
③	1	COMMSCOPE	BSAMNT-3	MOUNTING KIT FOR NHH-65C-R2B ANTENNA (TOP AND BOTTOM BRACKET)
④	1	COMMSCOPE	NHH-45C-R2B	PANEL ANTENNA
⑤	1	COMMSCOPE	BSAMNT-3	MOUNTING KIT FOR NHH-45C-R2B ANTENNA (TOP AND BOTTOM BRACKET)
⑥	1	COMMSCOPE	BSAMNT-M	MOUNTING KIT FOR NHH-45C-R2B ANTENNA (MIDDLE BRACKET)

* INFORMATION PROVIDED BY VZW. CONFIRM WITH VZW PRIOR TO CONSTRUCTION.



2 C2.0 VZW ANTENNA LAYOUT
SCALE: NTS



A C2.0 SECTOR D1 AND D2 ELEVATION CROSS-SECTION
SCALE: NTS

NEW HORIZONS

verizon

STATE OF ALASKA
49 TH
Dale Browning
Dale R. Browning
CE 10029
10/29/2021
REGISTERED PROFESSIONAL ENGINEER

IFC

REV	DESCRIPTION	DATE
0	ISSUE FOR CONSTRUCTION	211026
1	UPDATED ANTENNA LAYOUT	211029

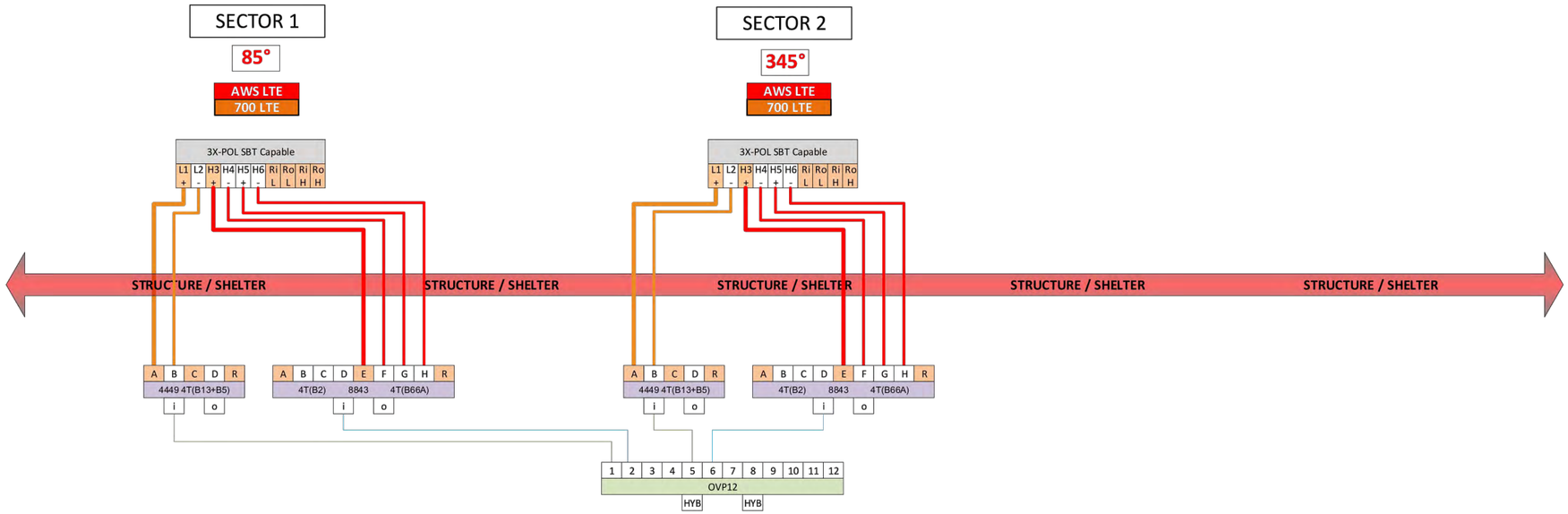
VERIZON
WIRELESS
GROOT - COW

DWN: JAA	DSN: DRB	APP: DRB	REV 1
JOB #: 19-0142-20-58 DATE:211026			

TOWER ELEVATION AND RF EQUIPMENT LAYOUT

C2.0

AK3 – GROOT [2 Sector – (2x2 700 4x4AWS)]



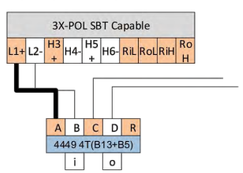
g6630DB-3-3-11; supports B5 NR

g6630DB-3-3-11	4449				4449
	B13	B4			B5
		up to 20			up to 10
Bandwidth (MHz)	10	20			10
Tx or Rx	4	4			4

	BB1	ABW	Branches cont	Branches split	Cells cont	Cells split
port A	700 alpha	80	8	8	2	2
port B	AWS1 alpha	80	4	8	1	2
port C						
port D	700 beta	80	8	8	2	2
port E	AWS1 beta	80	4	8	1	2
port F						
port G	700 gamma	80	8	8	2	2
port H	AWS1 gamma	80	4	8	1	2
port J						
port K	x					
port L	x					
port M	x					
port N	x					
port P	x					
port Q	x					
	Total ABW	480	36	48	9	12

RET Control Path Note:
All Smart BiasT's (SBT)/Internal BiasT's, or External AISG RET Controllers are driven by the **BOLD** coax/jumper pathways.

Example:
Antenna port '1' driven by RRH port 'A'



RRU Bands:
700 ---------- Band 13
AWS ---------- Band 4
PCS ---------- Band 2
850 ---------- Band 5
AWS-1/3 ------- Band 66A
CBRS----------Band 48
LAA----------Band 46

1 / C3.0 RFDS PLUMBING DIAGRAM
SCALE: NONE (10/21/21, PROVIDED BY VZW)

NEW HORIZONS

verizon

STATE OF ALASKA
49 TH
Dale Browning
Dale R. Browning
CE 10029
10/26/2021
REGISTERED PROFESSIONAL ENGINEER

IFC

REV	DESCRIPTION	DATE
0	ISSUE FOR CONSTRUCTION	211026

VERIZON
WIRELESS
GROOT - COW

DWN: JAA	DSN: DRB	APP: DRB	REV
JOB #: 19-0142-20-58	DATE:211026		0

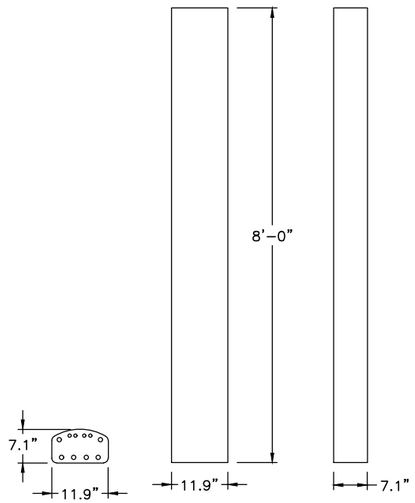
RFDS PLUMBING DIAGRAM

C3.0

FILE: X:\19 JOBS\19-0142-20 VZW - SITE PERMITTING & DESIGN\05-ENGR\CADD\58 - GROOT COW\CONSTRUCTION DOCUMENTS\C3.0 RFDS PLUMBING DIAGRAM.DWG | PLOT DATE: 211026

MANUFACTURER: COMMSCOPE
MODEL #: NHH-65C-R2B
WEIGHT (WITHOUT MOUNTING KIT): 51.6 LBS

MOUNT ANTENNA IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED PROCEDURE AND MOUNTS (BSAMNT-3).

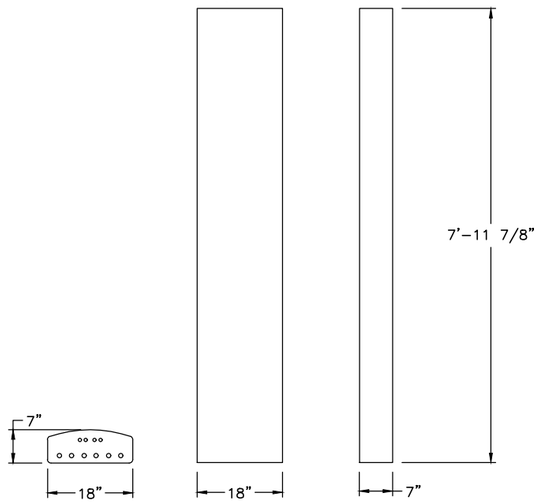


BOTTOM VIEW FRONT VIEW SIDE VIEW

1 / C4.0 ANTENNA DETAIL
SCALE: NONE

MANUFACTURER: COMMSCOPE
MODEL #: NHH-45C-R2B
WEIGHT (WITHOUT MOUNTING KIT): 87.1 LBS

MOUNT ANTENNA IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED PROCEDURE AND MOUNTS (BSAMNT-3 AND BSAMNT-M)

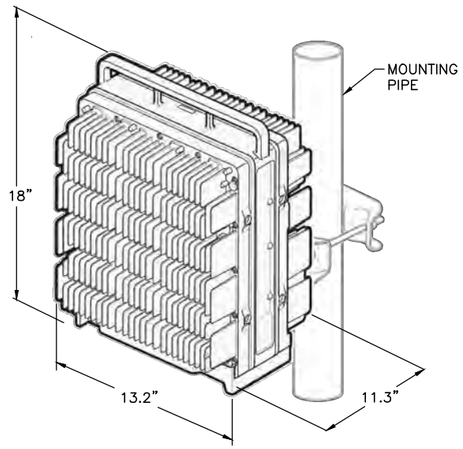


BOTTOM VIEW FRONT VIEW SIDE VIEW

2 / C4.0 ANTENNA DETAIL
SCALE: NONE

MANUFACTURER: ERICSSON
MODEL #: 8843
WEIGHT (WITHOUT MOUNTING HARDWARE): 75 LBS

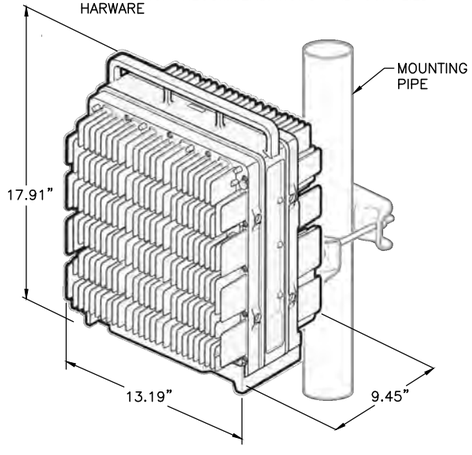
INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND SUPPLIED HARWARE



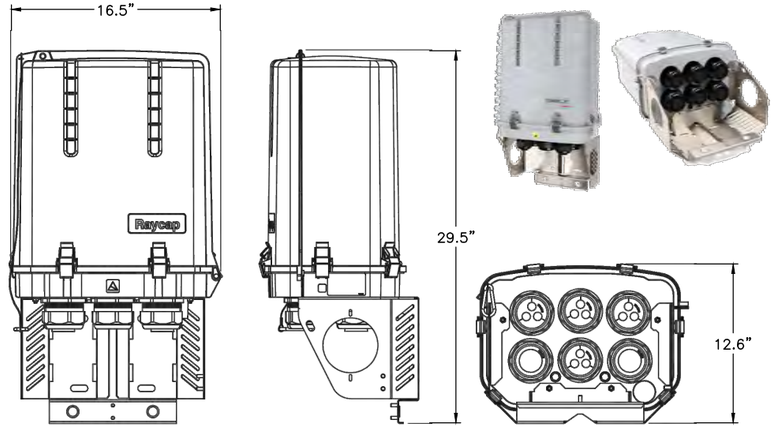
3 / C4.0 RRU DETAIL
SCALE: NONE

MANUFACTURER: ERICSSON
MODEL #: 4449
WEIGHT (WITHOUT MOUNTING HARDWARE): 70.5 LBS

INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND SUPPLIED HARWARE



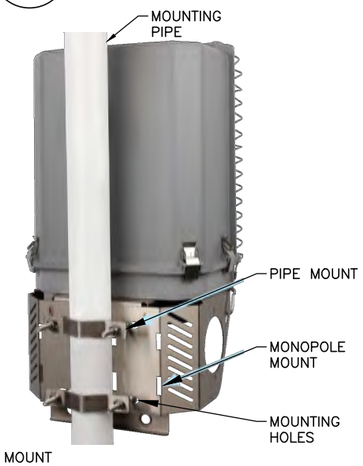
4 / C4.0 RRU DETAIL
SCALE: NONE



MANUFACTURER: RAYCAP
MODEL #: DB-C1-12C-24AB-0Z

INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS

5 / C4.0 OVP DETAIL
SCALE: NONE



OPTION 1: PIPE MOUNT
USING SUPPLIED HARDWARE, MOUNT BRACKET TO 2"ø TO 4"ø POLE.

OPTION 2: MONOPOLE MOUNT
USE 1" STAINLESS STEEL BANDS (NOT SUPPLIED) THROUGH SLOTS ON BRACKET TO MOUNT TO MONOPOLE.

OPTION 3: WALL MOUNT
USE SLOTTED HOLES TO MOUNT DIRECTLY TO WALL OR H-FRAME UNISTRUT.

6 / C4.0 OVP MOUNTING DETAIL
SCALE: NONE

NEW HORIZONS

verizon

STATE OF ALASKA
49 TH
Dale Browning
Dale R. Browning
CE 10029
10/26/2021
REGISTERED PROFESSIONAL ENGINEER

IFC

REV	DESCRIPTION	DATE
0	ISSUE FOR CONSTRUCTION	211026

VERIZON
WIRELESS
GROOT - COW

DWN: JAA	DSN: DRB	APP: DRB	REV
JOB #: 19-0142-20-58 DATE:211026			0

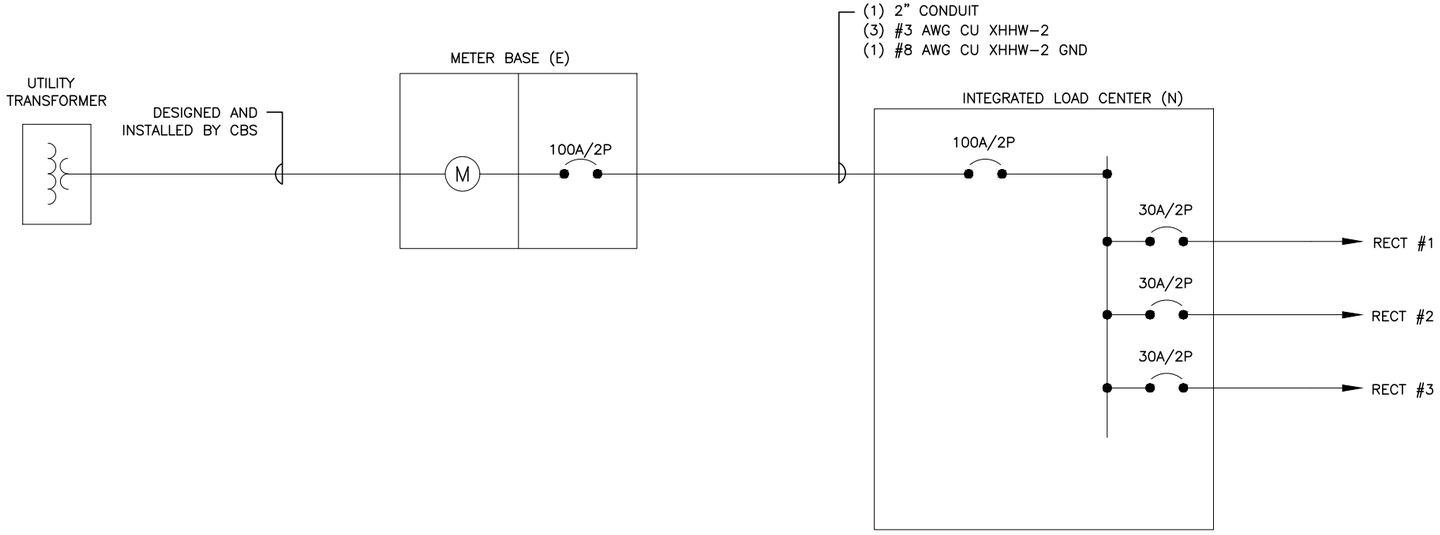
RF
EQUIPMENT
DETAILS

C4.0

FILE: X:\19 JOBS\19-0142-20 VZW - SITE PERMITTING & DESIGN\05-ENGR\CADD\58 - GROOT COW\CONSTRUCTION DOCUMENTS\C4.0 RF EQUIPMENT DETAILS.DWG | PLOT DATE: 211026

NOTES:

1. PERFORM ALL ELECTRICAL WORK PER 2017 NEC.
2. RECTIFIER LOADS ARE CONSIDERED TO BE NON-CONTINUOUS.
3. BONDING BUSHING AND BONDING JUMPER WIRE ARE REQUIRED ON THE LINE SIDE CONDUIT RISER. NEC 250.92.
4. UNLESS SHOWN OTHERWISE, ALL CONDUCTORS ARE TYPE XHHW COPPER.
5. WIRE QUANTITIES TYPICALLY INCLUDE GROUNDS, IF PRESENT.



1 / E1.0 AC-ONE LINE DIAGRAM
SCALE: NTS

NEW HORIZONS

verizon

STATE OF ALASKA
49 TH
Patrick T. Goodyear
EE 9870
10/26/2021
REGISTERED PROFESSIONAL ENGINEER

IFC

REV	DESCRIPTION	DATE
0	ISSUE FOR CONSTRUCTION	211026

VERIZON
WIRELESS
GROOT - COW

DWN: RSB	DSN: PTG	APP: PTG	REV
JOB #: 19-0142-20-58 DATE:211026			0

AC
ONE-LINE
DIAGRAM

E1.0

FILE: X:\19 JOBS\19-0142-20 VZW - SITE PERMITTING & DESIGN\05-ENGR\CADD\58 - GROOT COW\CONSTRUCTION DOCUMENTS\E1.0 ONE-LINE DIAGRAM.DWG | PLOT DATE: 211026

Panel: INTEGRATED LOAD CENTER
Location: Groot COW

FED FROM:
100A METER MAIN

INTERSECT, INC. 1 PH 240/120V 3W 60 ~

Load Description	kVA per leg L1	kVA per leg L2	Brkr	Wire	Ckt	Ckt	Wire	Brkr	kVA per leg L1	kVA per leg L2	Load Description
RECTIFIER #1	2.16		30A/2P	#10	1	2	-	-	-		
		2.16		#10	3	4	-	-		-	
RECTIFIER #2	2.16		30A/2P	#10	5	6	-	-	-		
		2.16		#10	7	8	-	-		-	
RECTIFIER #3	2.16		30A/2P	#10	9	10	-	-	-		
		2.16		#10	11	12	-	-		-	
	-		-	-	13	14	-	-	-		
		-	-	-	15	16	-	-		-	
	-		-	-	17	18	-	-	-		
		-	-	-	19	20	-	-		-	
	-		-	-	21	22	-	-	-		
		-	-	-	23	24	-	-		-	
	-		-	-	25	26	-	-	-		
		-	-	-	27	28	-	-		-	
	-		-	-	29	30	-	-	-		
		-	-	-	31	32	-	-		-	
	-		-	-	33	34	-	-	-		
		-	-	-	35	36	-	-		-	
	-		-	-	37	38	-	-	-		
		-	-	-	39	40	-	-		-	
	-		-	-	41	42	-	-	-		
Totals, per leg	6.48	6.48							0.00	0.00	

			100%	125%
L1 total (kVA)	6.48	Total L1 amps	54.00	67.50
L2 total (kVA)	6.48	Total L2 amps	54.00	67.50
Total (kVA)	12.96			

1 / E2.0 PANEL SCHEDULE
SCALE: NTS

NEW HORIZONS

verizon

STATE OF ALASKA
49 TH
Patrick T. Goodyear
EE 9870
10/26/2021
REGISTERED PROFESSIONAL ENGINEER

IFC

REV	DESCRIPTION	DATE
0	ISSUE FOR CONSTRUCTION	211026

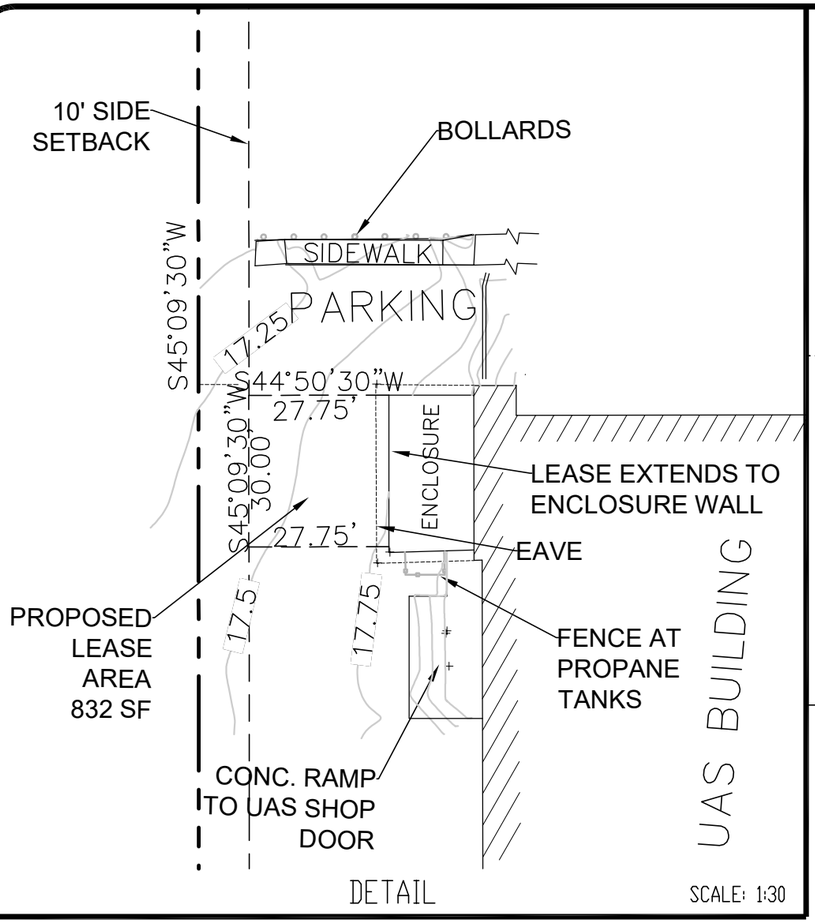
VERIZON
WIRELESS
GROOT - COW

DWN: RSB | DSN: PTG | APP: PTG | REV 0
JOB #: 19-0142-20-58 DATE:211026

PANEL
SCHEDULE

E2.0

FILE: X:\19 JOBS\19-0142-20 VZW - SITE PERMITTING & DESIGN\05-ENGR\CADD\58 - GROOT COW\CONSTRUCTION DOCUMENTS\E2.0 PANEL SCHEDULE.DWG | PLOT DATE: 211026



DETAIL SCALE: 1:30

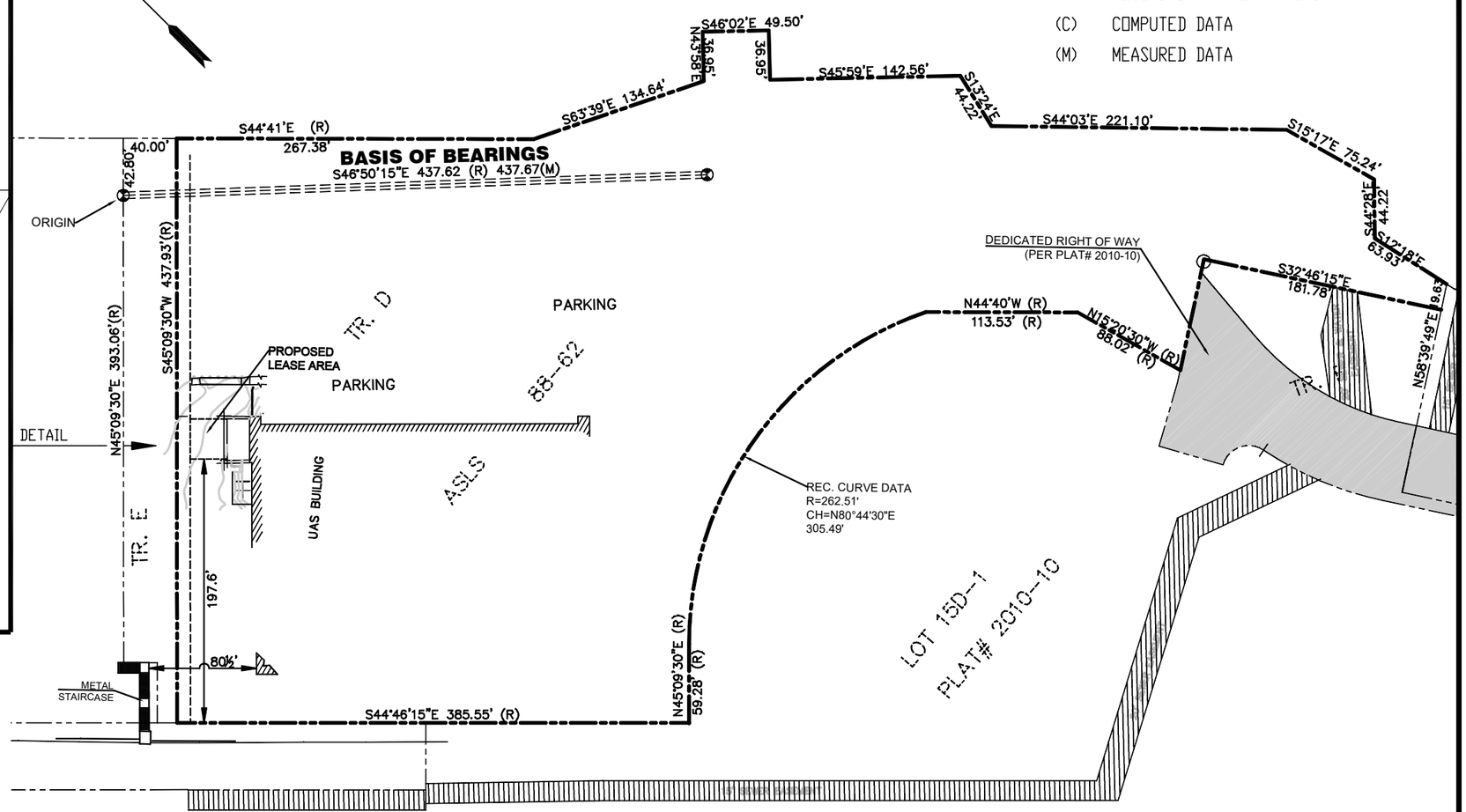
PLAT NOTES:

1) THE ADJACENT SHORELINE FALLS WITHIN THE "AE" FEMA FLOOD ZONE WITH A BASE FLOOD ELEVATION OF 14 FT. (NAVD 88 DATUM). (FEMA MAP NUMBER 02220C0411D EFFECTIVE AUG. 1, 2019)

2) THE LEASE AREA, AS SHOWN, FALLS WITHIN THE CITY AND BOROUGH OF SITKA "P" ZONE WITH A 10 FT. SIDE AND 15 FT REAR SETBACK.

LEGEND

- PRIMARY BRASS CAP (RECOVERED)
- SECONDARY MONUMENT (RECOVERED)
- (R) RECORD DATA (PLAT# 92-19)
- (C) COMPUTED DATA
- (M) MEASURED DATA



100 50 0 100 200 300

SCALE IN FEET

PROJECTNUMBER:

CLIENT: NEW HORIZONS TELECOM

NORTH 57
LAND SURVEYING LLC
(907) 747-6700 215-F SMITH STREET, SITKA, AK
8800 GLACIER HWY., STE. 224 1/2, JUNEAU, AK
MAILING ADDRESS - 2007 CASCADE CREEK ROAD, SITKA, AK 99835
EMAIL: north57landsurveying@yahoo.com

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN AUG. 2021 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

KELLY J O'NEILL LS 13321 DATE

STATE OF ALASKA 49TH
KELLY J. O'NEILL #LS 13321
REGISTERED PROFESSIONAL LAND SURVEYOR

TOPO. / LEASE AREA SURVEY

WITHIN TR. D ASLS 88-62
PLAT # 92-19

DRAWN BY: JCH/MV/ACAD
CHECKED BY: KO
DATE SURVEYED: AUG. 2021
SCALE: 1"=50'

GENERAL NOTES - PEAK INDUSTRIES MOBILE 36' CELL TOWER –

A. DESIGN CRITERIA:
   1. CODE: 2018 IBC ,TELECOMMUNICATIONS INDUSTRY STANDARD TIA-222-H, ASCE 7-16
   2. WIND DESIGN DATA: ULTIMATE WIND SPEED - 150 MPH, EXP. C
   3. ICE LOADING – 1" RADIAL ICE

B. SEISMIC DESIGN DATA
   i. RISK CATEGORY: I
   ii. SEISMIC IMPORTANCE FACTOR, Ie: 1.0
   iii. MAPPED SPECTRAL ACCELERATION, Ss: 0.97
   iv. MAPPED SPECTRAL ACCELERATION, S1: 0.50
   v. DESIGN SPECTRAL ACCELERATION, Sds: 0.74

C. THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, SHORTING OF EXISTING BUILDING ELEMENTS, ETC, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE ERECTION OF THE FRAMING AND UNTIL THE LATERAL-LOAD-RESISTING SYSTEM IS COMPLETE.

STRUCTURAL STEEL:

A. DESIGN STANDARDS:
   1. STRUCTURAL STEEL FOR THIS PROJECT IS DESIGNED IN ACCORDANCE WITH AISC "MANUAL OF STEEL CONSTRUCTION, ALLOWABLE STRESS DESIGN (ASD)," FIFTEENTH EDITION (2017)

B. REFERENCE STANDARDS:
   1. AISC SPECIFICATION: AISC-ASD (2010), "SPECIFICATION OF STRUCTURAL STEEL BUILDINGS – ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN."
   2. BOLT SPECIFICATION: RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS," JUNE 30, 2004, APPENDIX B, ASD ALTERNATIVE.
   3. WELDING CODE: AWS D1.1-2008 "STRUCTURAL WELDING CODE – STEEL."

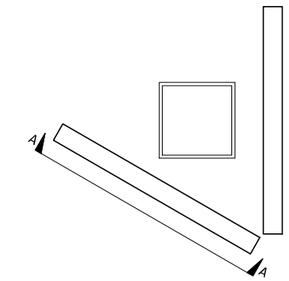
C. MATERIAL:
   1. SHAPES, PLATES, AND BARS (EXCEPT W-SHAPES): ASTM A36, Fy = 36KSI
   2. SMOOTH RODS: ASTM A36, GRADE 36, Fy = 36KSI
   3. GUYS: ¼" DIAMETER GALVANIZED STEEL STRAND: ASTM A475, 1x7 (6,650# MINIMUM BREAKING STRENGTH)
   4. TUBES (INCLUDING HSS): ASTM A500, GRADE B, Fy = 46KSI OR GREATER.
   5. REBAR: ASTM A615, GRADE 60 FOR #4 BARS AND LARGER
   6. STEEL CABLES: PRE-STRETCH, BUT DO NOT EXCEED 55% OF THE MINIMUM BREAKING FORCE.
   7. CONCRETE ANCHOR ADHESIVE SHALL BE SIMPSON SET-XP, HILTI HIT-HY200, OR EQUIVALENT.

D. BOLTS:
   1. ASTM 307 MACHINE BOLTS (MB)

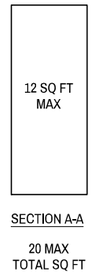
E. WELDING ELECTRODES OR WIRES:
   1. AWS A5.1 OR A5.5, E70XX: AWS A5.18 E70S-X.
   2. WELDING SHALL CONFORM TO AWS S1.1
   3. ALL WELDING SHALL BE PERFORMED BY AN AWS CERTIFIED WELDER.

F. GALVANIZING:
   1. STRUCTURAL STEEL AND FASTENERS THAT ARE PERMANENTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153. REPAIR GALVANIZED AFTER WELDING IN ACCORDANCE WITH ASTM A780.

G. SOIL:
   1. SOIL SHALL BE CAPABLE OF SUPPORTING 1,500 PSF BEARING PRESSURE.



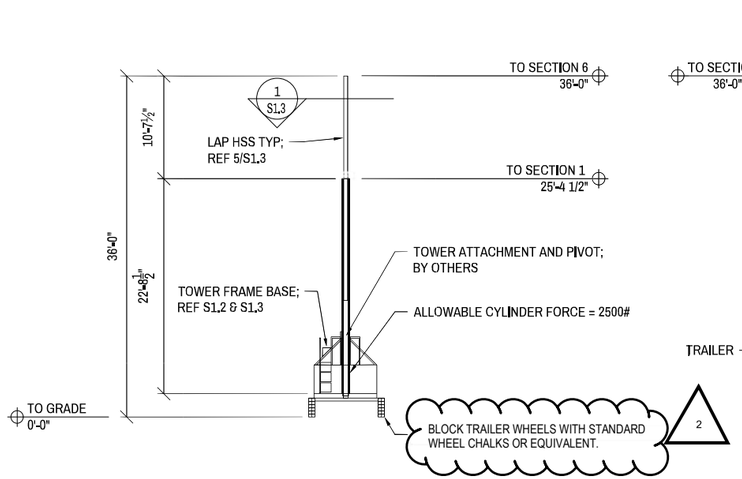
3 PLAN - ANTENNA AT TOP OF POLE
SCALE: 1/8" = 1'-0"



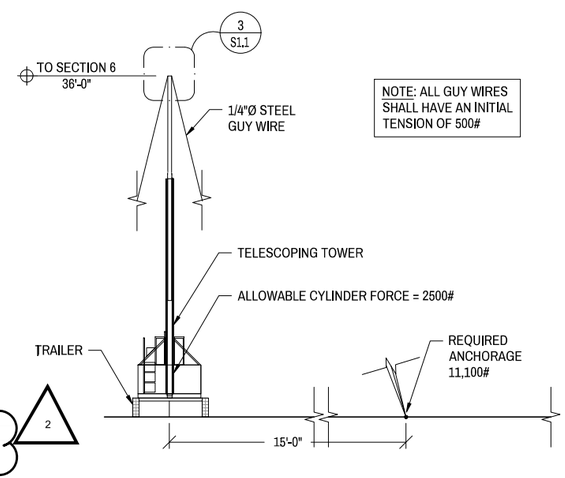
SECTION A-A
20 MAX TOTAL SQ FT

STRUCTURAL ONLY

Rolf Henry Armstrong --
Eclipse Engineering P.C.
2021.11.02
17:39:41-07'00'



1 TOWER FRONT ELEVATION
SCALE: 1/16" = 1'-0"



NOTE: ALL GUY WIRES SHALL HAVE AN INITIAL TENSION OF 500#

2 GUY WIRE ANCHORAGE ELEVATION
SCALE: 1/16" = 1'-0"

TOWER SECTION SIZING INFORMATION		
SECTION	SIZE	LENGTH
1	HSS10x10x¼"	22'-8 1/2"
2	HSS9x9x¼"	-
3	HSS8x8x¼"	-
4	HSS7x7x¼"	-
5	HSS6x6x¼"	
6	HSS5x5x¼"	10'-7½"

SHEET SCHEDULE	
S1.1	GENERAL NOTES AND TOWER ELEVATION
S1.2	TOWER FRAME BASE
S1.3	DETAILS

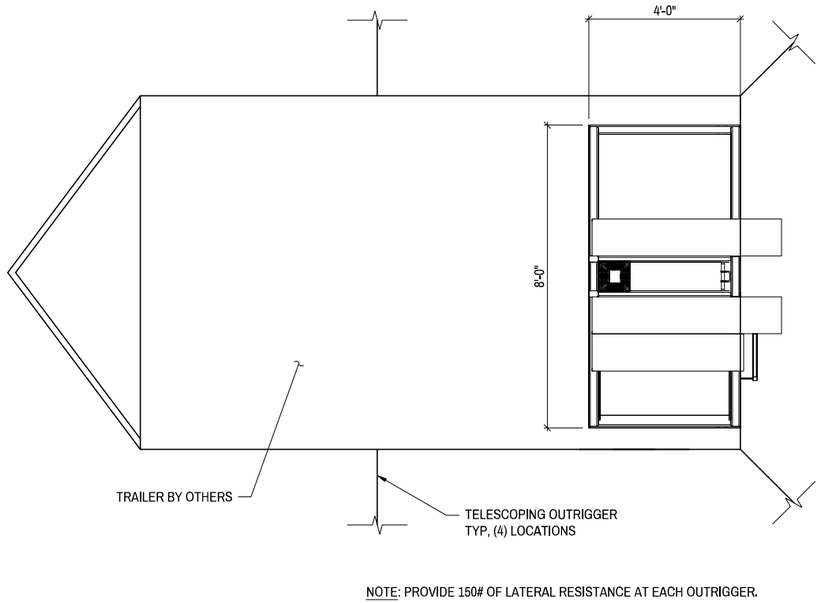
ECLIPSE ENGINEERING
5915 SOUTH REGAL ST, SUITE 314
SPOKANE, WA 99223
ECLIPSE-ENGINEERING.COM
(509) - 921-7731

PEAK INDUSTRIES
STANDARD 36ft TOWER
SITKA, AK

REVISIONS
1 SEISMIC INFO ADDED
2 PLAN REVIEW RESPONSE

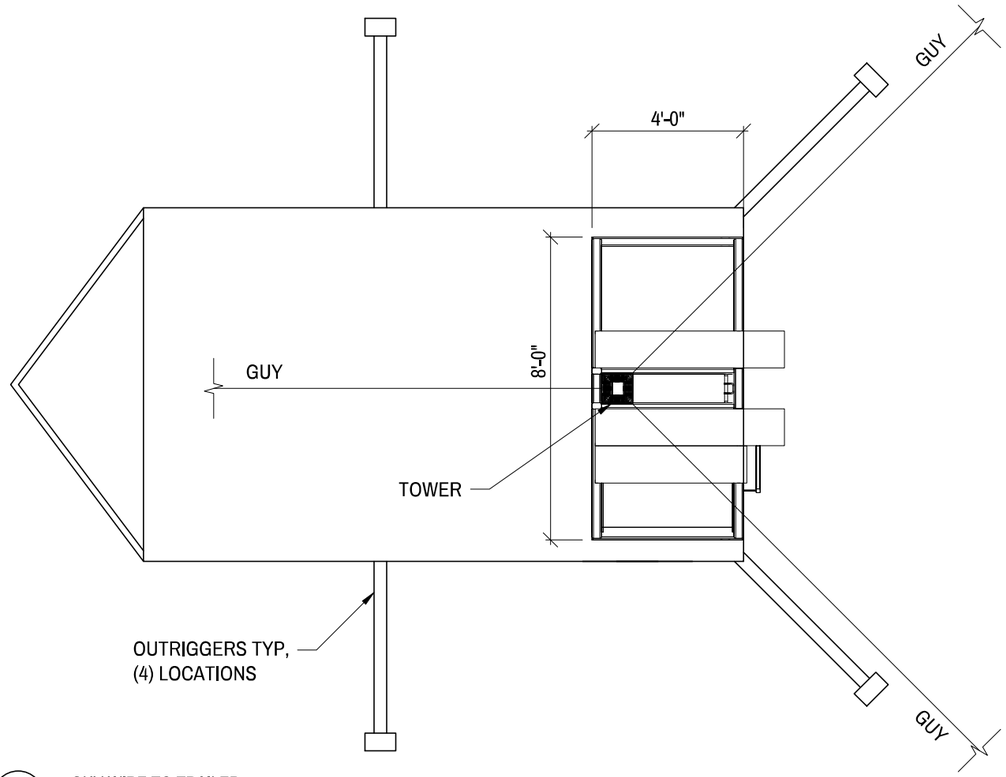
GENERAL NOTES AND TOWER ELEVATION

PROJ. #: 21-09-236
CHECKED BY: SBS
DRAWN BY: JMB
DATE: 10/21/2021
SHEET
S1.1



NOTE: PROVIDE 150# OF LATERAL RESISTANCE AT EACH OUTRIGGER.

1 PLAN - TRAILER AND FRAME
SCALE: 1/4" = 1'-0"



2 GUY WIRE TO TRAILER
SCALE: 1/4" = 1'-0"

NOTES:

1. PROVIDE GUY ANCHORAGE MASS AS INDICATED OR PROVIDE SOIL ANCHORS W/ CAPACITY INDICATED.
2. GUY WIRES PER GENERAL STRUCTURAL NOTES, (McMASTER-CARR PART NO. 3498T54 OR EQUAL).
3. (3) TOTAL GUY WIRES REQUIRED: (3) AT TOP. WIRES LOCATED EVERY 120° AROUND TOWER.

STRUCTURAL ONLY

ECLIPSE ENGINEERING
5915 SOUTH REGAL ST, SUITE 314
SPOKANE, WA 98223
ECLIPSE-ENGINEERING.COM
(509) - 921-7731

PEAK INDUSTRIES
STANDARD 36ft TOWER
SITKA, AK

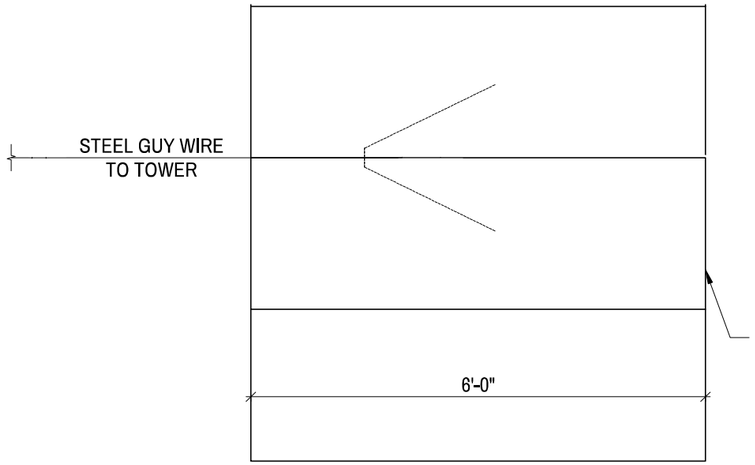
REVISIONS

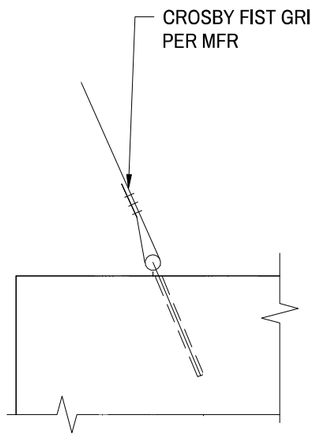
1	
2	

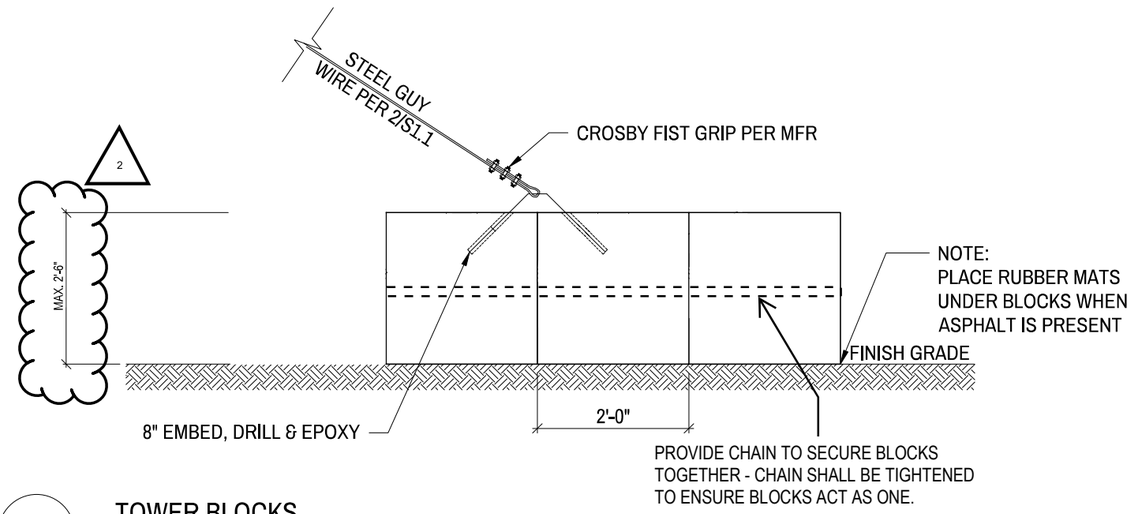
TOWER FRAME
BASE

PROJ. #:	21-09-236
CHECKED BY:	SBS
DRAWN BY:	JMB
DATE:	10/21/2021

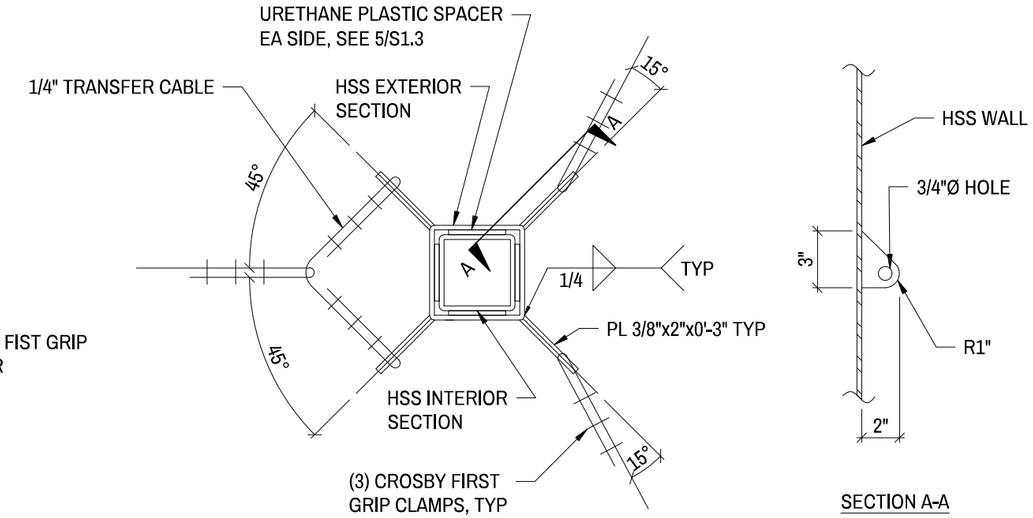
SHEET
S1.2



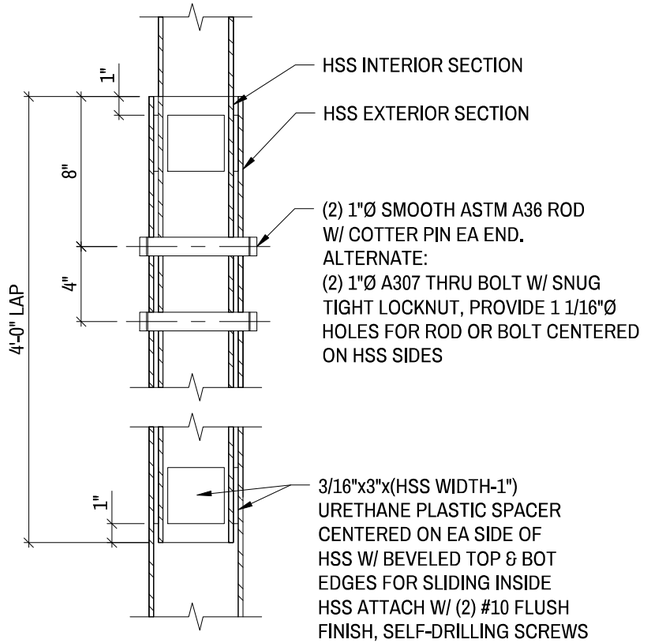




3 TOWER BLOCKS
1/2" = 1'-0" SCALE



4 TOWER SECTION
1 1/2" = 1'-0" SCALE



5 TOWER SECTION
1 1/2" = 1'-0" SCALE

STRUCTURAL ONLY

STATE OF ALASKA
49 TH
Rolf Armstrong
No. CE 10638
REGISTERED PROFESSIONAL ENGINEER

ECLIPSE ENGINEERING
5915 SOUTH REGAL ST. SUITE 314
SPOKANE, WA 99223
ECLIPSE-ENGINEERING.COM
(509) - 921-7731

PEAK INDUSTRIES
STANDARD 36ft TOWER
SITKA, AK

REVISIONS
1
2

DETAILS

PROJ. #: 21-09-236
CHECKED BY: SBS
DRAWN BY: JMB
DATE: 10/21/2021
SHEET

S1.3

U.S. Department
of Transportation

**Federal Aviation
Administration**

AIRPORTS DIVISION

222 W. 7th Avenue, Box 14
Anchorage, Alaska
99513-7587

September 5, 2025

Reply Refer To:
New Sitka Seaplane Base
Federal Project # 3-02-0488-001-2019

Mrs. Amy Ainslie
Sitka Historic Preservation Commission
100 Lincoln Street
Sitka, Alaska 99835
Amy.ainslie@cityofsitka.org

Dear Mrs. Ainslie,

Pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended, and its implementing regulations in 36 Code of Federal Regulations (CFR) 800, the Federal Aviation Administration Alaska Region Airports Division (FAA) is continuing consultation to update you on progress to develop a Memorandum of Agreement (MOA) to resolve Adverse Effects to SIT-01115 for the City and Borough of Sitka's (CBS) proposed new Sitka Seaplane Base (Project).

Project Background
The CBS has sought federal assistance from the FAA to be the sponsor of the Project. The Project location is at the north end of Japonski Island in Sitka, Alaska in Sections 34 and 35 of Township 55 South, Range 63 East of the Copper River Meridian on United States Geological Survey topographical map sheet Sitka A-5 (Figure 1)**.** The existing seaplane base is lineally ¾ miles southeast of the proposed Project and would cease to be a functional seaplane base with the construction and commissioning of the new proposed facility on Japonski Island (Figure 2).

MOA Consultation Meetings and SEA Distribution
Since the FAA renewed the MOA consultation effort following SHPO concurrence on adverse effects, the FAA has hosted two meetings regarding development of an MOA for mitigation measures for the visual impacts to the Sitka Naval Operating Base NHL (SIT-00079) and direct adverse effects to the Observation Post and Gun Emplacement (SIT-01115). The first meeting (July 21, 2025) solicited ideas for appropriate mitigation measures to both historic properties and resulted in a request for further evaluation of the options to avoid or minimize impacts to SIT-01115. The second meeting (September 4, 2025) reported on the additional structural, siting, and engineering analyses undertaken to assess avoidance and minimization options and concluded that the MOA would proceed with development of mitigations to resolve the adverse effect for

demolition of SIT-01115. The meeting sought consensus of appropriate mitigation measures. The resulting mitigation measures have been incorporated into the attached updated draft MOA.

In addition, the updated draft MOA will be included as Appendix E to the Supplemental Environmental Assessment (SEA) under the National Environmental Policy Act. The SEA is anticipated to be available for public review and comment the week of September 8, 2025. The SEA can be found at https://www.cityofsitka.com.

Table 1: Section 106 Consultation Milestones

Event or Action	Date(s)
Updated Adverse Effect Finding	7/1/2025
Renewed MOA Consultation Meeting	7/21/2025
Second Renewed MOA Consultation Meeting	9/4/2025
Supplemental Environmental Assessment (SEA) Distribution	Anticipated 9/8/2025

Consultation

The following consulting parties are being updated regarding this MOA:

- National Park Service
- Sitka Tribe of Alaska
- Sitka Historic Preservation Commission
- Sealaska Corporation
- Sealaska Heritage Institute
- Central Council Tlingit & Haida Indian Tribes of Alaska
- Alaska Association for Historic Preservation
- Sea Level Consulting
- United States Army Corps of Engineers

FAA Contact Information

The FAA invites your review and comments on the updated draft MOA and looks forward to continued consultation once we have received public comments. Please direct your comments to Kendall D. Campbell, Regional Tribal Consultation Official by e-mail at kendall.d.campbell@faa.gov.

Sincerely,

Kendall D. Campbell
Regional Tribal Consultation Official
Cultural Resources Environmental Protection Specialist
Federal Aviation Administration
222 West 7th Avenue, MS #14
Anchorage, Alaska 99513
Phone: 907-271-5030
Fax: 907-271-2851
Kendall.D.Campbell@faa.gov

Enclosures:

Figure 1: Project vicinity
Figure 2: Proposed Project Components (New Seaplane Base)
Updated MOA

Electronic cc w/ enclosures:

Kristi Wallace, FAA, Environmental Protection Specialist
Joseph Bea, City and Borough of Sitka, Airport Terminal Manager
Jenny Liljedahl, Professional and Technical Services, Project Manager
Aaron Christie, DOWL Senior Project Manager

Alaska Region, Airports Division

NHPA Section 106 MOA

Presented to:	City and Borough of Sitka Historic Preservation Commission
By:	Kendall Campbell FAA EPS
Date:	October 8, 2025

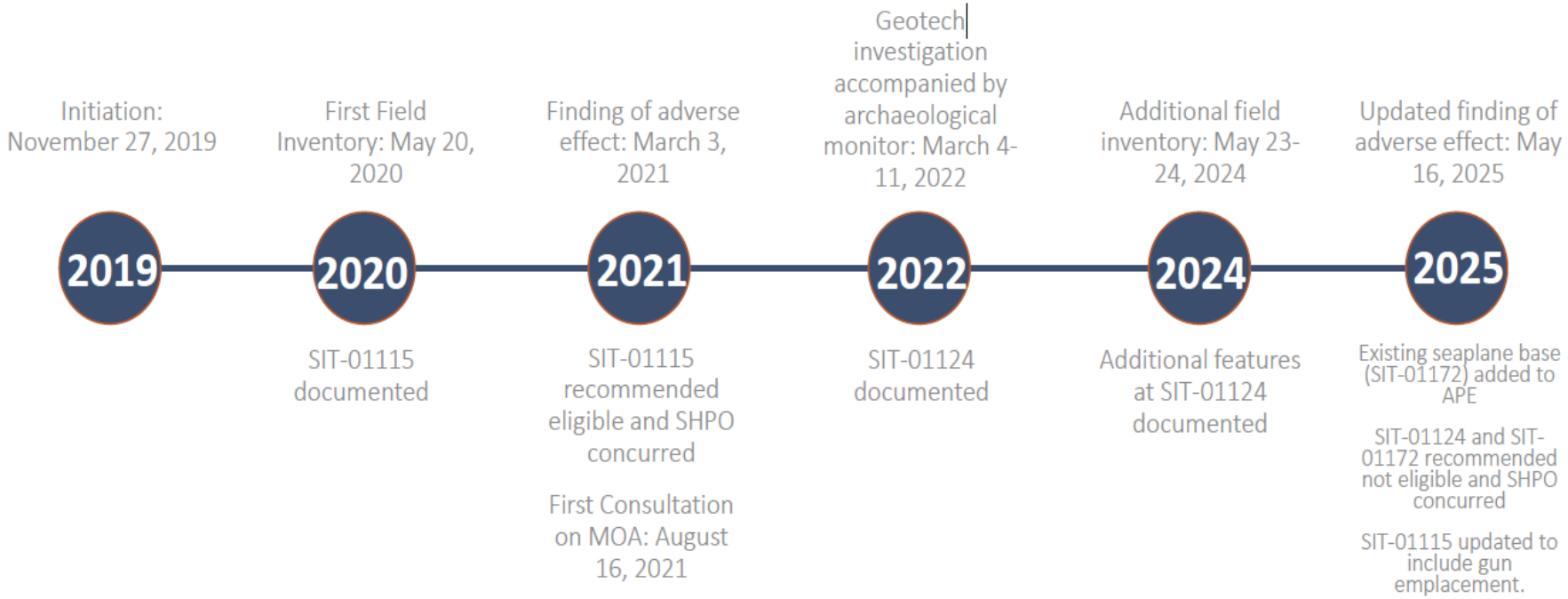
Sitka Seaplane Base

Memorandum of Agreement (MOA) to Resolve the Adverse Effects to Historic Properties for the Proposed Construction of a New Seaplane Base on Japonski Island, Sitka, Alaska

Sitka Seaplane Base

- **Kendall Campbell**
  - FAA Office of Airports Cultural Resource Specialist
  - Alaska Regional Tribal Consultation Official

Sitka SPB NHPA Section 106 MOA



Sitka SPB NHPA Section 106 MOA

- **FAA Determined that the Proposed SPB would result in affects to historic properties**:
  1. Visual Impact to the Sitka Naval Operating Base and U.S. Army Coastal Defenses NHL
  2. Adverse Effect to the Japonski Island Observation Post and Gun Emplacement (SIT-01115)

Visual Impact to the NHL

- **Proposed mitigation**:
  - Interpretive sign discussing seaplane base history and construction of new base at transition from NHL to SPB

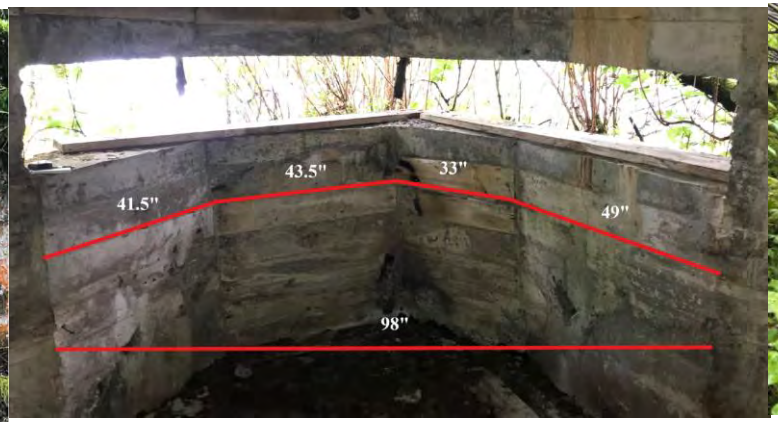
Resolution of Adverse Effects to SIT-01115

- **Proposed Mitigation**
  - HABS/HAER
  - Salvage materials for use at new base
  - Report

Resolution of Adverse Effects to SIT-01115

- Preservation of similar structure
- Interpretive Panel

- **SIT-01115**



- **Similar Structure**

Questions?

MEMORANDUM OF AGREEMENT BETWEEN THE FEDERAL AVIATION ADMINISTRATION, THE ALASKA STATE HISTORIC PRESERVATION OFFICER, AND THE CITY AND BOROUGH OF SITKA PURSUANT TO 36 CFR PART 800 REGARDING FEDERAL FUNDING FOR THE SITKA SEAPLANE BASE ON JAPONSKI ISLAND

Airport Improvement Project Grant #: 3-02-0488-001-2019

PREAMBLE

WHEREAS, the Federal Aviation Administration (FAA) Alaskan Region Airports Division, has received an application for federal assistance from the City and Borough of Sitka (CBS) to construct a new seaplane base and support facilities (Project) (Attachment A: *Project Maps*, Figure 1); and

WHEREAS, the FAA has determined that the allocation of Federal funds for the Project constitutes an undertaking and that the proposed undertaking has the potential to cause effects to historic properties subject to review under Section 106 of the National Historic Preservation Act (NHPA), as defined in 36 CFR § 800.16; and

WHEREAS, the FAA has consulted with the Alaska State Historic Preservation Officer (SHPO) pursuant to 36 CFR Part 800, the regulations implementing Section 106 of the NHPA (54 U.S.C. § 306108); and

WHEREAS, the FAA, in consultation with the SHPO, initially defined the area of potential effects (APE) for the Project as including Project areas subject to ground disturbance,[1] vibration, visual effects, increased traffic, and offshore areas within 250 feet of Project components (Attachment A: *Project Maps*, Figure 2) and expanded the APE in 2024 to include the old Seaplane Base and the 65 dB DNL noise contour (Attachment A: *Project Maps,* Figure 3 and Figure 4); and

WHEREAS, the FAA has consulted with the National Park Service (NPS), which administers the National Historic Landmark (NHL) program for the Secretary of the Interior (SOI), and participates in the consultation process when an undertaking may potentially have an adverse effect on an NHL; and

WHEREAS, the FAA sponsored a cultural resources survey of the APE in 2021 which documented the Japonski Island Observation Post and Gun Emplacement (SIT-01115), and FAA has determined,

[1] Ground disturbing activities are defined as any disruption of topsoil or sediments (e.g., trenching), clearing of vegetation, grubbing, ground leveling activities, placement of fill or equipment staging on undisturbed soils. This definition does not include blasting or removal of bedrock.

and SHPO concurred, that SIT-01115 is eligible for listing in the National Register of Historic Places (NRHP); and

WHEREAS, in 2022 archaeological monitoring of geotechnical investigations resulted in the identification of four additional features in the APE recorded as SIT-01124; and

WHEREAS, additional concerns for the presence of human remains raised by the Sitka Tribe of Alaska (STA) resulted in a second cultural resources survey of the Project APE in 2024, which documented additional features assigned to SIT-01124, and in 2025 the FAA determined, and SHPO concurred, that SIT-01124 is not eligible for listing in the NRHP; and

WHEREAS, the FAA determined, and SHPO concurred, that the existing Sitka Seaplane Base (SIT-01172) is not eligible for listing in the NRHP; and

WHEREAS, a review of the Alaska Heritage Resources Survey (AHRS) indicates no historic properties are within the 65 dB DNL noise contour; and

WHEREAS, the FAA determined that the undertaking will result in an adverse effect to SIT-01115 as a result of demolition of SIT-01115 due to it being in the direct path of the proposed seaplane haul-out ramp; and

WHEREAS, the FAA has determined that the undertaking will result in adverse indirect visual effects to the adjacent Sitka Naval Operating Base and U.S. Army Coastal Defenses NHL (SIT-00079); and

WHEREAS, the FAA has consulted with the SHPO on the determination of effect, and SHPO concurred on July 1, 2025; and

WHEREAS, the FAA consulted with the NPS on the indirect effects to the NHL, and NPS has agreed to participate in the development of this agreement and has been invited to sign the agreement as a Concurring Party; and

WHEREAS, the FAA invited the Central Council of Tlingit & Haida Indian Tribes of Alaska, the Sitka Tribe of Alaska, the Yakutat Tlingit Tribe, the Hoonah Indian Association, the Organized Village of Kake, and Sealaska Corporation to consult on the Project as part of the Section 106 process; and

WHEREAS, The STA was the only Alaska Native Tribe or organization to respond and request consultation.

WHEREAS, the FAA has consulted with the STA in accordance with consultation requirements as set forth in 36 CFR § 800.2(c)(2) as it relates to sites of traditional religious and cultural importance within the Project APE, and have invited STA to sign this agreement as a Concurring Party; and

WHEREAS, the FAA acknowledges that the STA and their Tribal citizens have direct historic and ethnographic affiliation with the lands comprising the proposed seaplane base property; and

WHEREAS, consultation with the STA indicated that there remains the potential for the inadvertent discovery of artifacts or burials/human remains on the upland portion of the Project APE resulting in implementation of an archaeological monitoring and inadvertent discovery plan during geotechnical investigations in 2022; and

WHEREAS, this Memorandum of Agreement (MOA) includes a process to address post-Section 106 review discoveries and establishes a process to mitigate direct adverse effects to SIT-01115 and minimize visual effects to SIT-00079 during construction activities, pursuant to 36 CFR § 800.13(a)(2); and

WHEREAS, the CBS, as an applicant for federal assistance, has participated in consultation pursuant to 36 CFR Part 800 and shall be responsible for administering and implementing the stipulations of this agreement for, in coordination with, and under the direction of the FAA, and FAA has invited the CBS to sign this agreement as an Invited Signatory; and

WHEREAS, in accordance with 36 CFR § 800.6(a)(1), the FAA notified the Advisory Council on Historic Preservation (ACHP) of its adverse effect determination with the specified documentation, and on May 4, 2021 the ACHP declined to participate in the consultation.

NOW, THEREFORE, the FAA, SHPO, and CBS (collectively "Signatories") hereby agree, and STA and NPS concur, that the undertaking shall be implemented in accordance with the following stipulations.

STIPULATIONS

In accordance with the scope and objectives of this agreement, the FAA, in coordination with CBS, shall ensure that the following stipulations are implemented:

I. Scope and Objectives

- The primary purpose of this agreement is to ensure the FAA's continued compliance with the implementing regulations of Section 106 of the NHPA (36 CFR Part 800) throughout the duration of ground disturbing and construction activities associated with development of the Project.

- This agreement defines the FAA's avoidance and mitigation responsibilities for known historic properties that may be adversely affected by the Project.

- This agreement establishes protocols in advance of construction for the treatment of inadvertent discoveries that may occur during construction, to ensure that clear procedures, roles, responsibilities, and authorities regarding those discoveries have been delineated.

II. Professional Qualifications Standards

- Unless otherwise specified, all actions prescribed by this MOA that involve the identification, evaluation, analysis, recording, treatment, monitoring, or disposition for historic properties, or that involve reporting or documentation of such actions in the form of reports, forms, or

other records, shall be carried out by or under the direct supervision of a person or persons who meet at a minimum the SOI Professional Qualifications Standards (48 Fed. Reg. 44738-44739 (April 24, 1998); Appendix A to 36 CFR Part 61) in the appropriate discipline. The FAA and CBS shall ensure that consultants retained for services pursuant to this agreement meet these standards.

- The FAA and CBS shall ensure that all methods employed and reports resulting from implementation of this MOA meet contemporary standards of practice, including the SOI *Guidelines for Archaeological Documentation* (48 Fed. Reg. 44734-44737 (September 29, 1983)), SOI *Standards and Guidelines for Archaeology and Historic Preservation* (NPS 1983), and OHA Preservation Series No. 3, *Cultural Resource Investigation Reports: Outline* (OHA 2023), No. 8, *Review and Compliance Program Guidelines for Section 106 Consultation with the State Historic Preservation Office* (OHA 2018), and No. 16, *Inadvertent Discovery and Unanticipated Effects* (OHA 2022).

III. Measures to Avoid Adverse Visual Effects to the Sitka Naval Operating Base and U.S. Army Coastal Defenses NHL

- To avoid visual effects to SIT-00079, CBS has modified the Project design to lower the elevation of the site and will develop an interpretive panel to be placed at the boundary between the NHL and the new Seaplane Base.
    - Prior to the award of Federal funds, CBS will coordinate with the FAA and NPS to develop a scope of services and execution plan. SHPO and STA will be invited to review the plan.
    - The panel will be developed to industry standards (22 inches by 34 inches and comprised of half-inch thick high-pressure laminate) by or under the supervision of a Secretary of the Interior-qualified historian.
    - The panels will include a discussion of seaplane history and continuing use in Southeast Alaska, Sitka, focusing on the region's long history of reliance on seaplanes including the importance of military seaplanes in WWII at the Naval Operating Base, the demarcation between the Officer's Housing area of the NHL and the new Sitka Seaplane Base, and the role of U.S. Army Coastal Defense Network structures at the project location.
    - Panel content will be developed with signatory and concurring party input, with allowance of review and comment at the 35% design and prior to approval of final design.
    - The panel will be placed on CBS property demarcating the transition from the historic Naval Operating Base to the new Sitka Seaplane Base.

IV. Mitigation Measures for the Resolution of Adverse Effects on the Japonski Island Observation Post and Gun Emplacement (SIT-01115)

- To resolve adverse effects to SIT-01115, CBS, or a contractor on its behalf, will record the physical characteristics and measurements of SIT-01115 in a standard NPS documentation style; specifically, a Modified Level IV Historic American Building Survey (HABS) documentation including the production of a short-form history of the property and accurate scaled drawings of the structure and its environs.

    - CBS, or a contractor on its behalf, will coordinate with the NPS and the HABS Regional Coordinator to ensure a permanent record of the structure and its characteristics are preserved in perpetuity.

    - The documentation generated through the HABS process may be incorporated into other preservation media (e.g., signage, pamphlets, online exhibits), disseminated to interested parties and institutions.

    - Concurrent with the HABS documentation of SIT-01115 above, the spatial inter-relationships of feature components of SIT-0115 will be recorded and mapped using survey-grade GPS equipment. Documentation may include the use of three-dimensional scanning equipment, as applicable.

    - CBS, or consultants hired on its behalf, will assemble the HABS documentation and mapping of the Observation Post and Gun Emplacement into a technical report and provide to FAA for review and approval. Following FAA approval, CBS will provide copies of the report and data to the Alaska Office of History and Archaeology (OHA), the NPS, and other interested consulting parties no later than one year after the field data has been collected.

- To resolve adverse effects to SIT-01115, CBS, or a contractor on its behalf, will document and rehabilitate a similar type historic-age structure near the Water Wastewater Treatment Plant on Galena Avenue on Japonski Island.

    - The structure will be surveyed and recorded by a qualified professional and a determination of eligibility prepared. Documentation will include preparation of an AHRS card. FAA will review documentation prior to submission to OHA.

    - HABS documentation will occur concurrently with the documentation of SIT-01115 and will follow the same standards and reporting requirements.

    - CBS, or a contractor on its behalf, will develop a maintenance and preservation plan for the structure at Galena Avenue which will include initial cleaning, minor repairs, minimal vegetative clearing around the structure, and initial trail maintenance. The plan will be reviewed by signatory and concurring parties to this MOA prior to finalization.

    - CBS, or a contractor on its behalf, will develop an interpretive panel to be placed at the structure indicating its age and historic significance to the U.S. military coastal defenses during WWII.

V. Measures to Minimize Adverse Effects to Unknown Archaeological Materials and Inadvertent Disturbance of Human Remains

- To address post-Section 106 discoveries and resolve any adverse effects to archaeological materials or inadvertent disturbance of human remains which may be present within the Project APE.

- The FAA and CBS shall ensure that an archaeological monitor who meets the SOI's Professional Qualification Standards for Archaeology shall be present during ground disturbing activities within upland Project areas.

- CBS will offer to hire a tribal monitor for archaeological monitoring activities, to be designated by STA.

- The FAA, in coordination with CBS, has developed a *Cultural Resources Monitoring and Inadvertent Discovery Plan* in consultation with SHPO, NPS, and STA (Attachment B). The Plan is consistent with the OHA Preservation Series No. 15 *Monitoring Guidelines* (OHA 2018) and OHA Preservation Series No. 16 *Inadvertent Discovery and Unanticipated Effects* (OHA 2022).

- The purpose of the *Cultural Resources Monitoring and Inadvertent Discovery Plan* is to describe the activities associated with archaeological monitoring, identify the roles and responsibilities of Project participants, and to provide clear and concise guidance for Project personnel that addresses the actions to be taken in the event that human remains or archaeological, historic, or cultural materials, are discovered during monitored ground disturbing activities associated with the Project.

- CBS shall require that a preconstruction meeting employing a presentation provided by the FAA is conducted among the CBS Project Manager, the Construction Contractor/Onsite Supervisor, the Archaeological Monitor and the Tribal Monitor to discuss the terms and conditions of the *Cultural Resources Monitoring and Inadvertent Discovery Plan* (Attachment B).

- CBS, or consultants hired on its behalf, shall prepare a report, meeting contemporary professional standards and the *SOI Standards and Guidelines for Archaeological Documentation* (48 Fed. Reg. 44734-44737 (September 29, 1983)) following the completion of monitoring activities by the Archaeological Monitor and provide a draft to the FAA for review and approval. Following the FAA approval, CBS shall ensure that the final report is provided to all consulting parties within one year after completion of all archaeological monitoring.

VI. Inadvertent Discoveries of Cultural Resources

- If previously unidentified cultural resources (including artifacts, structures, or features) are encountered, the FAA shall require CBS or its contractor to implement the Inadvertent Discovery protocols contained in Appendix B of this MOA.

- In the event that the FAA determines the inadvertent discovery is eligible for the NRHP, and SHPO concurs, the FAA shall develop actions to resolve any adverse effects, consistent with the *SOI Standards and Guidelines for Archaeology and Historic Preservation* (48 Fed. Reg. 44716 (September 29, 1983)), through consultation amongst the FAA, CBS, SHPO, STA, and consulting parties. The FAA and CBS shall ensure that the resolution measures are implemented.

VII. Curation

- Any materials collected as part of archaeological monitoring efforts shall be curated at the CBS' (landowner) expense, in accordance with 36 CFR Part 79, at the University of Alaska Museum of the North under an approved provisional curation agreement, or at another repository within the State as determined by the FAA and CBS in consultation with consulting parties.

- Conservation costs may include, but are not limited to, curation fees charged by approved institutions, acquisition of archival materials, shipping, cleaning, rehousing, and any other conservation action determined necessary by a qualified conservator or considered common/ethical practice by cultural resources professionals.

- Should archaeological materials consist of artifacts of Alaska Native affiliation, CBS will consult with STA as to the appropriate disposition of those materials. STA may request that CBS relinquish ownership of the materials to STA, at which point CBS will provide documentation of the transfer of materials to the Tribe.

VIII. Unanticipated Effects

- In the event that a previously known property will be affected or has been affected in an unanticipated manner, all activity will cease within 50 feet of the property to avoid or minimize harm to the property.

- Should a consulting party observe unanticipated effects to historic properties, the consulting party will notify the FAA and CBS within 48 hours of observing the unanticipated effects. The FAA shall consult with SHPO and the consulting party to identify the effects.

- The FAA shall assess the unanticipated effects. Consistent with 36 CFR § 800.5(b) and (d)(1), the FAA may determine that there is no adverse effect on historic properties if the observed effects would not meet the Criteria of Adverse Effect at 36 CFR § 800.5(a)(1).

- If the unanticipated effects are determined to be adverse, the FAA shall consult with CBS and SHPO (and other consulting parties, as appropriate) pursuant to 36 CFR § 800.13 to determine if adverse effects can be avoided by alteration of construction methods or the installation of protective measures.

- If adverse effects cannot be avoided, the FAA shall develop actions to resolve the adverse

effects, consistent with the *SOI Standards and Guidelines for Archaeology and Historic Preservation* (48 Fed. Reg. 44716 (September 29, 1983)), through consultation amongst the FAA, CBS, SHPO, and other consulting parties, as appropriate. The FAA and CBS shall ensure that the resolution measures are implemented.

IX. Treatment of Human Remains

- In the event that human remains are encountered during Project construction activities, the FAA and CBS shall ensure that they are at all times treated with dignity and respect, in a manner consistent with the ACHP's *Policy Statement on Burial Sites, Human Remains, and Funerary Objects* (https://www.achp.gov/sites/default/files/policies/2023-07/PolicyStatementonBurialSitesHumanRemainsandFuneraryObjects30June2023.pdf).

- Should human remains be encountered, work will be stopped at once in the vicinity of the discovery and a buffer zone created, to be determined at the discretion of the SOI-qualified Archaeological Monitor, to prevent further disturbance. The Archaeological Monitor (or Onsite Supervisor, if monitor is not present) shall immediately secure the area in accordance with Attachment B, *Cultural Resources Monitoring and Inadvertent Discovery Plan*, initiate notification to parties listed in Attachment C, *Human Remains Contacts*, and follow the procedures listed in Attachment D, *Sitka Seaplane Base Security and Media Plan*.

- To the greatest extent possible and provided there are no legal or jurisdictional issues to the contrary, the FAA and CBS shall work with STA to transfer control of any indigenous human remains to STA in an expedited and respectful manner.

X. Confidentiality

- Pursuant to 36 CFR § 800.11(c), the consulting parties to this MOA agree not to divulge to the public, media, or other outside parties the specific location of the discovery, names of the deceased or descendants (if determined), or specific details about the remains or artifacts themselves, should human remains or artifacts of Alaska Native affiliation be discovered. All consulting parties shall follow the authorized protocols for press releases, media interviews, or other public communications outlined in Attachment D: *Sitka Seaplane Base Security and Media Plan* to this agreement.

XI. Review and Reporting Timeline

- The FAA and CBS shall arrange a meeting to review this agreement one year from its execution date and annually thereafter until completion of site preparation and soil disturbance. The FAA and CBS shall submit an annual letter status update to all parties one month prior to the date of the annual review. Any amendments to this agreement recommended during the review shall be considered in accordance with 36 CFR 800.6(c)(7). If the review results in a recommendation to terminate the agreement, termination of the agreement shall be considered in accordance with 36 CFR § 800.6(c)(8).

- The Modified Level IV HABS reports will be approved by the FAA and provided to the OHA within one year of data collection. See IV for complete deliverable details.

- The Archaeological Monitoring Report will be approved by the FAA and provided to all consulting parties within one year of completion of all archaeological monitoring. See V for complete deliverable details.

XII. Dispute Resolution

- Should any signatory object at any time to any actions proposed or the manner in which the terms of this MOA are implemented, the FAA shall consult with such party to resolve the objection. If the FAA determines that the Section 106-related objection cannot be resolved through consultation, it shall request the comments or staff-level recommendations from the ACHP pursuant to 36 CFR § 800.6(b). Any ACHP comment provided in response to such a request will be taken into account by the FAA in accordance with 36 CFR § 800.6(c)(2).

XIII. Amendments

- Any Signatory to this agreement may request that the other Signatories consider an amendment, whereupon they shall consult to consider such amendment pursuant to 36 CFR § 800.6(c)(7). Amendments shall be executed in the same manner as this agreement.

XIV. Anti-Deficiency Act

- The Anti-Deficiency Act, 31 U.S.C. § 1341, prohibits Federal agencies from incurring an obligation of funds in advance of or in excess of available appropriations. Accordingly, the Signatory Parties agree that any requirement for the obligation of funds arising from the terms of this MOA will be subject to the availability of appropriated funds for that purpose. The Stipulations contained in this MOA will not be interpreted as requiring the obligation or expenditure of funds in violation of the Anti-Deficiency Act.

- If compliance with the Anti-Deficiency Act impairs the FAA's ability to implement the Stipulations of this MOA, the FAA will consult with the Signatory Parties to determine if an amendment is necessary to fully satisfy the stipulation herein.

XV. Duration

- This agreement shall be implemented upon final construction contracting to include the stipulations in this MOA and continue in full force and effect for five years following execution. At any time, CBS may request of the FAA and SHPO in writing to review CBS's project schedule and consider an extension or modification of this agreement. No extension or modification shall be effective unless all Signatories to the agreement have agreed to it in writing.

XVI. Termination

- Any Signatory to this agreement may terminate it by providing 30 days' notice to the other Signatories. The Signatories will consult during the period prior to termination to seek agreement on amendments or other actions that would avoid termination. In the event of termination, the FAA will seek the comments of ACHP pursuant to 36 CFR § 800.7.

Execution and Implementation of this agreement shall evidence, pursuant to 36 CFR § 800.6(c), that that the FAA has consulted with SHPO, NPS, CBS, and the STA on the Sitka Seaplane Base Project, in accordance with Section 106 of the NHPA. It shall further evidence that the FAA has afforded the ACHP an opportunity to comment on the Undertaking and its effects on historic properties, and that the FAA has taken into account the effects of the Undertaking on historic properties.

SIGNATURE PAGES – SIGNATORIES

MEMORANDUM OF AGREEMENT
BETWEEN THE FEDERAL AVIATION ADMINISTRATION,
AND
THE ALASKA STATE HISTORIC PRESERVATION OFFICER
PURSUANT TO 36 CFR 800
REGARDING THE SITKA SEAPLANE BASE ON JAPONSKI ISLAND

SIGNATORY

Federal Aviation Administration

By: _____

Name and Title

DATE:_____

SIGNATURE PAGES – SIGNATORIES

MEMORANDUM OF AGREEMENT
BETWEEN THE FEDERAL AVIATION ADMINISTRATION,
AND
THE ALASKA STATE HISTORIC PRESERVATION OFFICER
PURSUANT TO 36 CFR 800
REGARDING THE SITKA SEAPLANE BASE ON JAPONSKI ISLAND

SIGNATORY

ALASKA STATE HISTORIC PRESERVATION OFFICER

By:_____

Sarah Meitl, Deputy State Historic Preservation Officer, Alaska State Historic Preservation Office

DATE:_____

SIGNATURE PAGES – INVITED SIGNATORIES

MEMORANDUM OF AGREEMENT
BETWEEN THE FEDERAL AVIATION ADMINISTRATION,
AND
THE ALASKA STATE HISTORIC PRESERVATION OFFICER
PURSUANT TO 36 CFR 800
REGARDING THE SITKA SEAPLANE BASE ON JAPONSKI ISLAND

INVITED SIGNATORY

CITY AND BOROUGH OF SITKA

By: _____

Name and Title

DATE:_____

SIGNATURE PAGES – CONCURRING PARTIES

MEMORANDUM OF AGREEMENT
BETWEEN THE FEDERAL AVIATION ADMINISTRATION,
AND
THE ALASKA STATE HISTORIC PRESERVATION OFFICER
PURSUANT TO 36 CFR 800
REGARDING THE SITKA SEAPLANE BASE ON JAPONSKI ISLAND

CONCURRING PARTY

SITKA TRIBE OF ALASKA

By: _____

Name, Title

DATE:_____

SIGNATURE PAGES – CONCURRING PARTIES

MEMORANDUM OF AGREEMENT
BETWEEN THE FEDERAL AVIATION ADMINISTRATION,
AND
THE ALASKA STATE HISTORIC PRESERVATION OFFICER
PURSUANT TO 36 CFR 800
REGARDING THE SITKA SEAPLANE BASE ON JAPONSKI ISLAND

CONCURRING PARTY

U.S. DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE

By:_____

Jeff Mow, Acting Regional Director, National Park Service Interior Region 11

ATTACHMENT A:
PROJECT MAPS

Proposed Project Footprint

N

Feet
0 500 1,000

Location & Vicinity Map

Sitka Seaplane Base

Figure 1 | March 2025

Q:\23\63021-01\60GIS\Carto\ENV\Cultural\63021 Cultural.aprx Mar 17, 2025 1:52 PM User: ssterling

Service Layer Credits: World Imagery: Maxar

Area of Potential Effect

Upland Project Components

N

Feet

0 75 150

Area of Potential Effect

Sitka Seaplane Base

Figure 2 | July 2025

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Service Layer Credits: World Imagery: Maxar

Area of Potential Effect

N

Feet
0 50 100

Existing Seaplane Base Area of Potential Effect

Sitka Seaplane Base

Figure 3 | July 2025

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Service Layer Credits: World Imagery: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Area of Potential Effect
65-Decibel Noise Boundary

N

Feet
0 325 650

Area of Potential Effect
65 Decibel Noise Boundary

Sitka Seaplane Base

Figure 4	July 2025

\\ANC-FS\anc-projects\23\63021-01\60GIS\Carto\ENV\Cultural\63021 Cultural.aprx Jul 02, 2025 10:05 AM User: ssterling

Service Layer Credits: World Imagery: Maxar

ATTACHMENT B:
SITKA SEAPLANE BASE
CULTURAL RESOURCE MONITORING PLAN

Cultural Resources Monitoring and Inadvertent Discovery Plan

Sitka Seaplane Base

FAA Project Grant No.: 3-02-0488-001-2019

I. Purpose and Scope

This Monitoring and Inadvertent Discovery Plan (Plan) is particular to site preparation and construction activities for the Sitka Seaplane Base Project (Project). This plan has been developed to ensure that any potential archaeological resources or human remains discovered during ground-disturbing activities[2] for the Project are handled appropriately in accordance with federal and state statutes.

The Plan addresses post-Section 106 discoveries pursuant to 36 CFR 800.13(a)(2) and provides clear procedures and chains of authority that will be implemented in the event that archaeological materials are encountered, as outlined in 36 CFR 800.13(b)(3).[3] The plan also provides guidance consistent with Alaska Statute (AS) 12.65.5, AS 18.50.250, and AS 11.46.482(a)(3) which apply to human remains found anywhere in the State of Alaska. These laws require notification of the Alaska State Troopers and the State Medical Examiner; require permits for disinterment, transport, and reinterment of human remains; and make intentional or unauthorized disturbance or removal of human remains a felony.

Archaeological monitoring will commence when ground disturbing activities that could disturb previously undocumented archaeological resources, or human remains, begins. Archaeologists will observe soil excavation, which may include vegetation removal, in areas where native soil may be encountered. The Archaeological Monitor may also be required to observe or delineate access routes used by heavy equipment operators, observe proposed staging areas for equipment or materials, and monitor removal of heavy equipment. Monitoring will not be required in submerged Project areas, or demolition of exposed bedrock.

Archaeological monitoring will conclude when all ground-disturbing construction activities in the upland and tideland areas associated with the Project are complete. CBS will offer to hire a Tribal monitor who may participate in monitoring site preparations on upland and tideland areas, at STA's discretion.

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[2] Ground disturbing activities are defined as any disruption of topsoil or sediments (e.g., trenching), clearing of vegetation, grubbing, ground leveling activities, placement of fill or equipment staging on undisturbed soils. This definition does not include blasting or removal of bedrock.

[3] The FAA received concurrence from the Alaska State Historic Preservation Officer (SHPO) on a finding of Adverse Effects for the Project on March 24, 2021. During consultation, Sitka Tribe of Alaska (STA) requested that monitoring of construction activities be carried out in the Project area. Mitigation for adverse effects and a plan for addressing the discovery of human remains during construction are being discussed in the Memorandum of Agreement to which this Plan is appended.

II. Standards

The archaeological monitoring procedures contained herein are consistent with the Alaska Office of History and Archaeology (OHA) Historic Preservation Series Number 15, *Monitoring Guidelines* (OHA 2018).[4] They are also designed to accommodate construction techniques, schedules, and logistics to the extent possible while still ensuring adequate consideration of archaeological resources that may be encountered during construction activities. Archaeological monitoring shall be conducted by a professional who meets the Secretary of the Interior's (SOI) *Professional Qualification Standards for Archaeology*[5] (48 FR 44738-44739). In addition to meeting the SOI Standards, archaeological monitors must have experience working in Alaska and in identification, recovery, and recordation of perishable and non-perishable cultural resources, both prehistoric and historic.

III. Consulting Parties' Roles and Responsibilities

Federal Aviation Administration (FAA):

The FAA's issuance of Federal funds is an undertaking, as defined in 36 CFR Part 800. As the lead Federal agency, the FAA has consulted with SHPO to establish the area of potential effects (APE), identified and consulted with parties included in the Section 106 process, and issued findings of effect for the Project. Findings of adverse effect for the Project, and mitigation thereof, are included in a Memorandum of Agreement (MOA). Monitoring activities stipulated in the MOA are the result of government-to-government consultations with Sitka Tribe of Alaska (STA). The FAA remains responsible for the content and assessments of effect produced as a result of discovery of cultural resources or historic properties during archaeological monitoring.

State Historic Preservation Officer (SHPO):

The SHPO has assisted and consulted with the FAA in determining the APE for the Project, reviewed and commented on determinations of eligibility, assessments of effect, and proposed mitigation strategies. The SHPO is responsible for continued consultation under NHPA and review and comment on any proposed treatment regarding discovery of cultural resources or historic properties during archaeological monitoring.

City and Borough of Sitka (CBS):

As the applicant for the FAA funds, landowner, and Project proponent, CBS is responsible for providing Project-specific information to consulting parties, including but not limited to schedules, routes, design information, and any other information necessary to implement this Plan. CBS is responsible for the curation/disposition of any materials collected as part of archaeological monitoring efforts at an approved repository within the State as determined by the FAA and CBS in consultation with consulting parties. CBS is responsible for engaging an archaeological monitor and will hire a

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[4] OHA (2018). Historic Preservation Series No. 15: Monitoring Guidelines. Available from: http://dnr.alaska.gov/parks/oha/hpseries/hp15.pdf.

[5] SOI's Standards available at: http://www.nps.gov/history/local-law/arch_stnds_9.htm.

tribal monitor, should STA designate one.

Onsite Supervisor:

The Onsite Supervisor shall be designated by CBS and coordinate with the FAA in event of any discovery. This individual should be intimately familiar with the Project, have access to schedules, contact information, Project designs, and be the point of contact for the archaeological monitor and consulting parties. The Onsite Supervisor shall work in close concert with the Archaeological Monitor to ensure that all ground disturbing activities are monitored in accordance with the MOA and this Plan. Should discoveries be made during Project activities for which an archaeological monitor is not required, the Onsite Supervisor is responsible for implementing this Plan.

Archaeological Monitor:

All construction monitoring will be conducted in compliance with OHA monitoring guidance (OHA 2018) and SOI Standards for Archaeology. In coordination with the FAA, the Archaeological Monitor will conduct a cultural resources briefing for contractors and subcontractors prior to the start of any ground disturbing activities. The Archaeological monitor will be authorized to stop work if potentially significant archaeological or historic resources, or human remains are encountered. If any of these resources are encountered, the Archaeological Monitor will implement the protocols outlined below. The Archaeological monitor will also be responsible for recording, documenting, managing, and analyzing any artifacts or features which are recovered during the Project.

Sitka Tribe of Alaska (STA):

This Plan has been developed in consideration of concerns expressed by the STA during G2G and Section 106 consultation on this project. STA will be invited to review and comment on this Plan, and to coordinate with CBS to designate an appropriate Tribal Monitor in accordance with the stipulations of the MOA and this Plan.

IV. Tribal Involvement and Monitors

A. CBS Project Manager or their contractor will contact STA to alert the Tribe about monitoring Project activities and timeline, and to invite the Tribe to designate a tribal monitor during monitoring activities. The tribal monitor will provide direct input during monitored Project activities, which may have the potential to identify or affect tribal cultural resources. The tribal monitor will participate in field activities so that they may make recommendations to the archaeologist onsite.

B. The FAA will request that STA identify an individual to ensure clear and efficient communication about the monitoring requirements and schedule.

C. STA may choose the individual to be hired as the tribal monitor, the CBS Project Manager or monitoring archaeologist will coordinate with the tribe and thetribal monitor regarding the particulars of the monitoring activities (dates, times, etc.).

D. The tribal monitor will be reimbursed for their time through a direct contract with CBS or as a direct hire by CBS's contractor as a temporary/on-call employee.

E. The tribal monitor will be required to participate in any necessary safety awareness trainings and cultural resources briefings prior to engaging in any monitoring activities.

F. The designated tribal monitor has special expertise valued by the tribe. As such, the tribal monitor does not need to meet the SOI standards described above for Archaeological Monitors; however, tribal monitors must work under the direct supervision of the Archaeological Monitor.

V. Pre-Field Procedures

Permitting and Permissions

Prior to any ground disturbing activities, CBS and/or their consultants will secure the necessary cultural resource investigation and access permits required for cultural resource monitoring of site preparation activities for the Project. CBS will also procure a provisional curation agreement with the University of Alaska Museum of the North (UAM), or another repository within the State as determined by the FAA and CBS in consultation with consulting parties.

Pre-Construction Briefing and Site Assessment

The FAA has offered to provide Inadvertent Discovery training materials to CBS or its contractor, for presentation to the construction crew prior to mobilization. The Archaeological Monitor will provide a preconstruction cultural resources orientation to equipment operators prior to the commencement of site preparation activities. The preconstruction meeting will include how and where archaeological monitor(s) will observe ground-disturbing activities and hand-signal or other methods of communication between the archaeological monitor and the equipment operator.

All approaches to construction equipment and excavations will be conducted only under safe conditions, as required by the Occupational Safety and Health Administration (OSHA). The Archaeological Monitor and the Tribal Monitor will participate in any safety briefings and will review any project-specific health and safety plans prior to fieldwork.

Communications

Communications during the Project will include but are not limited to face-to-face meetings regarding construction and monitoring; routine communication with the CBS Project Manager or designated Onsite Supervisor regarding Project schedules and construction drawings and maps;

VI. Daily Monitoring Responsibilities

Prior to commencement of ground disturbing activities each day, the Archaeological Monitor will confer with the Onsite Supervisor regarding planned activities scheduled for the day. The Archaeological Monitor will be on site to observe vegetation removal, grubbing, and other ground disturbing activities and will maintain a daily monitoring log.

The daily monitoring log will include ground disturbing activity identifier(s) and results of monitoring. Site preparation or ground disturbance directly into exposed bedrock that do not need to be monitored will also be documented by the Archaeological Monitor in the daily monitoring log and final report. The Archaeological Monitor is responsible for submitting scanned copies of daily monitoring logs to the FAA, CBS, STA, and NPS at the conclusion of archaeological monitoring activities. Daily monitoring logs will be included as an appendix to the final monitoring report (see Reporting, below).

Identification

During monitored activities, all undisturbed surface soils and deposits and sediments below the present ground cover are subject to review by the Archaeological Monitor. Should the Archaeological Monitor determine examination of soil profiles is necessary, the Archaeological Monitor will:

A. Notify the equipment operator or other construction personnel in the trenching area to halt all heavy equipment operation.

B. When safe, the Archaeological Monitor may enter excavation areas to clean and examine trench walls, obtain matrix samples, or record stratigraphy.

C. Once complete the Archaeological Monitor will clear the excavation area and give the equipment operator a notice that they can proceed. The Archaeological Monitor(s) will abide by OSHA regulations at all times.

VII. Archaeological Discoveries

In the event that the Archaeological Monitor identifies archaeological materials, the Archaeological Monitor will issue a Stop Work Order to confirm and assess the nature of the discovery. The following protocol will be followed to report cultural materials encountered during monitoring activities:

A. The Archaeological Monitor will examine the materials encountered to determine whether the discovery represents an archaeological deposit, historic material, and/or potential historic property (with or without potential human remains)

B. If the materials are archaeological in nature, the archaeological resources will be excavated and recorded by Archaeological Monitor, including at minimum:

    a. Collection of GPS coordinates.

    b. Obtaining an Alaska Heritage Resources Survey (AHRS) number

    c. Preliminary evaluation for historic significance and integrity according to National Register of Historic Places eligibility criteria.

Notification

In the event of discovery of archaeological materials, the Archaeological Monitor will immediately alert the Onsite Supervisor and implement the notification and consultation procedures outlined below

within one (1) business day. Contact information for the following parties is included in Attachment C, *Notification Form and Contact Information for Agency and Tribal Officials Involved with Human Remains Consultation*.

A. Should the discovery consist solely of artifacts that are clearly not of Alaska Native affiliation (e.g., World War II-era military artifacts), the FAA, SHPO, CBS, and NPS shall immediately be notified.

B. Should the discovery consist solely of artifacts that appear to be of Alaska Native affiliation, STA, the FAA, SHPO, and CBS shall be notified.

Evaluation and Treatment

The Archaeological Monitor is responsible for evaluating cultural resources identified as a result of monitoring for historic significance and integrity according to National Register of Historic Places eligibility criteria. If the FAA determines the cultural resource is eligible for the NRHP, and SHPO concurs, the FAA and CBS shall develop an appropriate treatment plan consistent with the SOI Standards and Guidelines for Archaeology and Historic Preservation (48 FR 44716) through consultation between the FAA, CBS, SHPO, and consulting parties. The FAA and CBS shall ensure that the treatment plan is implemented.

Curation

CBS will assume the costs associated with curation of any materials[6] collected in the process of monitoring. Conservation costs may include, but are not limited to, curation fees charged by approved institutions, acquisition of archival materials, shipping, cleaning, rehousing, and any other conservation action determined necessary by a qualified conservator or considered common/ethical practice by cultural resources professionals.

A. During the permitting process, CBS will establish a provisional curation agreement with the UAMN or another approved repository within the State for collections, which CBS will finalize prior to submission of collections to the approved repository.

    a. CBS, or cultural resources contractors hired on its behalf, will be responsible for submitting materials recovered during Project monitoring within one year following completion of the fieldwork that generated the collection. Collections will be curation-ready, as determined by repository.

[6]The term "materials" is consistent with the definition found at 36 CFR 79.4(a)(1), and refers to any objects, artifacts, specimens, records, or remains associated with historic properties. This includes all documentation generated during the implementation of this PA, with the exception of information that is subject to confidentiality clauses of NHPA, ARPA, and Alaska State law.

B. Prior to disposition, CBS, or cultural resources contractors hired on its behalf, will safeguard materials from theft or damage by providing appropriate interim storage facilities and conservation actions, consistent with the requirements in 36 CFR 79.9.

    a. As necessary, CBS may consult with repository staff regarding interim storage facilities and necessary conservation actions to be consistent with 36 CFR 79.9 (b)(4).

C. Within 30 days following disposition, CBS will provide SHPO, NPS, and STA with accession records and documentation associated with the transfer and curation of materials.

D. Should the archaeological materials consist of artifacts of Alaska Native affiliation, CBS will consult with STA as to the appropriate disposition of those materials. STA may request that CBS relinquish ownership of the materials to STA, at which point CBS will provide documentation of the transfer of materials to the Tribe.

VIII. Human Remains

Should human remains be encountered, work will be stopped at once in the vicinity and the Archaeological Monitor will secure the area to prevent further disturbance. Human remains will be treated with dignity and respect at all times, in a manner consistent with the ACHP's *Policy Statement on Burial Sites, Human Remains, and Funerary Objects* (https://www.achp.gov/sites/default/files/policies/2023-07/PolicyStatementonBurialSitesHumanRemainsandFuneraryObjects30June2023.pdf). Notification of authorities and consultation shall be completed in accordance with NHPA regulations 36 CFR 800.13, state law[7], and OHA guidance.[8] To the greatest extent possible and provided there are no legal or jurisdictional issues to the contrary, the FAA and CBS shall work with STA to transfer control of any indigenous human remains to STA in an expedited and respectful manner. Construction shall not resume in the area until after notification of essential authorities and consultation regarding removal and disposition of the remains has been completed.

In the event that human remains, grave goods, or funerary objects are encountered at any time during ground disturbing activities, the Archaeological Monitor shall ensure that all work within 150 feet will immediately stop and the discovery will be given a minimum 75-foot buffer area to provide for the security, protection, and integrity of the remains.

A. Remains will be immediately covered with a tarp or other materials (not soil or rocks) for temporary protection in place, as well as to shield them from being photographed, and the Archaeological Monitor will follow the procedures listed in Attachment D, *Sitka Seaplane Base Security and Media Plan*.

B. Archaeological Monitor will initiate notification to parties listed in Attachment C,

[7] Applicable state laws include: Human remains: AS 12.65.5, AS 11.46.482(a)(3), and AS18.50.250

[8] OHA (2020). Guidelines: Laws and Protocols Pertaining to the Discovery of Human Remains in Alaska. Available from http://dnr.alaska.gov/parks/oha/ahrs/humanremainshandout.pdf.

Notification Form and Contact Information for Agency and Tribal Officials Involved with Human Remains Consultation. Individuals who will be notified immediately in the event of discoveries of potential human remains include:

a. the appropriate authorities (Alaska State Troopers, the Sitka Police Department)

b. relevant consulting parties (STA, FAA, and SHPO).

c. The tribal monitor may notify STA immediately upon discovery.

C. If the remains appear recent, the FAA and CBS will defer to the Alaska State Troopers, the Sitka Police Department, and/or the State Medical Examiner for a determination of whether the remains are of a forensic nature and/or subject to criminal investigation.

D. Access to the area of the discovery shall be restricted to the CBS Project Manager, Archaeological Monitor, Tribal Monitor, Sitka Police Department (SPD), Alaska State Troopers (AST), State Medical Examiner (SME) or his/her representative, and appropriate agency representatives (i.e., FAA, CBS, and SHPO) until such time as a determination has been made that other parties have been notified and are allowed to access the location of the discovery.

E. Confidentiality will be a priority and responses to any discoveries of human remains and associated materials will comply with provisions of the *Sitka Seaplane Base Security and Media Plan* (Attachment D).

F. If the remains are determined not to be modern per 36CFR800.13(a)(2), the FAA will implement the process outlined in the MOA and the procedures in this plan to resolve any adverse effects.

Documentation and Analysis

The remains shall be documented through notes, sketches, and photographs sufficient to allow for independent assessment by the Signatories to the MOA and other parties deemed appropriate by said Signatories. If possible, the examination shall be undertaken onsite, prior to the removal of the remains from their burial location. However, the parties to this MOA recognize that onsite conditions or the conditions of the remains may be such that initial onsite examination is not feasible. If this is the case, the procedures for Removal (below) should be followed prior to examining and documenting the remains.

A physical anthropologist experienced in the analysis of human remains shall examine the human remains to perform a full inventory and attempt to provide osteological information such as age of death, an estimation of sex, stature, and ethic affinity. The physical anthropologist shall:

A. Document and analyze using standard osteological techniques. Additional osteological information may include whether the human remains have any pathological condition, indicators of stress, traumatic injuries or other unique features, as well as taphonomic condition. Where this is not possible, no exposed human remains will be left unattended

overnight. The physical anthropologist shall be afforded no more than thirty (30) days' time to conduct his or her analysis.

B. Document the location of the discovery.

   a. Locational information shall be available to the signatories to the MOA.

   b. Locational information shall remain confidential and shall be deleted or blacked-out from any report of the discovery that will be contained in any repository outside of those affiliated with the signatories to the MOA.

C. Photograph and/or produce line drawings of the discovery. Should the remains or associated or unassociated objects be determined to be of Alaska Native origin, no photograph of the remains shall be placed in the monitoring report or other document or be made available to the signatories unless written permission is obtained from STA and the descendants of the deceased, should they be identified (see Attachment D, *Sitka Seaplane Base Security and Media Plan*).

D. Should analysis of the remains prove inconclusive as to cultural affiliation, the FAA will consult with the parties to the MOA to determine the appropriate final disposition of those remains.

Removal

If at all possible, remains should be left in place, secured, and examined per the above protocols while notification procedures and consultation is undertaken to determine the final disposition of the remains. If the remains cannot be left in place without incurring damage or adverse effect, the following protocols will be followed:

A. Following notification, the Archaeological Monitor shall coordinate with the FAA, CBS, Alaska State Troopers, the Sitka Police Department, and/or the State Medical Examiner to place the remains in an appropriate container to be secured offsite.

B. If the remains are other than fragmentary bones, a burial transit permit must be obtained from the local magistrate or Bureau of Vital Statistics prior to removal.

C. If the remains are Alaska Native, STA will be invited and afforded reasonable opportunity to conduct any appropriate ceremony or rite before the remains are removed from their burial location.

   a. the Signatories to the MOA will consult with the STA to expedite such ceremonies to the extent possible to allow construction activities to resume in a timely manner.

D. Remains which are Alaska Native and determined not to be forensic in nature will be transferred to STA through coordination with the Tribe.

IX. Reporting

At the completion of archaeological monitoring, the Archaeological Monitor shall write a report documenting his or her evaluation of the undertaking, including a catalog of discoveries made during the undertaking and the procedures followed. The report shall meet contemporary professional standards and the SOI *Standards and Guidelines for Archaeological Documentation* (48 FR 44734-44737). CBS, in coordination with the FAA, shall ensure that the final report is provided to all parties to the MOA within one (1) year after the completion of construction monitoring.

ATTACHMENT C:
Notification Form and Contact Information for Agency and Tribal Officials Involved with Human Remains Consultation

Sitka Seaplane Base Project Cultural Resources Monitoring Notification Form

Date and Time of Discovery:

_____

Name of Cultural Resource Project Archaeologist:

_____

Name of Tribal Monitor:

_____

Contact Name and Affiliation	Phone	Email	Date	Time
Federal Aviation Administration (FAA)				
Kendall Campbell, Environmental Protection Specialist	907-271-3050	kendall.d.campbell@faa.gov		
Alaska State Historic Preservation Officer (SHPO)				
Sarah Meitl, Deputy State Historic Preservation Officer	907-269-8715	sarah.meitl@alaska.gov		
Nick Schmuck, Deputy State Archaeologist/Deputy SHPO	907-269-8728	nick.schmuck@alaska.gov		

City and Borough of Sitka (CBS)				
Joseph Bea, Airport Terminal Manager	907-747-1803	jospeh.bea@cityofsitka.org		
Sitka Police Department	907-747-3245	spdadmin@sitkapd.org		
Sitka Tribe of Alaska (STA)				
Dionne Brady-Howard, Chairwoman	907-747-3207	dionne.brady-howard@sitkatribe-nsn.gov		
Diana Bob, Legal Director/Attorney	907-747-7163	diana.bob@sitkatribe-nsn.gov		
Human Remains Contacts				
Alaska State Troopers, Missing Persons Clearinghouse 907-269-5038				
Lt. Ben Endres	907-269-5682	benjamin.endres@alaska.gov		
Malia Miller	907-269-5038	malia.miller@alaska.gov		
Alaska State Medical Examiner's Office 907-334-2200 (open 24 hrs)				
Dr. Gary Zientek, Chief Medical Examiner	907-334-2200	gary.zientek@alaska.gov		
Anne Waisanen, Operations Administrator	907-334-2200	anne.waisanen@alaska.gov		
Alaska Office of History and Archaeology/SHPO 907-269-8700				
Nick Schmuck, Deputy State Archaeologist/Deputy SHPO	907-269-8723 907-269-8700	nick.schmuck@alaska.gov oha.permits@alaska.gov		
Health Analytics and Vital Records	907-465-5423	F: 907-465-3423		

ATTACHMENT D:
SITKA SEAPLANE BASE
SECURITY AND MEDIA PLAN

Sitka Seaplane Base Security and Media Plan

FAA Project No. AIP-3-02-0488-001-2019

The purpose of this document is to provide direction to Project personnel regarding appropriate security and media interaction protocols in the event that human remains are discovered during construction at the Sitka Seaplane Base. Specific protocols for the treatment of the remains themselves are outlined in Attachment B, *Cultural Resource Monitoring Plan,* to the Memorandum of Agreement (MOA) for the Project.

Security

In the event that human remains are discovered, City and Borough of Sitka (CBS) shall ensure that the following security measures will be implemented:

A. The location of the discovery shall be flagged off, surrounded by safety fencing, or otherwise identified and protected to ensure that no equipment or unauthorized personnel enter the area.

E. The discovery shall be concealed with a temporary covering to avoid direct exposure to inclement weather or other damage. To the extent practicable, the temporary covering shall not make direct contact with the remains. If necessary, a muslin cloth may be placed directly on the remains.

F. Access to the area of the discovery shall be restricted to the CBS Project Manager, Archaeological Monitor, Tribal Monitor, Sitka Police Department (SPD), Alaska State Troopers (AST), State Medical Examiner (SME) or his/her representative, and appropriate agency representatives (i.e., FAA, CBS, and SHPO) until such time as a determination has been made that other parties have been notified and are allowed to access the location of the discovery.

G. Onsite project personnel should refrain from discussing the nature and location of the discovery with any outside party.

H. Depending on the nature of the discovery, such as whether it contains grave goods or other artifacts, it may be necessary to post a security guard at the location to ensure such artifacts cannot be removed from the site.

Notification and Response to the Media

In the event that human remains are discovered, the following notification procedures and guidelines for responding to media requests will be implemented:

A. Information about the discovery should be maintained as confidential at all times and is legally protected under section 304 of NHPA. However, should the media

or other parties become aware of the discovery, care should be taken to preserve the privacy and dignity of the deceased.

a. All communication with the media or other public will take place through the CBS Project Manager until such time as the remains are removed from their original location and transferred off-site. At that time, the FAA Environmental Program Manager shall become the primary point of contact for media inquiries.

b. Information released to the media or other public should be restricted to the fact that a discovery of human remains occurred, but the exact location should not be disclosed. The presence of grave goods or other artifacts should not be discussed.

c. Information or speculation about the ethnic affiliation of the deceased should be avoided until such time as it has been formally determined by a qualified physical anthropologist. At that time, information released to the media or other public should be restricted to a recognition that the deceased appears to be of Alaska Native, non-Native, or other identified ethnic affiliation, but no information as to familial, moiety, or clan relationships should be disclosed unless approved *in writing* by the STA (in the case of Alaska Native remains) and any identified descendants of the deceased.

I. No photography or filming of the remains shall be allowed except by the Archaeological Monitor, physical anthropologist, or other agency cultural resource specialist for the purpose of scientifically documenting the remains prior to or after removal from their original location or by the SME, AST, or SPD for the purposes of criminal or other investigations.

Human Remains Photography Consent Form

Sitka Tribe of Alaska Contact Information: Dionne Brady-Howard, Chairwoman

On behalf of the Sitka Tribe of Alaska (STA), I hereby give permission to the archaeologist identified below to photograph the Alaska Native/prehistoric human remains uncovered during the construction of the Sitka Seaplane Base. In signing this form, the archaeologist agrees to the following conditions of the approval.

A. The photographs (including any negatives) shall become property of the STA or the lineal descendants of the deceased if such can be identified. Photographs shall be curated with the STA unless otherwise specified or agreed to by the STA in consultation with the Federal Aviation Administration. The photographs shall not be reproduced or distributed without STA permission.

B. All human remains shall be treated with utmost respect and in the spirit of the Native American Graves Protection and Repatriation Act (NAGPRA). All work shall proceed as defined in and in accordance with the Memorandum of Agreement (MOA) for the undertaking.

C. Copies of the signed Human Remains Photography Consent Form must be provided to:

- Kendall Campbell, Environmental Protection Specialist, FAA, 222 West 7th Ave. #14, Anchorage, AK 99513

Archaeologist requesting photography of human remains:

_____

Print Name

Signature Date:

Sitka Tribe of Alaska Chairperson granting consent for photography of human remains:

_____

Print Name

Signature Date:

CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

Sitka Seaplane Base/Historic Preservation Commission

Attachments with Timeline

1. November 9, 2016 final HPC meeting minutes
2. March 11, 2020 final HPC meeting minutes
3. April 8, 2020 final HPC meeting minutes
4. February 10, 2021 final HPC meeting minutes
5. February 10, 2021 HPC packet materials
6. January 8, 2025 email with seaplane base update
7. January 8, 2025 final HPC meeting minutes
8. January 9, 2025 email with seaplane base MOA information

City and Borough of Sitka
100 Lincoln Street • Sitka, Alaska 99835
Coast Guard City, USA

SITKA HISTORIC PRESERVATION COMMISSION
Regular Monthly Meeting
Held at Harrigan Centennial Hall
330 Harbor Drive
November 9, 2016 6 pm
Minutes

I. CALL TO ORDER & ROLL CALL: Vice-Chair Dittmar called the meeting to order at 6:15 PM.

Present: Dittmar, Littlefield, Poulson, Saline
Absent: Pollnow – excused, Gray – excused, Sam
Staff Liaison: Samantha Pierson
Assembly Liaison: Aaron Swanson

II. APPROVAL OF AGENDA

M-Poulson/S-Littlefield moved to approve the agenda. Motion carried unanimously.

III. APPROVAL OF MINUTES: October 12, 2016 Regular Meeting

M-Poulson/S-Littlefield moved to approve the October 12, 2016 minutes. Motion carried unanimously.

IV. GUESTS &/OR PERSONS TO BE HEARD

V. REPORTS & CORRESPONDENCE

Pierson gave information on an upcoming webinar training. Pierson read a letter from Sitka Tribe of Alaska regarding including information of clan houses and gravesites in the Historic Preservation Plan.

Poulson reported that he gave a presentation on Ludlow and Peabody and over 100 people came.

VI. REQUESTS FOR REVIEW

a) Justin Olbrych – 702 Etolin Street
New House and Accessory Dwelling Unit

Justin Olbrych explained his proposed project and answered questions from commissioners.

M-Poulson/S-Littlefield moved to approve Justin Olbrych's request for review for the construction of a new house and accessory dwelling unit at 702 Etolin Street. Motion passed 4-0.

VII. SECTION 106 REVIEW

a) FAA/ AK DOT&PF Land Purchase
Lot 15F of US Survey 1496

M-Poulson/S-Saline moved to approve FAA's request for review for a land purchase at Lot 15F of US Survey 1496 with the condition that the structures are not removed without another Section 106 Review. Motion passed 4-0.

VIII. NEW BUSINESS

a) CLG Grant Discussion

Commission decided on unanimous consent to postpone the item until Chair Pollnow could participate.

IX. COMMISSIONER DISCUSSION – No Motions May Be Made

X. SET NEXT MEETING DATE(S):

(2nd Wednesday of the Month, 6 pm **Harrigan Centennial Hall)**
Wednesday, December 14, 2016 – Regular Monthly Meeting

XI. ADJOURNMENT

Commission adjourned by unanimous consent at 6:47 PM.

Attest:
Samantha Pierson, Secretary

SITKA HISTORIC PRESERVATION COMMISSION
Regular Monthly Meeting
Held at Harrigan Centennial Hall
330 Harbor Drive
March 11, 2020 6 p.m.

DRAFT MINUTES

I. CALL TO ORDER & ROLL CALL

Chair Littlefield called the meeting to order at 6:06 pm

Present: Roberta Littlefield (chair), James Poulson, Ana Dittmar, Scott Saline, Candace Rutledge, Bob Sam (arrived at 6:10 pm), Anne Pollnow (arrived at 6:10 pm)
Absent: Kevin Mosher (assembly liaison)
Staff: Amy Ainslie, Andy Corak
Public: None

II. APPROVAL OF AGENDA

M-Poulson/S-Dittmar moved to approve the agenda. Motion passed 5-0 by voice vote.

III. APPROVAL OF MINUTES

A. February 12, 2020 minutes

M-Poulson/S-Dittmar moved to approve the February 12, 2020 minutes. Motion passed 5-0 by voice vote.

IV. GUESTS &/OR PERSONS TO BE HEARD

V. REPORTS & CORRESPONDENCE

B. Seaplane Base Project Correspondence

Ainslie told the Commission that she had received the correspondence between the project managers and the National Park Service, she had been copied on the response. Pollnow requested more information on when the Commission would be asked to complete a Section 106 review. Ainslie said she would contact the project manager for more information.

Poulson stated that China Mary's house had been added to the National Trust List in affiliation with their search for buildings associated with historically notable women.

VI. OLD BUSINESS

C. Historic Preservation Plan

Pollnow had provided a draft of the plan back with some of the necessary formatting changes that had been previously discussed. Saline inquired if the plan still included language about hiring another city staff position, Pollnow answered that it did not. Poulson expressed interest in having another public review of the plan prior to taking it to the Assembly for adoption. Pollnow requested more peer-reviewing from the other Commissioners prior to a public review, to which all Commissioners agreed would be good. Ainslie stated that staff would send out a copy of the plan to all the Commissioners for them to read through, and staff would compile any comments, edits, or additions suggested. Staff requested that Commissioners complete their review and turn in their edited copies by April 1.

VII. NEW BUSINESS

D. Annual CLG Report

Corak explained that the annual CLG Report was a state requirement of the City and Borough of Sitka in order to maintain CLG status. The report as shown to the Commission was essentially complete – staff wanted to give the Commission an opportunity to review it prior to submission, and to help staff fill in some questions regarding Commissioner training and community-education.

Poulson noted that the ordinance passed in 2019 establishing a cemetery zoning district had originated from the Historic Preservation Commission and should be noted on the report. Pollnow discussed potential zoning changes on the historic Sheldon Jackson campus. Sam provided the Commission with an update on some of the cemetery restorations he had been working on and upcoming projects, adding that the cemeteries had significant cultural, historical, and heritage tourism aspects. Sam also discussed cemetery restoration he wished to perform in a state park, and wished to gain approval from the Commission and the city to undertake the work. Dittmar and Pollnow responded that as the park was state land, the best route would likely be for Sam to work through the Tribe to make a request directly to the state. Sam also shared some history about Magic Island and Halibut Point.

Corak concluded the conversation by stating that feedback for the report should be sent to staff by Friday, March 20; the report was due by April 1.

VIII. SET NEXT MEETING DATE(S):

(2nd Wednesday of the Month, 6 pm **Harrigan Centennial Hall)**
Wednesday, April 15, 2020 – Regular Monthly Meeting

Corak informed the Commission that there would be public engagement meetings for the No Name Mountain/Granite Creek Master Plan project on April 7th and 8th, which would conflict with the regularly scheduled Historic Preservation Meeting. Corak proposed that the meeting be moved to April 15th so staff and the Commission could attend the No Name Mountain meetings. Commissioners agreed and reset the meeting date to April 15, 2020 at 6:00 pm.

IX. ADJOURNMENT

Seeing no objection, Chair Littlefield adjourned the meeting at 7:00 pm.

SITKA HISTORIC PRESERVATION COMMISSION
Regular Monthly Meeting
Held Telephonically
April 8, 2020 6 p.m.

FINAL MINUTES

I. CALL TO ORDER & ROLL CALL

Chair Littlefield called the meeting to order at 6:00 PM.

Present: Roby Littlefield (chair), Anne Pollnow, Ana Dittmar, Candace Rutledge, James Poulson
Absent: Scott Saline, Bob Sam, Kevin Mosher (assembly liaison)
Staff: Amy Ainslie
Public: None

II. APPROVAL OF AGENDA

M-Poulson/S-Dittmar moved to approve the agenda. Motion passed 5-0 by roll call vote.

III. APPROVAL OF MINUTES

A. March 11, 2020 minutes
M-Poulson/S-Dittmar moved to approve the March 11, 2020 minutes. Motion passed 5-0 by roll call vote.

IV. GUESTS &/OR PERSONS TO BE HEARD

Commissioner Poulson informed the Commission that work was on-going at Stevenson Hall including windows and siding. He stated that he would continue to document the current work with photos.

V. REPORTS & CORRESPONDENCE

Ainslie informed the Commission the Planner I position was vacant and could not be feasibly filled until the effects of the pandemic had subsided. Ainslie clarified that a temporary office assistant was hired to help with the day-to-day running of the department, but that Ainslie would continue as the primary contact for the Commission.

Ainslie followed up on a question from Commissioner Pollnow concerning the Section 106 review

for the Seaplane Base. Ainslie had teleconferenced with the project team earlier in the day to clarify the process. Ainslie explained that a more thorough review involving the Commission would take place hopefully in May, dependent on the ability of the contractors to make a site visit. She clarified that the information provided to the National Park Service (NPS) had been basic information and was not intended as the full review. The project team was developing a more detailed plan and site survey before it would be presented to the Commission. Ainslie stated that more information will be given in the coming months.

Ainslie stated that communications had been sent to recipients of the CLG Grants to remind them of the first quarter reporting deadlines, reports due to the city by April 15th. Ainslie would follow up with another correspondence before the due date. Pollnow asked about potential delays on projects due to travel difficulties, grant requirements for out of state contractors, and an end date in September. Ainslie stated that SHPO was currently understaffed and had not responded to those questions yet, but she would attempt to make contact again by the end of the week.

Pollnow expressed concern about the modern exterior look of the restored Mill Building. Poulson clarified that the new materials used matched the material and profile of the original, but it would look new until a patina developed. Poulson stated that the project retained much of the original lumber and flooring, but some changes due to safety codes and building style did make the restoration appear modern.

VI. OLD BUSINESS

B. Historic Preservation Plan

Ainslie stated that at the last meeting it had been decided that commissioners would read the plan and submit edits and comments to the Planning Department. She had received edits and comments from one commissioner and asked for updates from the rest. Poulson and Rutledge requested more time to finish edits and would submit curbside or in email. Dittmar discussed the edits and comments she had submitted to the department. Littlefield asked for all Commissioner comments and edits to be submitted by the next meeting to be discussed and approved. Littlefield asked about the timeline for public and State office commentary, which could occur concurrently. Commissioners and staff agreed the public comment period should last at least one month, but may remain open for several months, depending on the amount of public feedback received. Commissioners agreed to discuss the edits and comments at the following meeting and plan for public comment.

VII. NEW BUSINESS

None.

VIII. SET NEXT MEETING DATE(S):

(2nd Wednesday of the Month, 6 pm location TBD)
Wednesday, May 13, 2020 – Regular Monthly Meeting

IX. ADJOURNMENT

Seeing no objections, Chair Littlefield adjourned the meeting at 6:48 PM.

City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

SITKA HISTORIC PRESERVATION COMMISSION
Regular Monthly Meeting
Harrigan Centennial Hall
February 10, 2021 6 p.m.

FINAL MINUTES

I. CALL TO ORDER & ROLL CALL

Chair Littlefield called the meeting to order at 6:04 PM.
Present: Roby Littlefield (chair), James Poulson, Ana Dittmar, Scott Saline, Chuck Miller, Crystal Duncan (assembly liaison)
Absent: Bob Sam
Staff: Amy Ainslie, Ben Mejia
Public: Rebecca Poulson, Kelli Cropper, Maryellen Tuttell, Ken Nichols, Katie Kennedy, Jake Anders

II. APPROVAL OF AGENDA

M-Poulson/S-Dittmar moved to approve the agenda. Motion passed 5-0 by voice vote.

III. APPROVAL OF MINUTES

A. December 9, 2020 minutes

M-Dittmar/S-Miller moved to approve the December 9, 2020 minutes. Motion passed 5-0 by voice vote.

IV. GUESTS &/OR PERSONS TO BE HEARD

V. REPORTS & CORRESPONDENCE

Ainslie informed the Commission of virtual Commissioner training hosted by the Clerk and Legal Departments on Friday, February 12th at noon. Ainslie explained that the training would cover Roberts Rules of Order, Open Meetings Act, conflict of interest, and ex-parte communications.

Ainslie informed the Commission that the new state historian with the Office of History and Archaeology (OHA), Katie Ringsmuth, was now the point of contact for Certified Local Government grants. Littlefield read Ringsmuth's email correspondence which announced that the OHA was now accepting Historic Preservation Fund grant applications.

VI. OLD BUSINESS

B. Historic Preservation Plan

Ainslie reported that staff had not yet received comment from Sitka Tribe of Alaska (STA). Miller replied that he would put the item on the next STA cultural resources committee meeting on March 4th.

C. Commissioner Recruitment

Ainslie reported that staff continued to advertise for the vacant at-large seat. The Commission voiced concern over difficulty in filling the vacant seat while previous appointments had been denied by the assembly. Duncan asked the Commission to encourage previous Commission applicants to reapply. Ainslie reviewed expiration dates of current Commissioners.

VII. NEW BUSINESS

D. Review of Sitka Seaplane Base Environmental Assessment

Ainslie introduced the DOWL project team. Maryellen Tuttell provided a site description and project overview for the placement of a seaplane base along Seward Avenue on Japonski Island. Tuttell and Kelli Cropper explained that after site selection studies were conducted, the proposed site was identified as the optimal location and layout to meet seaplane base needs. Tuttell explained the environmental review processes.

Tuttell informed the Commission that review of potential impacts was necessary under Section 106 of the National Historic Preservation Act. The project identified a World War II era observation post located in the center of the site. Tuttell explained that a field survey had been conducted to document the resource and a Determination of Eligibility (DOE) report had been written and submitted to the State Historic Preservation Office (SHPO) and National Park Service (NPS) for review. Tuttell explained that they had been consulting with the NPS due to the proximity of the resource to a National Historic Landmark (NHL) and to plan appropriate mitigation of potential adverse effects.

Jake Anders provided an overview of identified historic resources in the area, associated with the Sitka Naval Operating Base and US Coastal Defenses NHL consisting of WWII era structures. Anders explained that the project included considerations of potential visual impacts as well as vibrations during construction and use. Anders provided additional detail about the observation post, stating that it was characteristic of WWII era military construction, was located near the modern-day coastline, and was well preserved though weathered. Anders explained that the DOE recommendation found that the resource should be considered eligible as a contributing resource of the NHL. Anders stated that if the SHPO and NPS agreed with their findings, DOWL would continue consultation with both parties as well as the city of Sitka to determine mitigation measures.

The Commission discussed potential mitigation strategies. Potential mitigation strategies were

discussed. The first suggestion was to revise the site development plan to avoid the observation post. Cropper and Tuttell explained that due to the grading of the site, avoidance of the historic resource was unfeasible. Saline suggested designing a museum exhibit of the WWII site for the Sitka Museum. The Commission noted that there was a desire to create an interpretive center for the NHL close to the Navy structures near the bridge. Rebecca Poulson asked if archaeological monitoring would take place during excavation. Ken Nichols replied that the Federal Aviation Administration provided guidelines on appropriate procedure if artifacts are found. Tuttell continued that consultations with SHPO and NPS would provide additional guidance on cultural resource monitoring during site preparation. The Commission discussed the proximity of the project location to areas of tribal significance. Rebecca Poulson asked for estimated project costs. Cropper responded that the rough order of magnitude was approximately $20 million.

VIII. SET NEXT MEETING DATE(S):
(2nd Wednesday of the Month, 6 pm **Harrigan Centennial Hall)**
Wednesday, March 10, 2021 – Regular Monthly Meeting

IX. ADJOURNMENT

Seeing no objections, Chair Littlefield adjourned the meeting at 7:40 pm.

City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

SITKA HISTORIC PRESERVATION COMMISSION
Regular Monthly Meeting
Harrigan Centennial Hall
February 10, 2021 6 p.m.

AGENDA

I. CALL TO ORDER & ROLL CALL

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES
A. December 9, 2020 minutes

IV. GUESTS &/OR PERSONS TO BE HEARD

V. REPORTS & CORRESPONDENCE

VI. OLD BUSINESS
B. Historic Preservation Plan
C. Commissioner Recruitment

VII. NEW BUSINESS
D. Review of Sitka Seaplane Base Environmental Assessment

VIII. SET NEXT MEETING DATE(S):
(2nd Wednesday of the Month, 6 pm **Harrigan Centennial Hall)**
Wednesday, March 10, 2021 – Regular Monthly Meeting

IX. ADJOURNMENT

City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

SITKA HISTORIC PRESERVATION COMMISSION
Regular Monthly Meeting
Harrigan Centennial Hall
December 9, 2020 6 p.m.

DRAFT MINUTES

I. CALL TO ORDER & ROLL CALL

Chair Littlefield called the meeting to order at 6:04 PM.
Present: Roby Littlefield (chair), James Poulson, Ana Dittmar (Telephone), Scott Saline, Chuck Miller
Absent: Bob Sam
Staff: Amy Ainslie, Ben Mejia, Crystal Duncan (assembly liaison)
Public: Rebecca Poulson

II. APPROVAL OF AGENDA

M-Miller/S-Poulson moved to approve the agenda. Motion passed 5-0 by voice vote.

III. APPROVAL OF MINUTES

A. November 13, 2020 minutes

M-Poulson/S-Dittmar moved to approve the November 13, 2020 minutes. Motion passed 5-0 by voice vote.

Poulson noted from reading the November 13th minutes, that the Historic Preservation Plan could be edited to include additional information on local historic districts.

IV. GUESTS &/OR PERSONS TO BE HEARD

V. REPORTS & CORRESPONDENCE

B. Heritage Newsletter

Mejia thanked Poulson for sharing the Heritage newsletter, a monthly historic preservation bulletin from Alaska's Office of History and Archaeology. Mejia noted that the budget proposals from the House and Senate increased the Historic Preservation Fund by approximately 20 million dollars which was potentially optimistic news for historic preservation grant funding.

C. Sitka Maritime Heritage Society - update on CLG grant on Boathouse

Rebecca Poulson reported that due to the Covid-19 pandemic, grant deadlines had been extended from September 2020 to July 2021. The project was to add new siding, four new doors, four new

windows, and to restore the exterior wall at the Japonski Island Boathouse. Rebecca Poulson explained that due to social distancing requirements, large volunteer work parties were not possible. Poulson said that she was working on changing the project scope. Poulson said that due to Building Code requirements for the intended use as a museum that would allow 50 or more guests, the doors needed to be widened to 36" by adding strips to the existing doors. Poulson said they were considering shifting the focus of contractor work from replacing siding to rebuilding the opening of the building.

Poulson said she was looking into fund matching opportunities from the National Trust for Historic Preservation. Poulson explained that the Sitka Maritime Heritage Society (SMHC) had added educational content to their website and would distribute toy boat kits for children instead of hosting events.

D. Sitka Fine Arts Camp - update on work at Fraser Hall

Rebecca Poulson reported that the original plan for the project, with grant funding from the Office of History and Archaeology, was to update the electrical wiring and run new wire to the new hallway. The extension of the grant project deadlines provided time to include restoration of the hallway with Douglas fir wainscoting and replacing lighting with old-fashioned fixtures that match the originals. The project aimed to add electrical heating in the large room to allow for use as an event space that could generate income for further preservation efforts. Poulson noted that the electrical work was almost done.

VI. OLD BUSINESS

D. Historic Preservation Plan

Mejia reported that, due to Covid-19, the Sitka Tribe of Alaska (STA) Cultural Resources committee meeting was postponed. Miller confirmed that the elders had received their packets.

E. Commissioner Recruitment

Mejia reported that staff continued to advertise for the vacant at-large seat.

VII. NEW BUSINESS

VIII. SET NEXT MEETING DATE(S):

(2nd Wednesday of the Month, 6 pm **Harrigan Centennial Hall)**
Wednesday, January 13, 2021 – Regular Monthly Meeting

IX. ADJOURNMENT

Seeing no objections, Chair Littlefield adjourned the meeting at 6:42 pm.

City and Borough of Sitka

PROVIDING FOR TODAY…PREPARING FOR TOMORROW

Coast Guard City, USA

MEMORANDUM

To: Chair Littlefield and Historic Preservation Commission Members

From: Amy Ainslie, Planning Director

Date: February 5, 2021

Subject: **Review of Sitka Seaplane Base Draft EA**

The Sitka Seaplane Base project has completed a major milestone in their project planning which is the draft Environmental Assessment (EA). Part of the EA is determining potential impact on historic and cultural resources given that the project is both receiving federal funding as well as in the vicinity of a National Historic Landmark (NHL), the Sitka Naval Operating Base and US Army Coastal Defenses National Historic Landmark.

Kelli Cropper (CBS) and DOWL (CBS consultant) staff will be attending our meeting to help guide the Commission through this review, including an overview of the project, reviews and communications to date with other historic preservation entities (SHPO and NPS), findings in the Draft EA regarding impact to historic resources, and the Determination of Eligibility (DOE) for a WWII-era concrete observation post found on the project site.

As this project is a multi-step, multi-year endeavor, the Commission is not being asked to provide a recommendation for approval of the entire project at this date. The intended outcomes of this review are:

1. Familiarize the Commission with the project
2. Familiarize the Commission with the Draft EA
3. Review the DOE and findings
4. Discuss potential mitigations plans for potential adverse effects to the observation post
5. Opportunity for Commission questions

The Commission can make a motion at any point during the review if deemed appropriate or needed. However, there is no particular motion or action from the Commission requested at this time. The Commission could also choose, at its next regular meeting, to write a response letter to the Draft EA if the Commission felt it was necessary to provide formal feedback.

Sitka Historic Preservation Commission

Coversheet
For Request for Review of Potential Impacts to Heritage Resource(s)

A. Contact Name Kelli Cropper, CBS Project Manager
Address _____ **City** _____ **State** _____ **Zip** _____
Phone 907.738.0461 **Fax** _____ **email** kelli.cropper@cityofsitka.org

B. Agency undertaking project: (circle)
Private (City) State Federal **Department** _____

C. Date Agency received proposed project: _____

D. Are Federal funds involved (grants, funding, agency) (yes) no

E. Are State funds involved (grants, funding, agency) yes (no)

F. Will the project affect a National Historic Landmark or a site in the National Register of Historic Places? (See Appendix A) yes (no)

G. Is the site listed in the Alaska Heritage Resource Survey inventory? (yes) no
If yes, Site Number SIT-01115 **Preservation Status** DOE pending
(refer to AHRS inventory for more information)

H. Is the Project within the Sitka Indian Village or Downtown Sitka yes (no)

I. Describe the proposed project
Construction and operation of a new seaplane base between the USCG facility and SEARHC facilities on Japonski Island. Project would include upland grading and development of vehicle parking, aircraft tie-downs, maintenance areas, waiting shelter, and seaplane pullout ramp. Marine facilities would include seaplane floats and wave attenuators.

J. Purpose/Objectives for the undertaking
Seaplanes provide critical transportation services in Southeast Alaska. The existing Sitka seaplane base is deteriorated and has no room for redevelopment or expansion. This project proposes to develop a new larger seaplane facility to meet the transportation needs of Sitka and regional communities.

K. Attach:
- **Copy of a map of the proposed project including latitudinal and longitudinal information**
- **Property owner information**
- **Any other pertinent information**

Currently owned by Alaska Department of Education & Early Development
City & Borough of Sitka is proposing to purchase the property.

Mail Coversheet and attachments to:

Sitka Historic Preservation Commission
C/O City and Borough of Sitka
100 Lincoln Street
Sitka, Alaska 99835

Notes to Applicant:
- **Review will take place only during regular commission meetings or on an as needed basis**
- **The meetings are public and convene the second Wednesday of each month as advertised**
- **Review process may take up to 60 days**
- **The SHPC reserves the right to request additional information and/or time to review projects**

ACTION: _____ **SIGNED:** _____ **DATE:** _____

Attachments

1. Initial Scoping Outreach
2. Current Proposed Project
3. Excerpt from Draft EA
4. Appendix D of Draft EA
5. Determination of Eligibility Submittal

1. Initial Scoping Outreach

In Reply Refer To:
New Sitka Seaplane Base
Federal Project # 3-02-0488-001-2019

Consultation Initiation

November 26, 2019

Amy Ainslie
Sitka Historic Preservation Commission
100 Lincoln Street
Sitka, Alaska 99835

Subject: Initiation of Consultation

Dear Ms. Ainslie:

The City and Borough of Sitka (CBS), in cooperation with the Alaska Division of the Federal Aviation Administration (FAA), is proposing to construct a new seaplane base on the north end of Japonski Island to replace the existing seaplane base on the west shore of Baranof Island, which is deteriorating and in poor condition. The existing seaplane base has been operating at its current location for 65 years and is at the end of its useful life. The purpose of the proposed project is to address capacity, safety, and operational and condition deficiencies at the existing Sitka Seaplane Base. The project is located at approximately 57.06° North and 135.36° West; in Sections 34–35 of Township 55 South, Range 63 East, Copper River Meridian (USGS Quadrangle Sitka A-5) (Figure 1).

For purposes of the National Historic Preservation Act, we are initiating this consultation with you to assist us in determining the Area of Potential Effect (APE) and identifying historic properties that may be affected by the proposed project.

Project Description

1) **Acquisition of Land.** CBS plans to acquire lands on shore (uplands) and tide & submerged lands for construction of the new seaplane base. CBS proposes to acquire the uplands with FAA Airport Improvement Program (AIP) Land Acquisition grant funds. CBS has also submitted an application for tidelands and submerged lands to the Alaska Department of Natural Resources (ADNR) for approximately 23 acres for construction of seaplane floats and associated infrastructure and the seaplane operating area.

2) **Construction of New Seaplane Base.** This project tentatively includes the following elements (Figure 2):
   - New fuel storage and distribution system
   - Vehicle parking area

- On-site aircraft maintenance capability
- A drive-down ramp to the seaplane base floats
- Electricity, water and sewer, and lighting
- Float slips for based seaplanes and for transient seaplanes
- Safe access between the parking positions and the water operating are, and
- Options to accommodate future growth with potential float expansion.

3) **Demolition of Existing Seaplane Base.** This project will include the removal/disposal of the existing seaplane floats located at the previous seaplane area.

Preliminary Area of Potential Effect
The Preliminary APE is the footprint of the proposed project, measuring 26.2 acres (Figure 3).

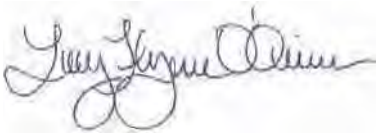
Identification Efforts
A preliminary search of the Alaska Heritage Resource Survey (AHRS) identified previously recorded archaeological and historic sites in the project vicinity. A known historic bunker lies within/adjacent to the project area. The project area appears to be within 250 feet of the Sitka Naval Operating Base and U.S. Army Coastal Defenses National Historic Landmark (shown in Figure 1). The existing seaplane base, slated to be demolished, is within 250 feet of the Pyramid Packing Company (SIT-00320).

Consulting Parties
- State Historic Preservation Officer
- National Park Service
- Sealaska
- Sitka Tribe of Alaska (IRA)
- Hoonah Indian Association
- Hydaburg Cooperative Association
- Organized Village of Kake
- Central Council Tlingit & Haida Indian Tribes of Alaska
- Yakutat Tlingit Tribe

If you have questions or comments related to this proposed project, I can be reached at the address above, by telephone at 907-562-2000, or by e-mail at loquinn@dowl.com.

Your timely response will greatly assist us in incorporating your concerns into project development. For that purpose, we respectfully request that you respond within thirty days of your receipt of this correspondence.

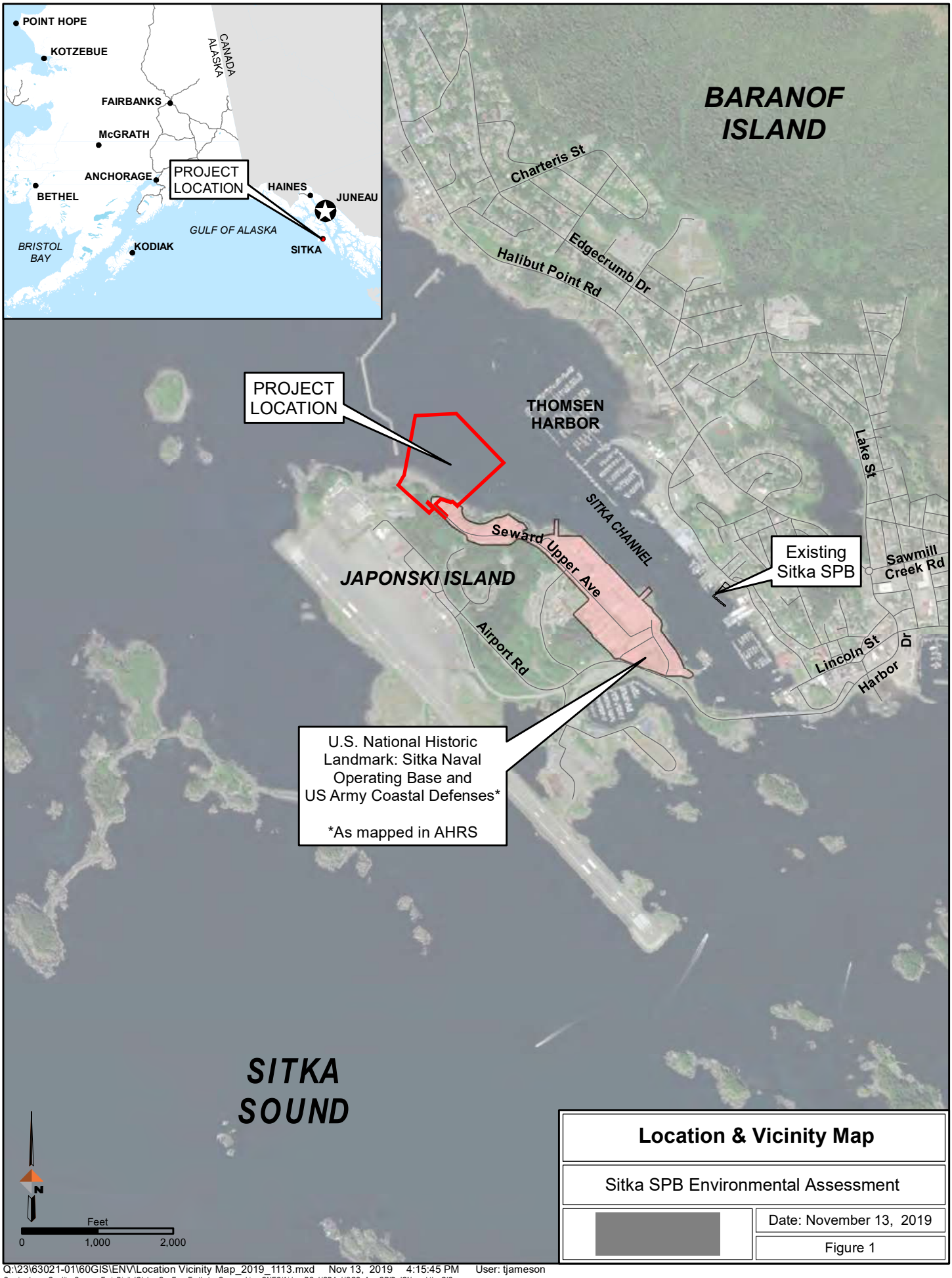
Sincerely,



Lucy Flynn O'Quinn
Cultural Resources Specialist, SOI

Enclosures:
Figure 1. Project Vicinity Map
Figure 2. Preliminary Project Concept Map
Figure 3. Project Preliminary APE

Electronic cc w/ enclosures:
Venus Rivera Larson, Project Manager, FAA Alaska Region, Airports Division
Kelli Cropper, City and Borough of Sitka



Location & Vicinity Map

Sitka SPB Environmental Assessment

Date: November 13, 2019

Figure 1

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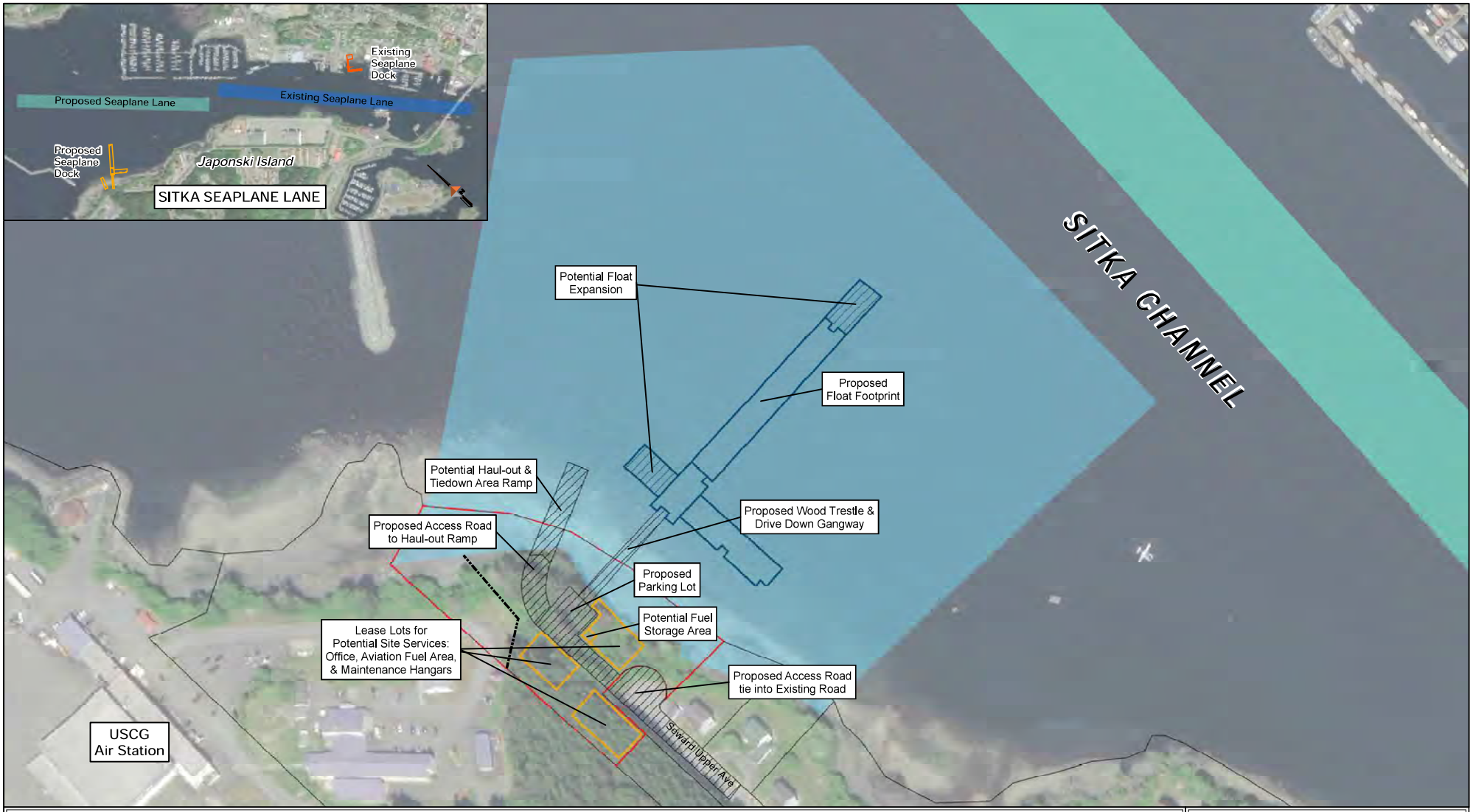
Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Project Concept
- Float Layout
- Lease Lot
- Parking & Access
- Potential Expansion
- LOT 15A Boundary
- Future Seaplane Lane
- Water Operation Area

Existing Conditions
- Existing Seaplane Lane
- City of Sitka Parcel Boundary
- USCG Fence Encroachment

0 100 200 Feet

N

Preliminary Design

Sitka SPB Environmental Assessment

Date: November 20, 2019

Figure 2

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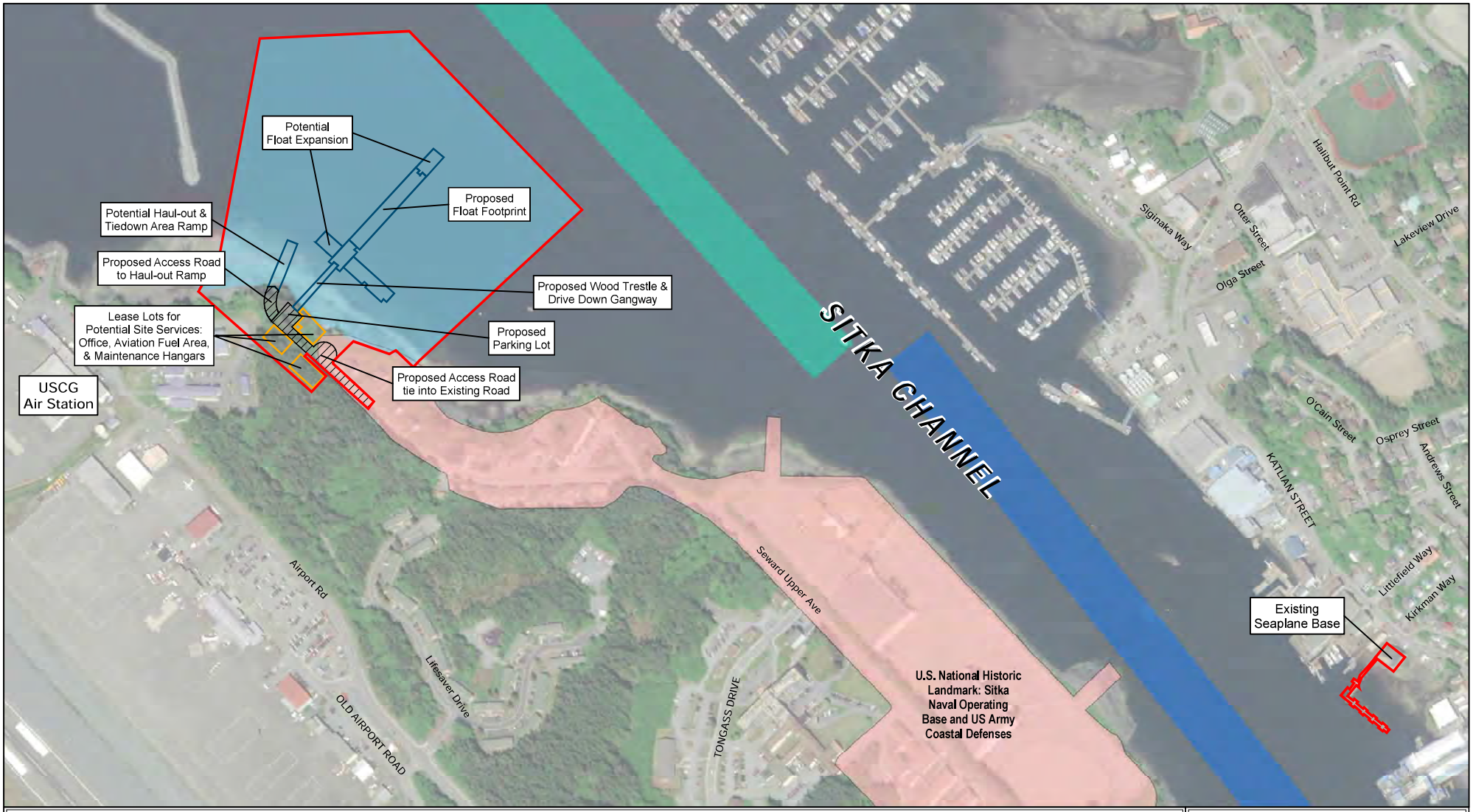

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Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

2. Current Proposed Action

Preliminary Project Footprint

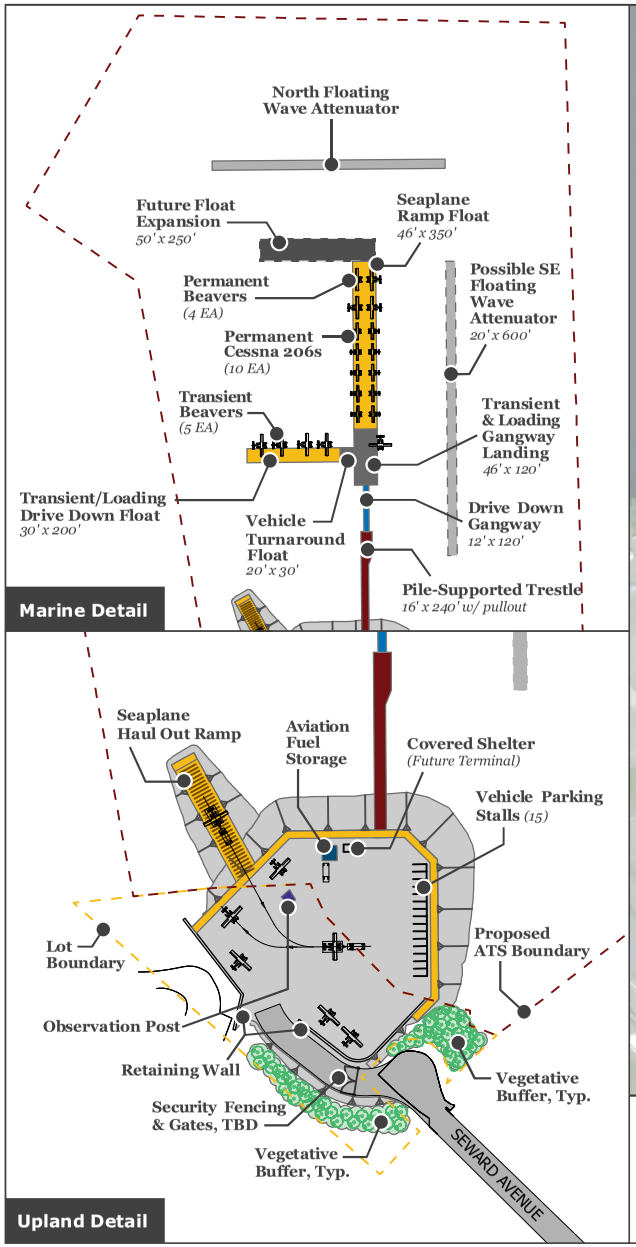
57.055418 N Latitude
135.363889 West Longitude

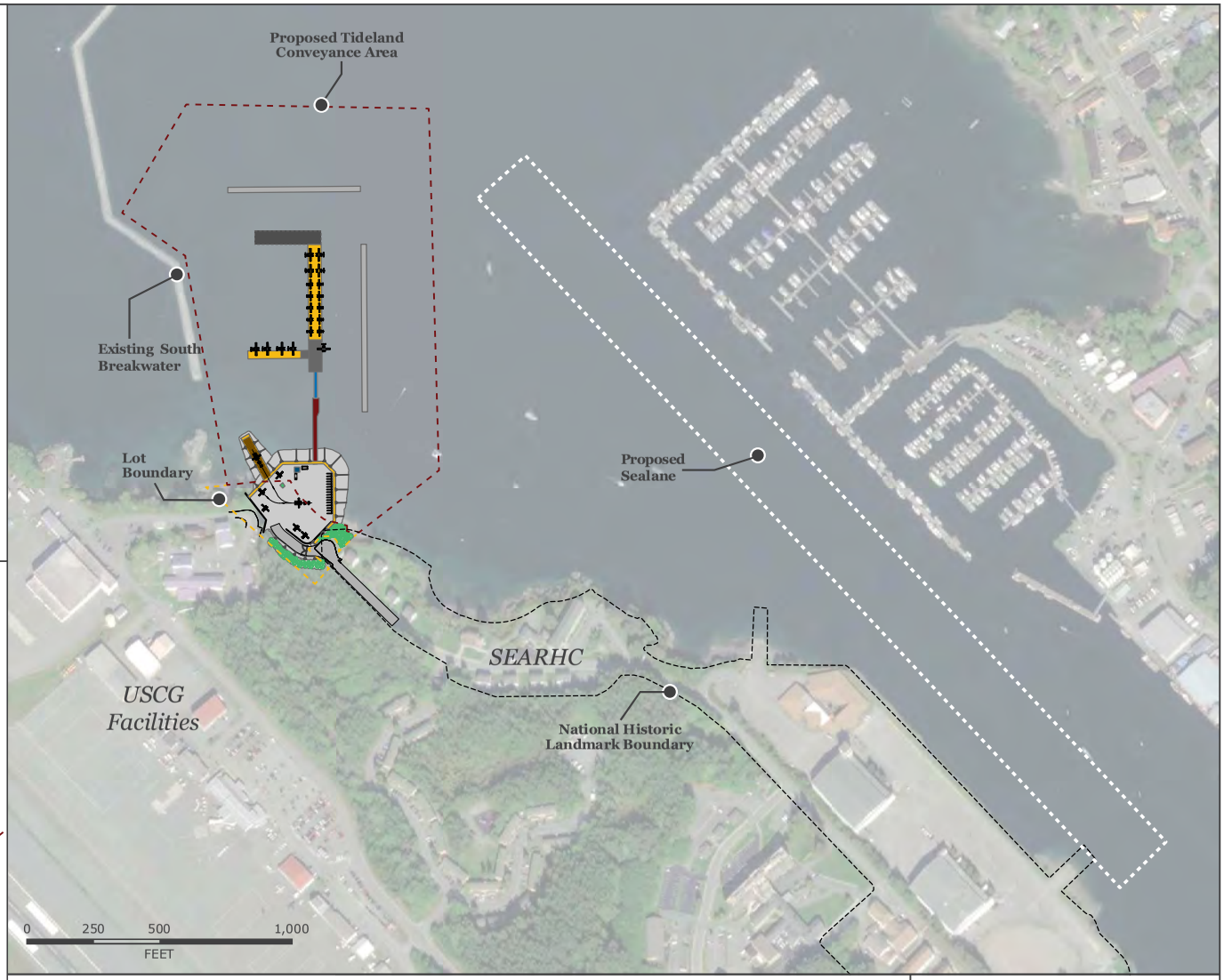
Section 34-35, T55S, R63E, Copper River Meridian

Location & Vicinity Map

Sitka Seaplane Base Environmental Assessment

Figure 1 | October 19, 2020





Section 34-35, T55S, R63E, Copper River Meridian

Proposed Action

Sitka Seaplane Base
Environmental Assessment

Figure 3 | October 20, 2020

5.4. Historical, Architectural, Archaeological and Cultural Resources

5.4.1. Affected Environment

The study area for cultural resources is defined as a 250' buffer around construction limits of the Project, which includes all areas requiring fill, construction or demolition, and ground disturbance (Figure 9). Figure 10 shows Project elements that are located within this study area.

The Alaska Heritage Resources Survey, maintained by the Office of History and Archaeology, was reviewed for this Project. The study area extends into the northwestern boundary of Sitka Naval Operating Base (NOB) and US Army Coastal Defenses National Historic Landmark (NHL) managed by the National Park Service (NPS). Additionally, the Project proposes to access the new seaplane base via Seward Avenue through the NHL.

The Sitka NOB was one of three Alaskan Naval Air Stations used during WWII (NPS 2020). Sitka NOB was originally established as an advance seaplane base in 1937 and was designated a NOB in 1942. During WWII planes operating out of the Sitka NOB patrolled Southeast Alaska and the Gulf of Alaska. Sitka NOB also provided critical defense for shipping in the Gulf of Alaska. Beginning in 1941, the U.S. Army established Forts Ray, Rousseau (which replaced Fort Ray as the headquarters for coastal defense in 1943), Pierce, and Babcock to provide defensive support to the Sitka NOB. As part of this effort the Army also constructed the Coastal Defense Network, a system of armaments and fortifications to protect Sitka Sound and associated Naval facilities. Sitka NOB was closed by the Navy in 1944 (Bush 1944; NPS 2020).

Several historic sites are located in the vicinity of Seward Avenue and one are located in the vicinity of the Project. The Sitka NOB and U.S. Army Coastal Defenses NHL was designated in 1986 for its role in WWII defenses in Alaska and the Aleutian Islands. The NHL is comprised of the Sitka NOB and Fort Rousseau, including associated U.S. Army Coastal Defenses on eight islands. The 1986 nomination had 78 contributing features, and although there have been safety and efficiency improvements and changes in use, these retain the character of their period of significance. The NPS is currently in the process of updating the 1986 nomination to account for changes to the NHL, including demolition or rehabilitation of buildings, and improved documentation of contributing features (NPS 2020). The revised NHL nomination includes the Sitka NOB road system.

In May 2020, a site visit of the Project footprint identified one building, consisting of an intact WWII-era observation post (Appendix C). Development of the new seaplane base would require demolition of this building. Observation posts similar to this building were used to identify and triangulate the position and distance of enemy craft to guide artillery fire. The position of this building in relation to a battery of 90mm Anti Motor Torpedo Boat guns constructed at Watson Point during WWII supports this hypothesis (Berhow 2020). Unfortunately, the available records associated with the artillery at Watson Point do not include this building. It is also possible that this building was constructed by Marine or Army infantry as part of series of small coastal fortifications that used to ring Japonski, Alice, and Charcoal Islands. These small defensive positions would have ranged from foxholes and trenches to more elaborate concrete buildings such as this (M. Hunter and M. Berkhow personal communication to C. Kennedy [DOWL], August 7, 2020).

Consultations with the NPS and Alaska SHPO are underway regarding this building's eligibility to the National Register of Historic Properties (NRHP). A preliminary Determination of Eligibility has been completed and recommends that the building is significant under Criterion A based on its association with significant events (WWII), and furthermore recommends it as a contributing feature to the Sitka NOB and U.S. Army Coastal Defenses NHL.

Figure 9: Proposed Area of Potential Effect

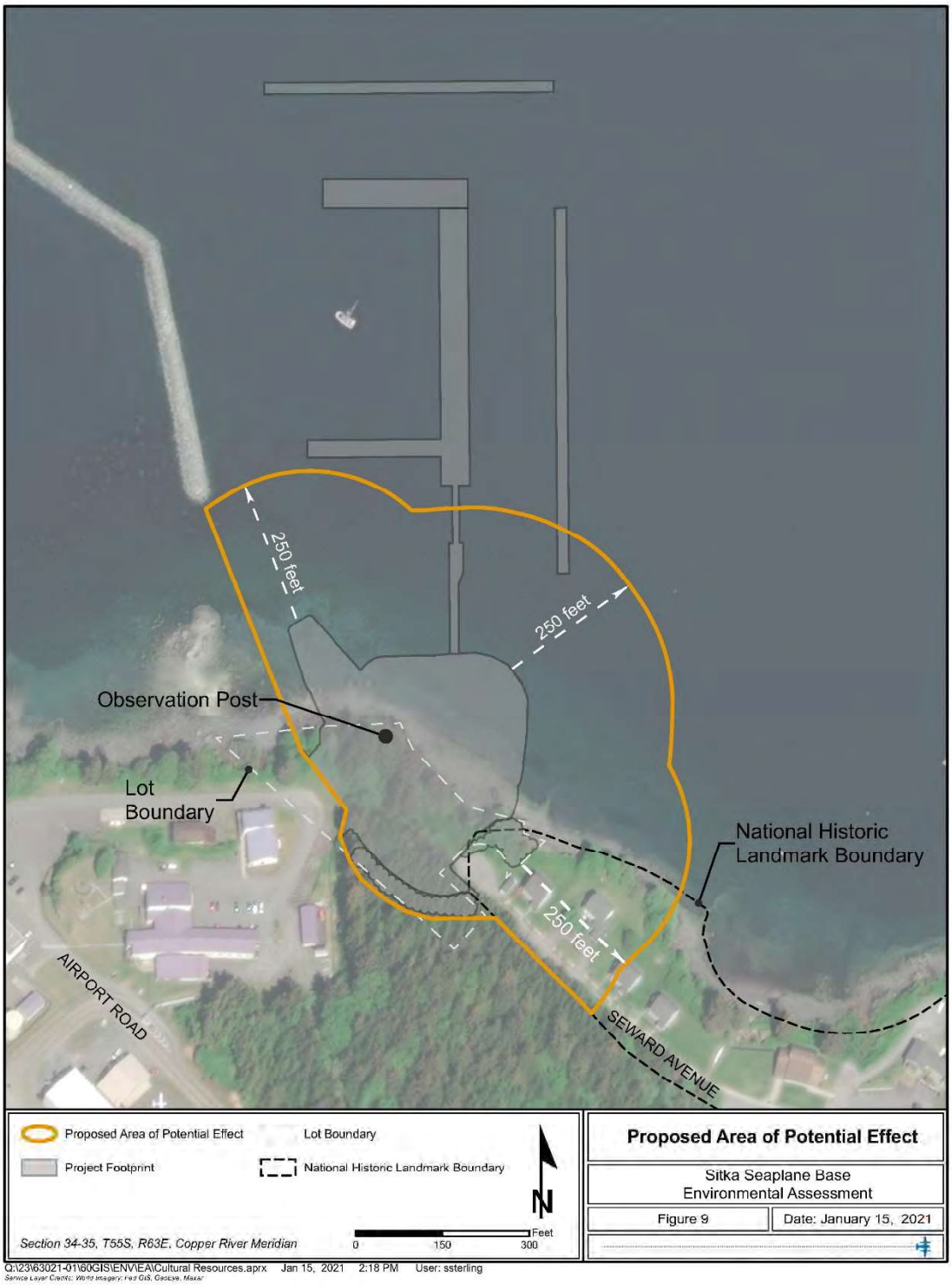
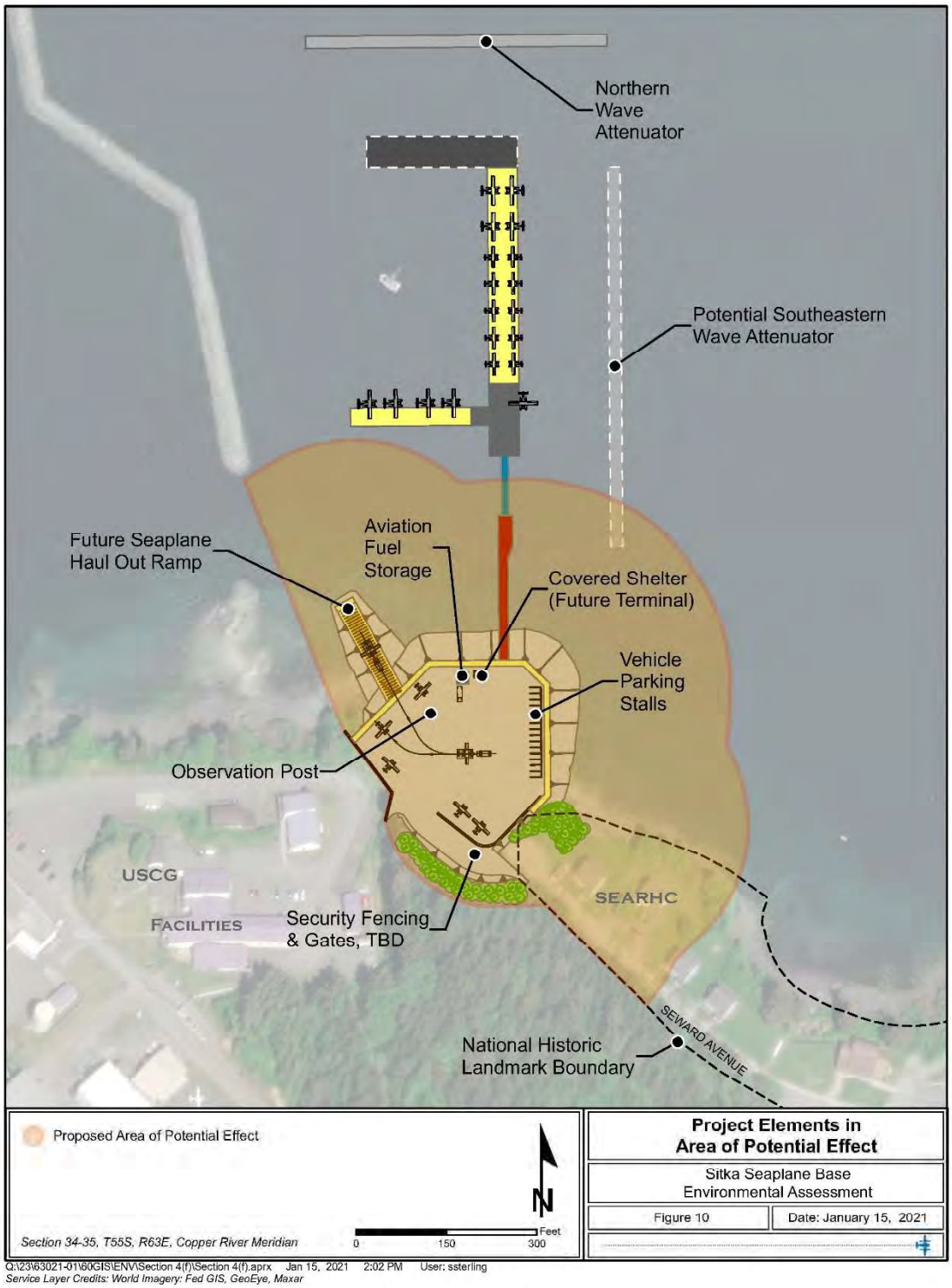


Figure 10: Project Elements in Area of Potential Effect



5.4.2. Environmental Consequences of the Alternatives

It is expected that the proposed seaplane facilities, including the access road and parking lot, can be designed to avoid direct impacts on the contributing features of the NHL as it currently exists.

Impacts to cultural resources range from changes to the character of the NHL due to additional noise and visual alterations of the setting to physical damages to individual elements (as part of vibration from construction activities, heavy traffic, or other construction-related impacts.) Addition of buildings and structures could alter the original setting of the NHL (or the impacted portion of the NHL, specifically). Similarly, changes to the types, duration, and volume of noise associated with construction and operation of the seaplane base could alter the setting and feeling of the impacted portion of the NHL. Vibration from construction activities, blasting of the hill at the entry area, and staging of heavy equipment have the potential to cause damage to WWII-era buildings and roads, which may not have been updated or reinforced.

The Project proposes to avoid visual and audible impacts to the NHL and the facilities within it. Noise impacts resulting from construction of the Project would be temporary and would only occur during construction which would be expected to occur over one to two years. Barge delivery of fill materials would eliminate the need for gravel hauling trucks to use Seward Avenue. Blasting of the hill at the south end of the Project site would occur only over a one-month period. A blasting plan would be developed and coordinated with the NPS, SEARHC, and Mount Edgecumbe High School. Vibrations at the site boundary would be less than the level at which damage to drywall occurs. The blast plan would include noise and vibration monitors during blast events located at critical adjacent structures.

Changes in noise levels within the NHL along Seward Avenue would occur during seaplane base operations as vehicle traffic on Seward Highway would increase and ground-based activities at the seaplane base would generate noise. However, noise from both land-based aircraft (including helicopters and commercial airplanes) and seaplanes can already routinely be heard from the institutional and residential areas of the NHL. The main commercial airport and the USCG Air Station Sitka are nearby and seaplanes currently takeoff and land on Sitka Channel.

As noted above, the concrete observation post has been recommended as eligible for the NRHP as contributing feature of the NHL. Since the Proposed Action would demolished this structure, this would constitute an adverse effect on an historic property. Consultation in accordance with Section 106 of the NHPA is underway with appropriate parties to identify appropriate minimization and mitigation measures to address this adverse effect.

5.4.3. Minimization and Mitigation

Project design elements to avoid visual impacts to the adjacent NHL have been included in Project design. Examples of these include lowering the site elevation, changing the orientation of the seaplane base floats, and including vegetative barriers designed to obscure the seaplane base from the direct view of the NHL. A blast plan for construction would be developed and coordinated with NPS, SEARHC, and Mount Edgecumbe High School to incorporate measures to monitor and minimize the potential for blasting effects on the structures on Seward Avenue.

Impacts to previously undocumented WWII relics or other artifacts will be addressed by implementing a standard inadvertent discovery plan. Under such a plan, if other war relics or artifacts are found during construction, work would be halted and the SHPO notified. Work on the site would not restart until appropriate agency consultation occurred.

As noted above, Section 106 consultation is underway to determine whether the observation post is eligible to the NRHP and is a contributing element of the Sitka NOB and U.S. Army Coastal Defenses NHL, whether the effects of the Project on this property are adverse, and the appropriate minimization or mitigation measures to be implemented to address the adverse effect to the observation post.

Appendix D1:

Cultural Resources Field Memo

DOWL

MEMORANDUM

TO: Maryellen Tuttell, DOWL

FROM: C. Kennedy

DATE: August 7, 2020

SUBJECT: Condition Assessment: Concrete Observation Station, Sitka Alaska

On May 20, 2020, Cultural Resources Specialist Caitlin Kennedy conducted a field survey of a concrete building located within the proposed area of potential effect (APE) of the Sitka Seaplane Base Project (Figures 1 and 2). The purpose of the condition assessment was to ascertain the building's dimensions, overall condition, and designed purpose. This information will assist in a determination of whether it should be considered eligible for the National Register of Historic Places, either individually or as a contributing element of the Sitka Naval Operating Base and U.S. Army Coastal Defenses National Historic Landmark (NHL).

Historic Context:

Sitka Naval Operating Base was originally established as an advance seaplane base in 1937 and was designated a Naval Operating Base (NOB) in 1942. During World War two (WWII) planes operating out of the Sitka NOB patrolled southeast Alaska and the Gulf of Alaska. Sitka NOB also provided critical defense for shipping in the Gulf of Alaska. Beginning in 1941 the U.S. Army established Forts Ray, Rousseau (which replaced Fort Ray as the headquarters for coastal defense in 1943), Pierce, and Babcock to provide defensive support to the Sitka NOB. As part of this effort the Army also constructed the Coastal Defense Network, a system of armaments and fortifications to protect Sitka Sound and associated Naval facilities. Sitka NOB was closed by the Navy in 1944 (Bush 1944; National Park Service 2020).

The Sitka Naval Operating Base and U.S. Army Coastal Defenses NHL was designated in 1986 for its role in WWII defenses in Alaska and the Aleutian Islands. The NHL is comprised of Sitka NOB and Fort Rousseau, including associated U.S. Army Coastal Defenses on eight islands. The National Park Service (NPS) is currently in the process of updating the 1986 nomination to account for changes to the NHL, including demolition or rehabilitation of buildings, and improved documentation of contributing features (National Park Service 2020).

Documentation of Building:

The concrete building is rectangular in shape with a slightly off-center observation slit situated on the north wall (Figure 3). There is a single entrance (Figure 4). The observation slit, which is roughly 16" in height, offers 180-degree views of Sitka Channel. At one time the observation slit had three upright metal supports. The walls range in thickness from approximately 12" to 20". Approximate interior dimensions are depicted in Figure 5. There are wooden boards set high on the interior walls and along the observation slit. Construction also included some earthworks, evidenced by a collapsed covered trench on the south side, and stone reinforcements on the north (Figure 6).

Review of archival materials (including maps and narrative descriptions of installation) yielded no documentation of this building (Bush 1944; U.S. Army 1944). One possibility is that it was constructed as a base-end station or observation station. Base-end stations similar to this building were used to triangulate the position and distance of enemy craft to guide artillery fire. The position of this building in relation to a battery of 90mm Anti Motor Torpedo Boat guns

constructed at Watson Point supports this hypothesis (Berhow 2020). Unfortunately, the available records associated with the artillery at Watson Point do not include this building (Figure 7). It is also possible that this building was constructed by Marine or Army infantry as part of series of small coastal fortifications that used to ring Japonski, Alice, and Charcoal Islands. These small defensive positions would have ranged from foxholes and trenches to more elaborate concrete buildings such as this (M. Hunter and M. Berhow personal communication to C. Kennedy [DOWL], August 7, 2020).

Condition:

The exterior of the building is slightly discolored and heavily overgrown with vegetation. The vegetation, which would have been entirely or partially cleared during use, has become overgrown, obscuring the view. The building also shows some signs of spalling on the northwest side, possibly a result of deflection, or weakness caused by erosion (Figure 8). Wooden boards set high on the interior walls, which may have been used to mount brackets for electrical wiring, show some moisture damage but are otherwise in fair condition. The concrete at the door and observation slit shows some deterioration, likely from erosion. The metal pipe supports for the observation slits are heavily corroded (in one case, entirely corroded), which has resulted in slight spalling of the surrounding concrete (Figure 9).

Recommendations:

The building fits within the historic context for permanent construction during World War II as its function was essential to the coastal defense mission of the military installations at Sitka NOB and Fort Rousseau (R. Christopher Goodwin and Associates 1997). It remains in its original location and construction materials typical of the period. Despite showing wear from decades of disuse, it still neatly conveys its original purpose as an observation building, either as a base-end station associated with nearby artillery at Watson Point or as one of a series of observation stations that once dotted the coastline of Sitka NOB and other Coastal Defenses. Today, this building is one of two intact concrete fortifications of this type on Japonsky, Alice, and Charcoal islands (M. Hunter personal communication to C. Kennedy [DOWL], August 7, 2020).

This building should be considered for inclusion on the National Register for Historic Places as a contributing feature to the Sitka Naval Operating Base and U.S. Army Coastal Defenses NHL. It retains integrity of location, design, materials, feeling, and association as defined by the nomination of the NHL. Although the 1986 and drafted update of the NHL nomination do not include this or any other similar buildings, there is precedent for inclusion of the base-end station/observation station as a contributing feature to the NHL. Other State and National Historic Landmarks (such as the Aleutian Islands World War II National Historic Area and Fort Rousseau Causeway State Historical Park), and state recreation areas (such as Caines Head State Recreation Area in Seward) have undertaken preservation and/or interpretive measures for similar WWII improvements.

References Cited

Berhow, M. (editor)
2020 *American Seacoast Defenses: A Reference Guide*. CDSG Press, McLean, VA.

Bush, J.D.
1944 *Narrative Report of Alaska Construction 1941–1944*. U.S. Army, Alaskan Department, Construction Division.

National Park Service
2020 *Draft National Historic Landmark Nomination: Sitka Naval Operating Base and U.S. Army Coastal Defenses*.

R. Christopher Goodwin and Associates
1997 *Historic Context for Department of Defense Facilities World War II Permanent Construction*. Prepared for U.S. Army Corps of Engineers.

U.S. Army
1944 *Supplement to the Harbor Defense Project, Harbor Defenses of Sitka: Annex B*. U.S. Army, Western Defense Command.

FIGURES

Proposed Area of Potential Effect

N

Section 34-35, T55S, R63E, Copper River Meridian

0 75 150 300 Feet

Proposed Area of Potential Effect

Sitka SPB
Environmental Assessment

Figure1 | Date: August 10, 2020

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Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Proposed Area of Potential Effect

Marine Footprint (no fill required)

N

Section 34-35, T55S, R63E, Copper River Meridian

0 75 150 300 Feet

Proposed Project Elements

Sitka SPB
Environmental Assessment

Figure 2 | Date: August 10, 2020

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Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Observation Slit Dimensions

Sitka SPB
Environmental Assessment

Figure 3 | Date: August 10, 2020

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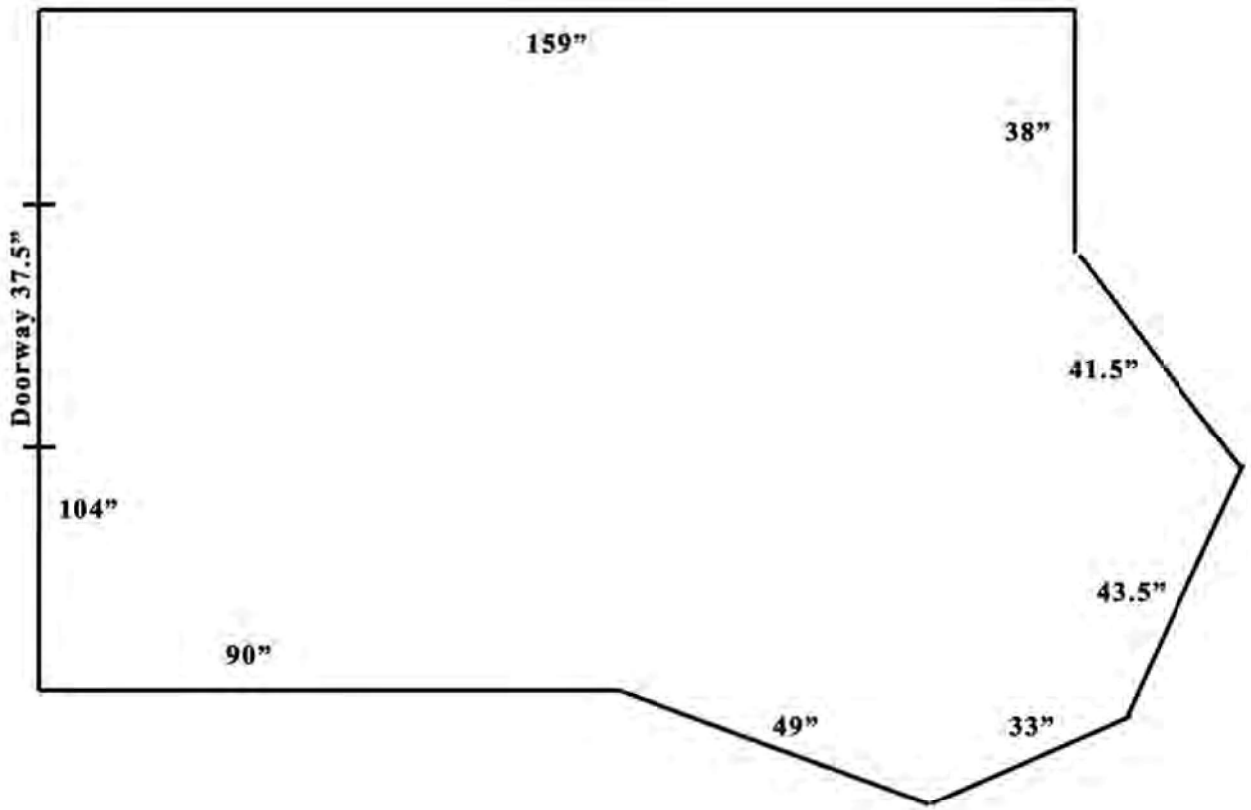
Entry Dimensions, Internal	
Sitka SPB Environmental Assessment	
Figure 4	Date: August 10, 2020



Interior Dimensions

Sitka SPB
Environmental Assessment

Figure 5 | Date: August 10, 2020

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Ground Support, North (Seaward) Side

Sitka SPB
Environmental Assessment

Figure 6 | Date: August 10, 2020

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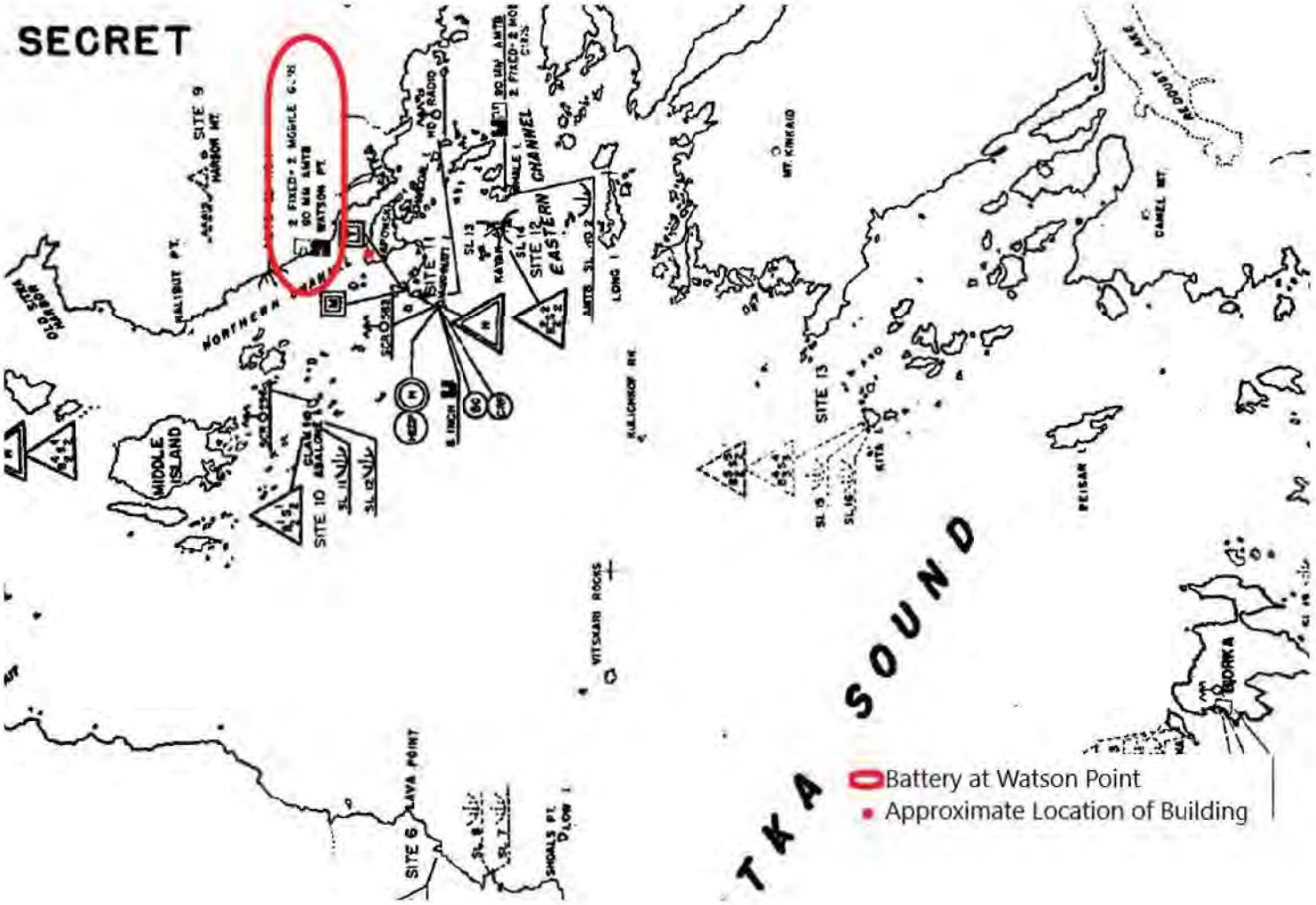

Source: Supplement to the Harbor Defense Project, Harbor Defenses of Sitka: Annex B

As-Built Map

Sitka SPB
Environmental Assessment

Figure 7	Date: August 10, 2020

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Light Spalling on NW Exterior Wall

Sitka SPB
Environmental Assessment

Figure 8	Date: August 10, 2020

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Remains of Window Support, Spalling

Sitka SPB
Environmental Assessment

Figure 9 | Date: August 10, 2020

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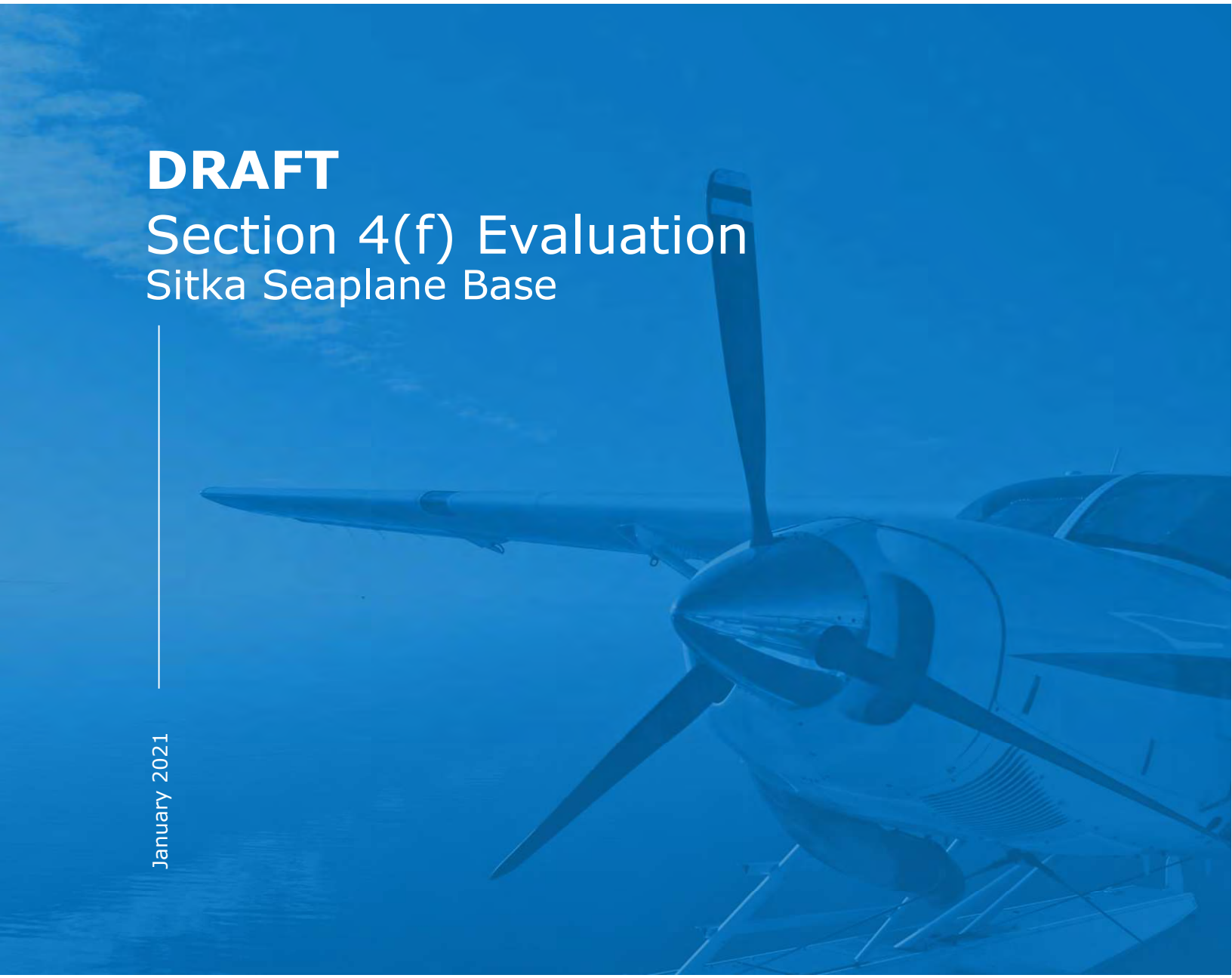
CITY & BOROUGH OF SITKA



DRAFT

Section 4(f) Evaluation

Sitka Seaplane Base

January 2021

PREPARED FOR:
U.S. Department of Transportation
Federal Aviation Administration
Alaskan Region, Airports Division
222 West 7th Avenue
Anchorage, AK 99513

ON BEHALF OF THE SPONSOR:
City and Borough of Sitka
100 Lincoln Street
Sitka, AK 99835

PREPARED BY:
DOWL
4041 B Street
Anchorage AK 99508

Table of Contents

Figures

Tables

Appendices

Acronyms

AASP	Alaska Aviation System Plan
ARC	Airport Reference Code
CBS	City and Borough of Sitka
CFR	Code of Federal Regulation
EA	Environmental Assessment
FAA	Federal Aviation Administration
FAR	Federal Aviation Regulations
FHWA	Federal Highway Administration
MOA	Memorandum of Agreeement
NHL	National Historic Landmark
NOB	Naval Operating Base
NPS	National Park Service
NRHP	National Register of Historic Places
Secretary	Secretary of Transportation
SHPO	State Historic Preservation Officer
U.S.C.	United States Code
USCG	United States Coast Guard

1.0 Introduction

1.1. Section 4(f) Background

Section 4(f) of the Department of Transportation Act of 1996 (as amended), 49 United States Code (U.S.C.) §303(c), states:

The Secretary (Secretary of Transportation) may approve a transportation program or project (other than any project for a park road or parkway under Section 204 of Title 23) requiring the use of publicly owned land of a public park, recreation area, or wildlife and waterfowl refuge of national, State, or local significance, or land of an historic site of national, State, or local significance (as determined by the Federal, State, or local officials having jurisdiction over the park, area, refuge, or site) only if—

(1) there is no prudent and feasible alternative to using that land; and

(2) the program or project includes all possible planning to minimize harm to the park, recreation area, wildlife and waterfowl refuge, or historic site resulting from the use.

The Federal Aviation Administration (FAA) uses Federal Highway Administration (FHWA) regulations (23 Code of Federal Regulations [CFR] 774) as guidance in implementing Section 4(f) impact analysis and documentation. The term "feasible and prudent avoidance alternative" from the quotation above is defined by FHWA at 23 CFR 774.17:

(1) A feasible and prudent avoidance alternative avoids using Section 4(f) property and does not cause other severe problems of a magnitude that substantially outweighs the importance of protecting the Section 4(f) property. In assessing the importance of protecting the Section 4(f) property, it is appropriate to consider the relative value of the resource to the preservation purpose of the statute.

(2) An alternative is not feasible if it cannot be built as a matter of sound engineering judgment.

(3) An alternative is not prudent if:

i. It compromises the project to a degree that it is unreasonable to proceed with the project in light of its stated purpose and need;

ii. It results in unacceptable safety or operational problems;

iii. After reasonable mitigation, it still causes:

A. Severe social, economic, or environmental impacts;

B. Severe disruption to established communities;

C. Severe disproportionate impacts to minority or low-income populations; or

D. Severe impacts to environmental resources protected under other Federal statutes;

iv. It results in additional construction, maintenance, or operational costs of an extraordinary magnitude;

v. It causes other unique problems or unusual factors; or

vi. It involves multiple factors in paragraphs (3)(i) through (3)(v) of this definition, that while individually minor, cumulatively cause unique problems or impacts of extraordinary magnitude.

1.2. Proposed Action

The City and Borough of Sitka (CBS), in cooperation with the Federal Aviation Administration (FAA), is proposing a new seaplane base on Japonski Island in Sitka, Alaska. Seaplanes provide essential transportation services for Sitka residents and regional communities in Southeast Alaska where communities are scattered among a number of islands with no road access or land airports. The new seaplane base is needed because the existing seaplane base is deteriorating and in poor condition. The existing seaplane base has been operating at its current location on the west shore of Baranof Island for 65 years and is at the end of its useful life and the site location has no potential for expansion.

The new seaplane base would be located near 1190 Seward Avenue on the northwest side of Japonski Island, approximately 1.4 miles west of downtown Sitka and approximately 600 miles from Anchorage at 57.055418 North Latitude; -135.363889 West Longitude (Sec. 34 and 35, T55S, R63E, Copper River Meridian, United States Geological Survey Quadrangle Sitka A5).

CBS worked with aviation stakeholders to identify the facilities needed to support safe and efficient seaplane operations. Facility needs identified were:

- A seaplane float for based seaplanes;
- A transient seaplane dock for loading unloading, and mooring without removing the aircraft from the water;
- A haul-out ramp to allow based seaplanes to be removed from the water for long-term parking, storage, washing, and maintenance;
- On-site aircraft maintenance facilities;
- Gangways with handrails for safe passenger and freight loading;
- A covered passenger waiting area with restrooms,
- A fuel storage and delivery system,
- A landside vehicle parking area, and
- Potential for lease lots for support services (such as repairs and maintenance).

2.0 Purpose and Need

The purpose of the proposed Project (Project) is to construct a new seaplane base in Sitka to address capacity, safety, and operational and condition deficiencies at the existing Sitka Seaplane Base (A29) and to provide needed air transportation facilities for Sitka residents and surrounding communities. The condition of the A29 facilities have deteriorated and the site has insufficient capacity and the inability to expand due to site constraints. The timber floats are weathered, have lost their preservative treatment, and are losing their floatation capability. In January 2016, A29 was temporarily closed because one pile supporting the transient float collapsed, damaging the transient float. A dive inspection showed significant pile section loss for another three piles. CBS made emergency temporary repairs to allow A29 to reopen in Fall 2016. Repairs included sleeving piles with larger diameter piles, structural float repairs, and additional floatation for the floats.

These repairs have a limited useful life, and complete reconstruction would be required to maintain this seaplane base for long-term use. In addition to needing substantial repairs, A29 has insufficient capacity and the inability to expand due to the constraints of the current location, congested sea-lane, and conflicts with boat traffic and birds. A new seaplane base is needed to address the unsafe and hazardous conditions at the existing facility.

> "Capacity concerns are evidenced by A29's recent full occupancy, a waiting list of seaplane owners who had been waiting two years or more to rent a slip, and interviews of seaplane pilots and businesses wanting to use a public seaplane base in Sitka. Safety concerns include concentrations of seabirds in and around A29's operating area, conflicts with boat traffic, lack of adequate taxi lane clearance between the seaplane base floats and neighboring Sitka Sound Seafoods facility, and submerged rock obstructions adjacent to the floats. Operational concerns include the lack of fueling facilities that requires seaplane operators to carry and dispense fuel from small containers, and inadequate vehicle parking. A29 is also unable to adequately serve commercial traffic because it lacks enough vehicle parking, on-site aircraft maintenance, a drive-down ramp to the floats, a passenger shelter, and equipment storage." (2016 Siting Analysis, DOWL 2016)

CBS worked with aviation stakeholders during the seaplane studies to identify the facilities needed to support safe and efficient seaplane operations and to provide a financially self-supporting transportation facility (Figures 1 and 2). Facility needs identified were:

- A seaplane float for based seaplanes;
- A transient seaplane dock for loading, unloading, and mooring without removing the aircraft from the water;
- A haul-out ramp to allow based seaplanes to be removed from the water for long-term parking, storage, washing, and maintenance;
- On-site aircraft maintenance facilities;
- Gangways with handrails for safe passenger and freight loading;
- A covered passenger waiting area with restrooms,
- a fuel storage and delivery system,
- a landside vehicle parking area, and
- potential for lease lots for support services (such as repairs and maintenance).

3.0 Section 4(F) Property

The Sitka Naval Operating Base (NOB) and U.S. Army Coastal Defenses National Historic Landmark (NHL) was designated in 1986 for its role in World War II (WWII) defenses in Alaska and the Aleutian Islands. The NHL is comprised of Sitka NOB and Fort Rousseau, including associated U.S. Army Coastal Defenses on eight islands. Sitka NOB was originally established as an advance seaplane base in 1937 and was designated a NOB in 1942. During WWII planes operating out of the Sitka NOB patrolled Southeast Alaska and the Gulf of Alaska. Sitka NOB also provided critical defense for shipping in the Gulf of Alaska. Beginning in 1941, the U.S. Army established Forts Ray, Rousseau (which replaced Fort Ray as the headquarters for coastal defense in 1943), Pierce, and Babcock to provide defensive support to the Sitka NOB. As part of this effort the Army also constructed the Coastal Defense Network, a system of armaments and fortifications to protect Sitka Sound and associated Naval facilities. Sitka NOB was closed by the Navy in 1944 (Bush 1944; NPS 2020).The National Park Service (NPS) is currently in the process of updating the 1986 nomination to account for changes to the NHL, including demolition or rehabilitation of buildings, and improved documentation of contributing features (NPS 2020).

The 1986 nomination had 78 contributing features, and although there have been safety and efficiency improvements and changes in use, these retain the character of their period of significance. The NPS has established a boundary for the portion of the NHL adjacent to the Project site that encompasses a number of facilities (both contributing and not contributing to the NHL) that were used on Japonski Island during WWII (Figure 3). The current NHL boundary ends at the south end of the proposed project site.

The Section 4(f) property that would be affected by the project is an intact observation post located on the project site (AHRS SIT-01115). DOWL documented the facility during a site visit in May 2020 (Appendix C) and recommended the structure as eligible to the National Register of Historic Places (NRHP) in a Draft Determination of Eligibility distributed to consulting parties in December 2020.

This observation post was constructed by Marine or Army infantry as part of series of small coastal fortifications that used to ring Japonski, Alice and Charcoal Islands. These small defensive positions would have been second priority defensive positions, which, depending on whether actively engaged with the enemy, ranged from foxholes and trenches to more elaborate concrete buildings such as this (U.S. War Department 1941a:16–18; 1941b:280–288). Construction of aboveground defensive positions and observation posts during World War II were used under various circumstances, including when groundwater levels prevented construction of cut-and-cover shelters. Reinforced concrete was preferred for aboveground shelters to offer protection from enemy fire. Surface shelters provided “maximum observation and exit facility” and could be further hidden from view and reinforced with layers of earth (U.S. War Department 1940:206–219).

DOWL prepared a draft Determination of Eligibility (DOE) and recommended the observation post (AHRS SIT-01115) located on the project site as eligible for the NRHP as a contributing feature of the Sitka NOB and U.S. Army Coastal Defenses NHL under Criterion A for its association with coastal defense of Alaska during WWII. Furthermore,

the DOE recommended that the observation post (AHRS SIT-01115) retains integrity of location, materials, design, feeling, and association. Despite showing wear from decades of disuse, it still neatly conveys its original purpose as one of a series of observation posts that once dotted the coastline of the Sitka NOB and U.S. Army Coastal Defenses NHL. Although the ruins of several concrete structures are extant in the Sitka NOB and U.S. Army Coastal Defenses NHL, this building is one of two intact observation posts of this type on Japonski, Alice, and Charcoal islands (M. Hunter personal communication to C. Kennedy [DOWL], August 7, 2020).

4.0 Impacts to the Section 4(F) Property

The proposed Sitka Seaplane Base project would require the demolition of the observation post (AHRS SIT-01115) for construction of the transportation facility; therefore, Section 4(f) is triggered.

Pursuant to 36 CFR 800.5(d)(2), implementing regulations of Section 106 of the National Historic Preservation Act (NHPA), FAA has found, and the SHPO and NPS have concurred, that the Proposed Action would adversely affect the observation post. Therefore, Section 4(f) applies to this federal undertaking.

5.0 Feasible and Prudent Alternatives

The Proposed Action Alternative is the only alternative to be fully assessed in this Section 4(f) Evaluation. As demonstrated in Section 5.1, no other feasible and prudent alternatives are available for this project.

5.1. Alternatives Considered and Dismissed

Feasible and prudent alternatives to avoid the Section 4(f) property must meet the proposed project's purpose and need. The term "prudent" refers to rationale judgment. Under FAA Order 5050.4B, paragraph 1007.e(5)(a), a project can be eliminated if it might be feasible or technically possible, but not rational when one considers its safety, policy, environmental, social, or economic consequences. Factors used to evaluate if an alternative is prudent are shown in Table 1 as defined in 23 CFR 774.17.

Table 1: Alternative Evaluation Factors

Factors used to evaluate if an alternative is prudent:	
(A)	Does the alternative compromise the project to a degree that it is unreasonable to proceed with the project in light of its stated purpose and need?
(B)	Does the alternative cause unacceptable safety or operational problems?
(C)	Does the alternative cause severe social, economic, or environmental impacts after reasonable mitigation?
(D)	Does the alternative cause severe disruption to established communities after reasonable mitigation?
(E)	Does the alternative cause severe disproportionate impacts to minority or low-income populations after reasonable mitigation?
(F)	Does the alternative cause severe impacts to environmental resources protected under other federal statutes after reasonable mitigation?
(G)	Does the alternative result in additional construction, maintenance, or operational costs of an extraordinary magnitude?
(H)	Does the alternative cause other unique problems or unusual factors?
(I)	Does the alternative involve multiple factors listed above, that while individually minor, cumulatively cause unique problems or impacts of extraordinary magnitude?

5.1.1. Alternative Locations

CBS completed three siting studies over the last 20 years to determine the appropriate site for the new seaplane base. Each siting study identified the proposed project site as the site that best meets project safety and operational requirements. Table 2 lists the 11 alternative sites that were evaluated in 2002, 2012, and 2016 (HDR 2002; DOWL HKM 2012; DOWL 2016; Figure 4). None of these alternative sites meet the feasible and prudent standard, as documented below.

Table 2: Alternative Sites Evaluated and Dismissed

Alternative	Rationale for Dismissing Alternative	Section 4(f) Factors (Table 1)
Starrigavan Bay	• No protection from open ocean swells • Large wind chop from southeast, north and west • Water typically choppy and rough • Huge wakes from large boats and ferry • No room for upland development • High level of salmon and waterfowl use • Too far from town for seaplane pilots and community	A – Safety concerns, lack of upland facilities, and distance from community activity area compromise project's ability to meet purpose and need. B – Unacceptable safety concerns related to exposure to open water with wind from several areas, choppy and rough water, and large wakes from large boats and ferries; unacceptable operational concerns due to distance from community and lack of potential for upland facilities. C – Environmental concerns regarding salmon and waterfowl use. G – Construction, maintenance, and operational costs high due to remote location. I – The combination of factors A, B, C, and G cumulatively result in problems of extraordinary magnitude.
Existing A29 Site	• Rocks and boulders under the water • Wildlife hazard from adjacent fish processing plant • Significant fishing and boat traffic conflicts • Inadequate size for safe maneuvering room • Cannot meet existing and forecast demand • No upland area for support facility development • Narrow wingtip clearances between seaplanes	A – Safety concerns, inadequate space for aircraft parking and maneuvering, and lack of room for upland facilities compromise project's ability to meet purpose and need. B – Unacceptable safety concerns related to bird hazards, other water user conflicts, tight maneuvering area. H – There is virtually no potential for upland facilities. I – The combination of factors A, B, and H cumulatively result in problems of extraordinary magnitude.
Thomsen/ Eliason Harbor	• Constrained by large boat harbor and shallow water • Insufficient space at low tide for safe seaplane passage without significant dredging • Salmon run in vicinity • Cost-prohibitive dredging and development needs • High-value wetlands in intertidal area • Freezing concern due to freshwater concentration from anadromous stream • High level of boat traffic • Possible strong local opposition to upland development for seaplane facilities	A – Safety concerns and lack of space for upland facilities would compromise purpose and need. B – Unacceptable safety concerns related to high boat use, shallow waters, and icing. C – Social, economic, and environmental concerns. Conflicts with fishing and other boating uses that are important to Sitka's social and economic identify. Environmental concerns regarding salmon and waterfowl use. H – Uplands completely developed; little opportunity for upland support facilities. I – The combination of factors A, B, C, and H cumulatively result in problems of extraordinary magnitude.

Table 2: Alternative Sites Evaluated and Dismissed

Alternative	Rationale for Dismissing Alternative	Section 4(f) Factors (Table 1)
Mount Edgecumbe	• More aircraft noise in residential and institutional areas • More exposure of dock to wind and wave action • Concern over north and west winds • Insufficient uplands for future seaplane base development	A – Lack of potential for upland facilities compromises purpose and need. B – Safety issues related to exposure to wind and waves. C – Social and environmental concerns related to effects on residential, high school, and institutional area and the NHL. H – Uplands completely developed; little opportunity for upland support facilities. I – The combination of factors A, B, C, and H cumulatively result in problems of extraordinary magnitude.
Japonski Lagoon	• Incompatible with Sitka Airport Master Plan • Maintains wildlife hazard posed by lagoon • Wind exposure • Sea lane only partially protected from sea swells and larger waves • Expense of blasting sea lane channel • No breakwater protection for sea lane east side	B –Safety problems related to exposure to wind and waves in proposed operations area; retains wildlife hazard proposed to be mitigated through Sitka Airport Master Plan. C – Social, economic, and environmental concerns due to incompatibility with Sitka airport; impacts on Sitka airport has potential for substantial economic and social effects . I – The combination of factors B and C cumulatively result in problems of extraordinary magnitude.
Charcoal Island	• Significant wave, sea swell, and wind energy • Long taxi into Sitka Channel • Large wind chop from prevailing winds • Expense of constructing breakwater protection	A – Distance from activities focus in Sitka Channel and safety concerns regarding wind and wave exposure and conflicts with Sitka airport operations compromises project's ability to meet purpose and need. B – Safety concerns with operations area from open water wind and wave exposure, and conflicts with Sitka Airport operations. I – The combination of factors A and B cumulatively result in problems of extraordinary magnitude.
Sawmill Cove	• Long fetch of Silver Bay with direct access to open ocean via Eastern Channel • Large wind chop from prevailing winds • Strong and turbulent winds from Blue Lake • Topography limits during cloudy or foggy conditions • Too far from town for seaplane pilots and community	A – Safety concerns and distance from community compromise project's ability to meet purpose and need. B – Unacceptable safety concerns; related to open ocean waves, strong and turbulent winds, and topography. G – Construction, maintenance, and operational costs high due to remote location. I – The combination of factors A, B, and G cumulatively result in problems of extraordinary magnitude.

5.1.2. Smaller Development Plan Alternative

CBS and the FAA evaluated the potential to preserve the observation post in place and design the seaplane base facilities around it (Figure 5). However, the new seaplane base is designed to provide safe maneuvering and operations, while providing facilities to support future growth and sustain itself through user fees.

Leaving the observation post in place was determined not to be possible, given the need to level the site's steep topography and lower the overall site elevation to minimize impacts to the adjacent Sitka NOB and U.S. Army Coastal Defenses NHL and to provide an efficient area for support facilities, such as a floatplane ramp, and potential future support facilities. Lowering the site and expanding it out into the tidelands also reduces the length of the marine trestle, reducing environmental effects from additional pile placement in the marine environment and lowering the development cost for the upland and marine facilities. Adequate room for support facilities are required to meet the transportation needs with a self-supporting facility.

The smaller development plan with the observation post intact and the seaplane facility built around it was determined not to be feasible and prudent for the following factors from Table 1.

- Factor A – The smaller upland operation area, lack of a seaplane ramp, and higher construction cost for the marine facilities due to the length of the trestle would compromise project's ability to meet purpose and need.
- Factor B – This alternative results in unacceptable operational problems. The steep topography of the site limits the potential for a seaplane ramp and seaplane parking and maneuvering area as well as room for future lease lots to contribute funds to support the facility.
- Factors C – This alternative would not allow the site to be lowered to minimize the potential for visual or noise impacts on the adjacent NHL and the security needs for the US Coast Guard.
- Factor F – This alternative limits the potential for mitigation of effects on the adjacent NHL protected under the NHPA and Section 4(f). Leveling and lowering the site provides a buffer between the site and the NHL and minimizes any visual and noise effects on the NHL.

6.0 Least Overall Harm

Per 23 CFR 774.3, if there are no feasible and prudent alternatives that avoid the Section 4(f) property, then the Administration may approve, from among the remaining alternatives that use the Section 4(f) property, only the alternative that causes the least overall harm to the Section 4(f) property. The factors to be considered for an analysis of harm relative to a Section 4(f) property are defined in 23 CFR 774.3 (c)(1).

Given that the Proposed Action is the only alternative that is feasible and prudent to construct, a least overall harm analysis was not conducted for this Section 4(f) Evaluation.

7.0 All Possible Planning

Per 23 CFR 774.3, Section 4(f) requires all possible planning to minimize harm and requires documentation of measures take to minimize harm and concurrence of the officials having jurisdiction over the Section 4(f) property regarding these measures. The measures taken to minimize harm and mitigate impacts include:

- Changing the project design to lower the site elevation, reorienting the seaplane floats, and incorporating landscaping at the Seward Avenue boundary of the site to minimize the potential for visual and/or noise effects on the portion of the NHL adjacent to the Project site.
- Development of a Memorandum of Agreement (MOA) in consultation with the officials with jurisdiction over the Section 4(f) property (SHPO, NPS) and the Sitka Historical Preservation Commission to identify appropriate measures and responsible parties to mitigate the adverse effects.

Table 2: Alternative Sites Evaluated and Dismissed

Alternative	Rationale for Dismissing Alternative	Section 4(f) Factors (Table 1)
Safe Harbor	• Exposed to prevailing winds and waves • Close proximity to US Coast Guard (USCG) vessel dock and operations • Wildlife hazards from seafood processing sites	A – Safety concerns related to wind and wave exposure and lack of upland development potential compromise project's ability to meet purpose and need. B – Unacceptable safety concerns; conflicts with US Coast Guard vessel operations. C – Land use compatibility concerns due to US Coast Guard operations and noise near high school. I – The combination of factors A, B, and C cumulatively result in problems of extraordinary magnitude.
Work Float	• Not well protected from wind • Lack of feasible relocation for work float use • Close proximity to USCG vessels/dock • Difficult to control access to storage area and dock • Heavy boat traffic at fueling facility and mouth of harbor under bridge • Insufficient area for upland development	A – Safety concerns and lack of upland development potential compromise project's ability to meet purpose and need. B – Unacceptable safety concerns; conflicts with boat fueling area and Coast Guard vessel operations. C – Land use concerns related to displacement of current work float use and noise near high school. I – The combination of factors A, B, and C cumulatively result in problems of extraordinary magnitude.
Jamestown Bay	• Turbulent wind due to surrounding topography • Large number of downwind takeoffs • Significant exposure to southwest swells • High level of small and large boat traffic • Upland area mostly residential	B – Unacceptable safety concerns related to wind and wave exposure and turbulent winds due to topography. Conflicts with small and large boat traffic. C – Land use compatibility concerns with residential area. I – The combination of factors B and C cumulatively result in problems of extraordinary magnitude.
Herring Cove	• Long fetch of Silver Bay with direct access to open ocean via Eastern Channel • Large wind chop from prevailing winds • Strong and turbulent winds from Blue Lake • Topography creates safety hazards during cloudy or foggy conditions • Too far from town for seaplane pilots and community	A – Safety concerns and distance from community compromise project's ability to meet purpose and need. B – Unacceptable safety concerns; unacceptable operational concerns due to distance from community and lack of potential for upland facilities. G – Construction, maintenance, and operational costs high due to remote location. I – The combination of factors A, B, and G cumulatively result in problems of extraordinary magnitude.

Sources: HDR 2002; DOWL HKM 2012; DOWL 2016

8.0 Conclusion and Findings

The FAA and CBS have considered all feasible and prudent alternatives meeting the project's purpose and need that avoid using the Section 4(f) property.

Section 4(f) states that the Secretary may approve a transportation program or project requiring the use of publicly-owned land of a park, recreational area, or wildlife and waterfowl refuge of national, state, or local significance or land of a historic site of national, state, or local significance as determined by the official having jurisdiction over those resources only if:

- there is no prudent and feasible alternative that would avoid using those resources; and
- the program or project includes all possible planning to minimize harm resulting from the use.

The FAA and CBS have determined that:

(1) There are no feasible or prudent alternatives that avoid using or adversely affecting the Section 4(f) property. With the exception of the Proposed Action, all alternatives were determined to be infeasible and not to be prudent due to a number of factors, including failure to meet the project purpose and need; safety and operational problems; severe social, economic, or environmental impacts; severe disruption to established communities; severe impacts to environmental resources protected under other federal statutes; and additional construction, maintenance, or operational costs of an extraordinary magnitude.

(2) A number of measures were incorporated into the Project to reduce the potential for adverse effects on the adjacent NHL and contributing elements to it by a) lowering the site elevation; b) reorienting the seaplane floats to the north; and c) incorporating landscape buffering at the Seward Avenue site boundary.

(3) The Sitka Seaplane Base Project has included all possible planning to minimize harm resulting from the physical use and adverse effect to the Section 4(f) property. The proposed project avoids effects to the adjacent NHL and would include a Memorandum of Agreement with the NPS, SHPO, and Sitka Historic Preservation Commission to resolve the adverse effect to the observation post through the implementation of mitigation measures.

9.0 Record of Coordination

Table 3 lists coordination efforts conducted in support of this Section 4(f) Evaluation. Appendix B contains copies of correspondence.

Table 3: Record of Coordination Relative to the Section 4(f) Property

Date	Activity	Description
November 20-26, 2019	Initiation of Consultation	FAA sent an initiation of consultation letter to SHPO, NPS, Sitka Historic Preservation Commission, Sealaska, Central Council of Tlingit & Haida Indian Tribes of Alaska, Hoonah Indian Association, Hydaburg Cooperative Association, Organized Village of Kake, Sitka Tribe of Alaska, Yakutat Tlingit Tribe
October 15, 2020	Consultation Meeting	Meeting between FAA, CBS, SHPO, and NPS to discuss the potential for effects on the NHL and the site visit to evaluate the observation post.
December 17, 2020	Submittal of DOE/Findings	Draft DOE and draft finding of adverse effects submitted to SHPO and NPS.
January TBD, 2021	Consultation Meeting	Meeting between FAA, CBS, SHPO, and NPS to discuss determination of eligibility for observation post, potential finding of adverse effects, and appropriate measures to minimize harm and mitigate adverse effect.

10.0 References

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National Park Service (NPS). 2020. Draft National Historic Landmark Nomination: Sitka Naval Operating Base and U.S. Army Coastal Defenses.

U.S. War Department. 1940. Engineer Field Manual: Field Fortifications. U.S. Government Printing Office, Washington, D.C..

Figures

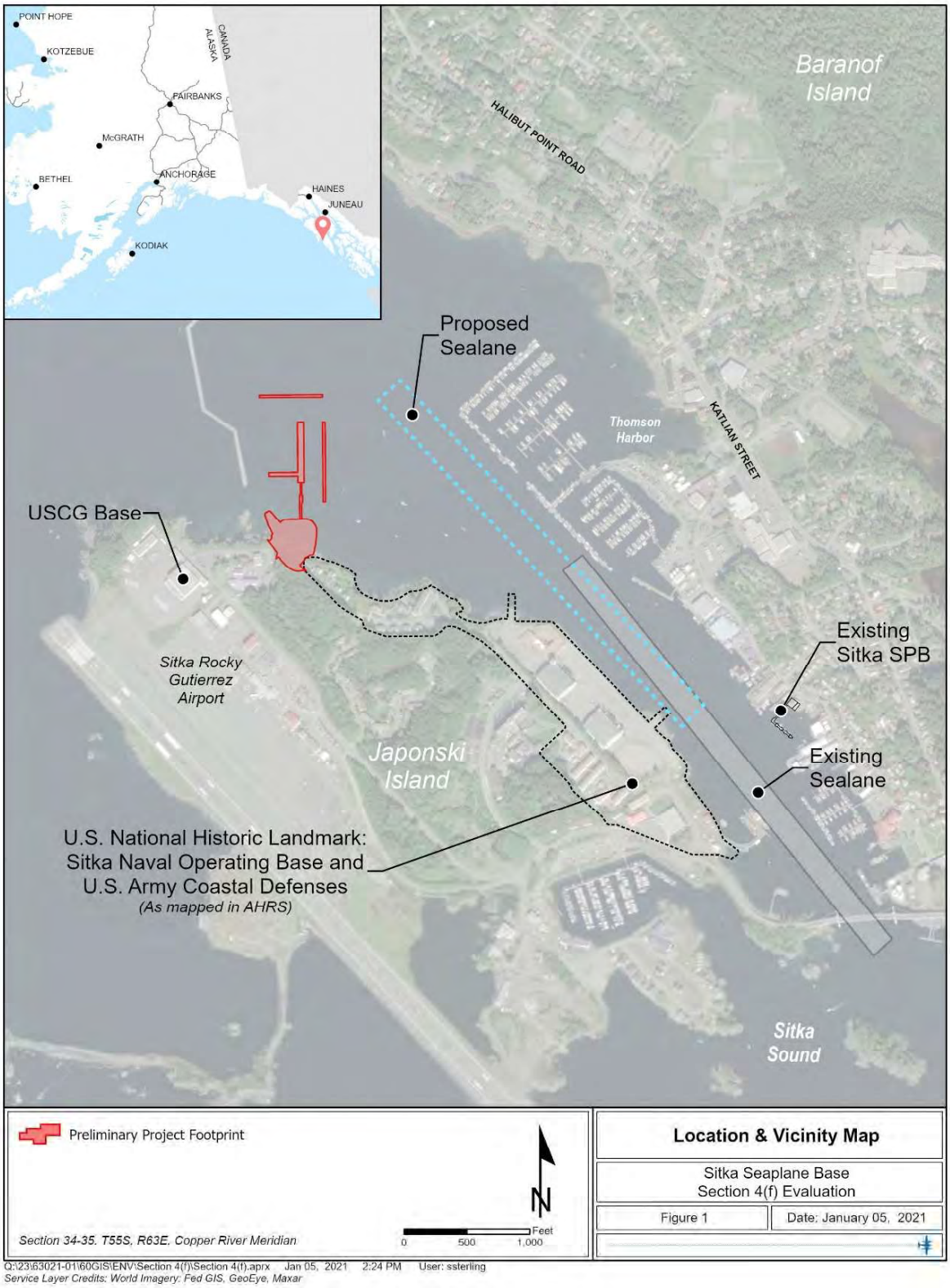


Figure 1: Vicinity Map

Figure 3: NHL Boundary Adjacent to Proposed Seaplane Base Site

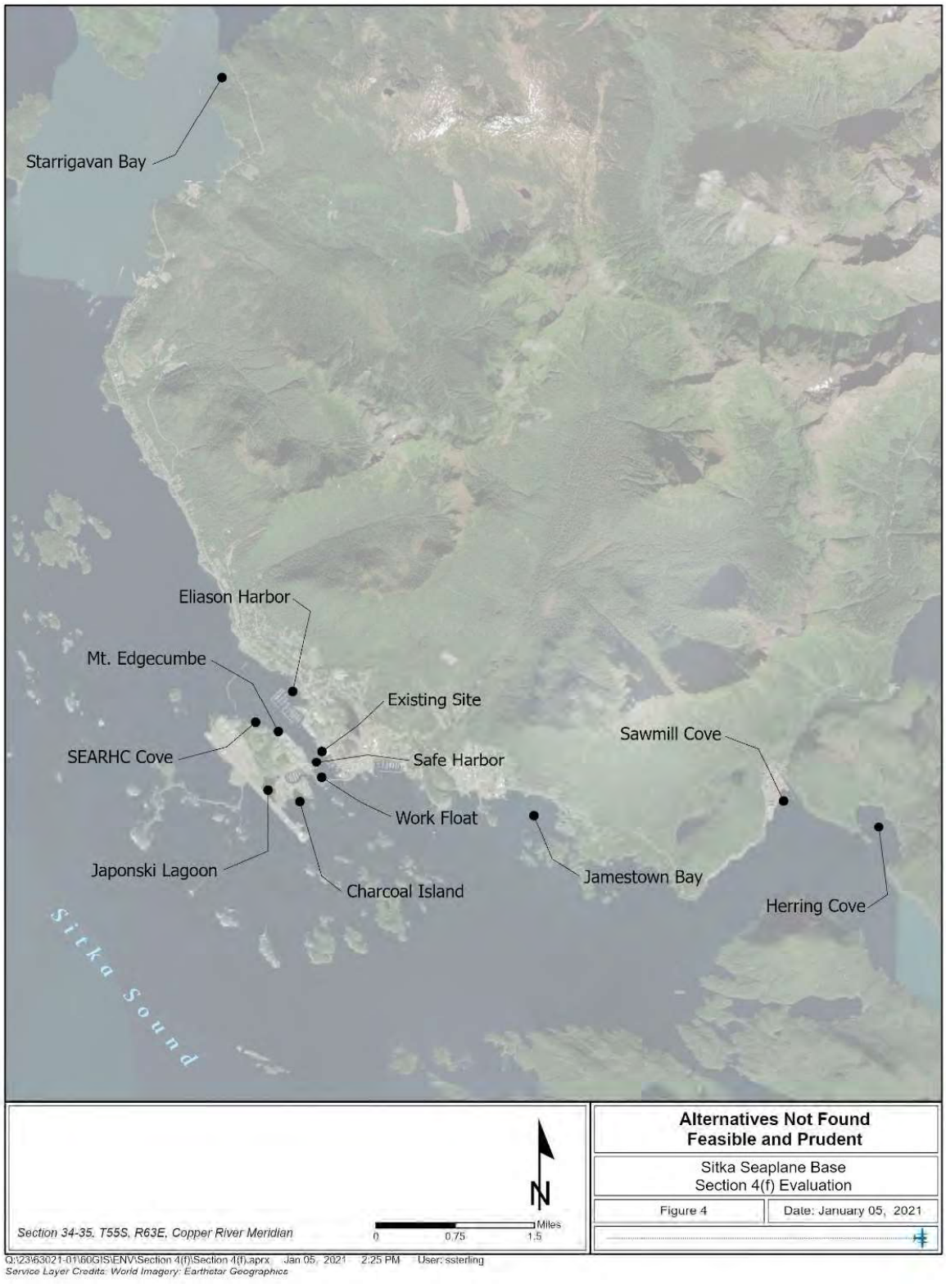


Figure 4: Alternatives Not Found Feasible and Prudent

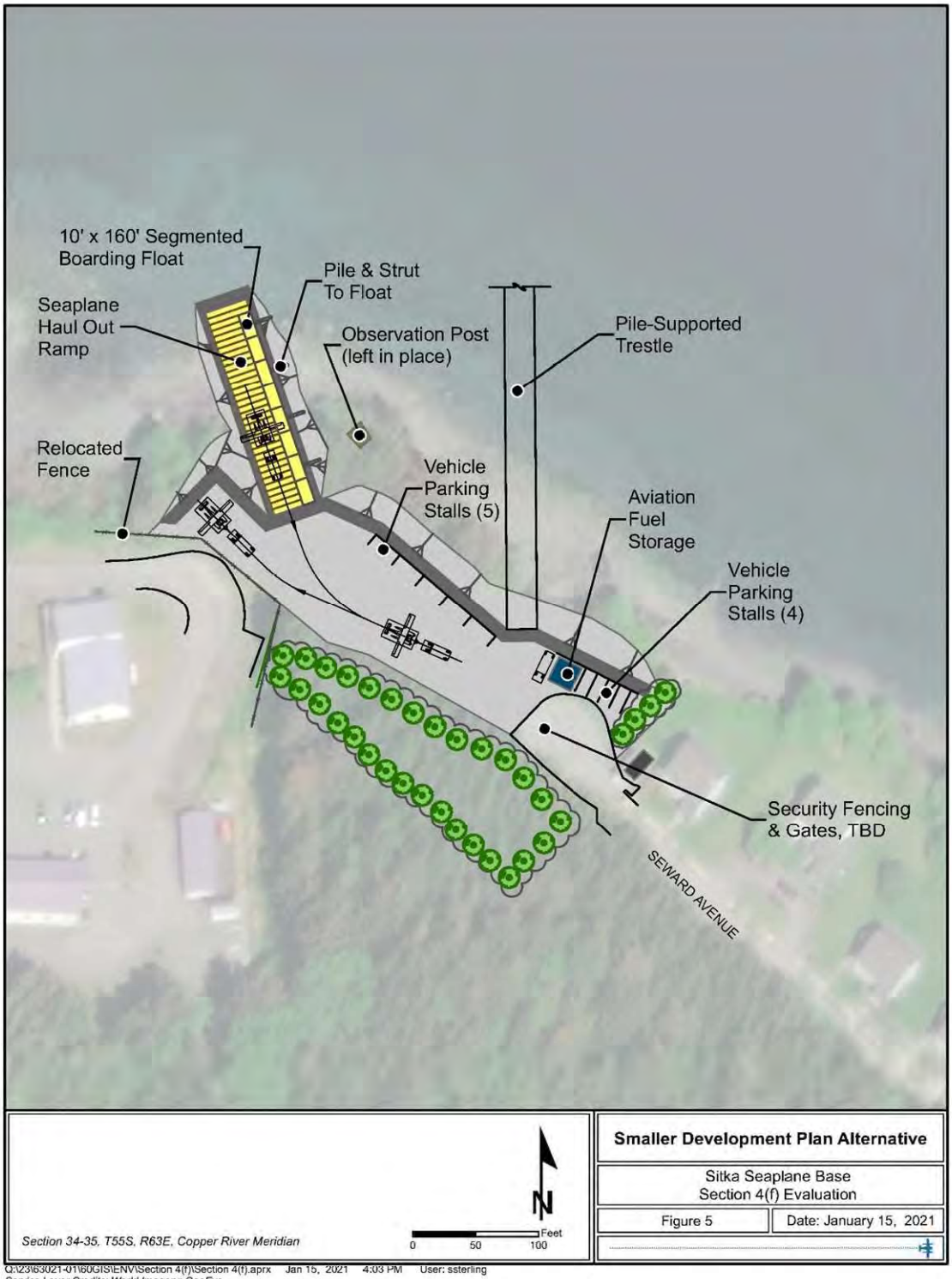


Figure 5: Smaller Development Plan Alternative

Appendix 1:

Memorandum of Agreement (TBD)

Appendix 2:

Consulting Parties Correspondence

DOWL

In Reply Refer To:
New Sitka Seaplane Base
Federal Project # 3-02-0488-001-2019

Consultation Initiation

November 26, 2019

Judith Bittner
State Historic Preservation Officer
550 West 7th Avenue, Suite 1310
Anchorage, Alaska 99501-3357

Subject: Initiation of Consultation

Dear Ms. Bittner:

The City and Borough of Sitka (CBS), in cooperation with the Alaska Division of the Federal Aviation Administration (FAA), is proposing to construct a new seaplane base on the north end of Japonski Island to replace the existing seaplane base on the west shore of Baranof Island, which is deteriorating and in poor condition. The existing seaplane base has been operating at its current location for 65 years and is at the end of its useful life. The purpose of the proposed project is to address capacity, safety, and operational and condition deficiencies at the existing Sitka Seaplane Base. The project is located at approximately 57.06° North and 135.36° West; in Sections 34–35 of Township 55 South, Range 63 East, Copper River Meridian (USGS Quadrangle Sitka A-5) (Figure 1).

For purposes of the National Historic Preservation Act, we are initiating this consultation with you to assist us in determining the Area of Potential Effect (APE) and identifying historic properties that may be affected by the proposed project.

Project Description

1) **Acquisition of Land.** CBS plans to acquire lands on shore (uplands) and tide & submerged lands for construction of the new seaplane base. CBS proposes to acquire the uplands with FAA Airport Improvement Program (AIP) Land Acquisition grant funds. CBS has also submitted an application for tidelands and submerged lands to the Alaska Department of Natural Resources (ADNR) for approximately 23 acres for construction of seaplane floats and associated infrastructure and the seaplane operating area.

2) **Construction of New Seaplane Base.** This project tentatively includes the following elements (Figure 2):
   - New fuel storage and distribution system
   - Vehicle parking area

- On-site aircraft maintenance capability
- A drive-down ramp to the seaplane base floats
- Electricity, water and sewer, and lighting
- Float slips for based seaplanes and for transient seaplanes
- Safe access between the parking positions and the water operating are, and
- Options to accommodate future growth with potential float expansion.

3) **Demolition of Existing Seaplane Base.** This project will include the removal/disposal of the existing seaplane floats located at the previous seaplane area.

Preliminary Area of Potential Effect
The Preliminary APE is the footprint of the proposed project, measuring 26.2 acres (Figure 3).

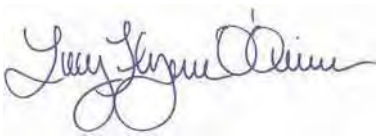
Identification Efforts
A preliminary search of the Alaska Heritage Resource Survey (AHRS) identified previously recorded archaeological and historic sites in the project vicinity. A known historic bunker lies within/adjacent to the project area. The project area appears to be within 250 feet of the Sitka Naval Operating Base and U.S. Army Coastal Defenses National Historic Landmark (shown in Figure 1). The existing seaplane base, slated to be demolished, is within 250 feet of the Pyramid Packing Company (SIT-00320).

Consulting Parties
- National Park Service
- Sealaska
- Sitka Tribe of Alaska (IRA)
- Hoonah Indian Association
- Hydaburg Cooperative Association
- Organized Village of Kake
- Central Council Tlingit & Haida Indian Tribes of Alaska
- Yakutat Tlingit Tribe
- Sitka Historic Preservation Commission

If you have questions or comments related to this proposed project, I can be reached at the address above, by telephone at 907-562-2000, or by e-mail at loquinn@dowl.com.

Your timely response will greatly assist us in incorporating your concerns into project development. For that purpose, we respectfully request that you respond within thirty days of your receipt of this correspondence.

Sincerely,



Lucy Flynn O'Quinn
Cultural Resources Specialist, SOI

Enclosures:
Figure 1. Project Vicinity Map
Figure 2. Preliminary Project Concept Map
Figure 3. Project Preliminary APE

Electronic cc w/ enclosures:
Venus Rivera Larson, Project Manager, FAA Alaska Region, Airports Division
Kelli Cropper, City and Borough of Sitka

U.S. Department
of Transportation

**Federal Aviation
Administration**

AIRPORTS DIVISION

222 W. 7th Avenue, Box 14
Anchorage, Alaska
99513-7587

November 20, 2019

New Sitka Seaplane Base, AIP 3-02-0488-001-2019, Sitka, Alaska, Government-to-Government Consultation Initiation

Anne Davis
Sitka Tribe of Alaska (IRA)
456 Katlian Street
Sitka, AK 99835-7505

Dear Ms. Davis,

The Federal Aviation Administration (FAA) in cooperation with the owner and operator of the Sitka Seaplane Base, the City and Borough of Sitka is proposing to construct a new seaplane base on the north end of Japonski Island to replace the existing seaplane base on the west shore of Baranof Island.

Purpose of Government-to-Government Consultation

The primary purpose of government-to-government consultation as described in Federal Executive Order 13175 "Consultation and Coordination with Indian Tribal Governments" and FAA's Order 1210.20 "American Indian and Alaska Native Tribal Consultation Policy and Procedures" is to ensure that Federally Recognized Tribes are given the opportunity to provide meaningful and timely input regarding proposed FAA actions that uniquely or significantly affect Tribes.

Consultation Initiation

With this letter, the FAA is offering to consult on concerns that uniquely or significantly affect your Tribe related to the potential action described below. Early identification of Tribal concerns will allow the FAA and the airport owner and operator to consider ways to avoid and minimize potential impacts to Tribal resources and/or cultural practices as project planning and alternatives are developed and refined. We would be pleased to discuss details of the proposed project and its potential impacts with you.

Project Information

The purpose of the proposed project is to replace the existing seaplane base which has been operating at its current location for 65 years and is at the end of its useful life. The project proposes to address capacity, safety, and operational and condition deficiencies at the existing Sitka Seaplane Base. The project is located at approximately 57.06° North and 135.36° West; in Sections 34–35 of Township 55 South, Range 63 East, Copper River Meridian (USGS Quadrangle Sitka A-5) (Figure 1).

1) Acquisition of Land. CBS plans to acquire lands on shore (uplands) and tide & submerged lands for construction of the new seaplane base. CBS proposes to acquire the uplands with FAA Airport Improvement Program (AIP) Land Acquisition grant funds. CBS has also submitted an application for tidelands and submerged lands to the Alaska Department of Natural Resources (ADNR) for approximately 23 acres for construction of seaplane floats and associated infrastructure and the seaplane operating area.

2) Construction of New Seaplane Base. This project tentatively includes the following elements (Figure 2):
   - New fuel storage and distribution system
   - Vehicle parking area
   - On-site aircraft maintenance capability
   - A drive-down ramp to the seaplane base floats
   - Electricity, water and sewer, and lighting
   - Float slips for based seaplanes and for transient seaplanes
   - Safe access between the parking positions and the water operating are, and
   - Options to accommodate future growth with potential float expansion.

3) Demolition of Existing Seaplane Base. This project will include the removal/disposal of the existing seaplane floats located at the previous seaplane area.

Confidentiality

We understand that you may have concerns regarding the confidentiality of information on areas or resources of religious, traditional and cultural importance to the Tribe. We would be happy to discuss these concerns and develop procedures to ensure the confidentiality of such information is maintained.

FAA Contact Information

If you wish to provide comments related to this proposed project, please contact:

FAA Airports Division
ATTN: **Venus Larson**
222 West 7th Avenue, Box 14
Anchorage, AK 99513-7587
Fax: 907-271-2851
Email: Venus.Larson@faa.gov

Project Consultation Options Form

Your timely response will assist us in incorporating your concerns into project planning. For that purpose, we respectfully request that you complete the enclosed Project Consultation Options form and forward it to the FAA within thirty (30) days of your receipt of this correspondence.

Sincerely,

Venus Larson
Project Manager

Enclosures:

- Tribal Consultation Options form
- Figure 1. Project Vicinity Map
- Figure 2. Preliminary Project Concept Map
- Figure 3. Project Preliminary APE

Cc:
Kelli Cropper, Project Manager, City and Borough of Sitka

Tribal Government to Government Consultation Response Form

[Name of Tribe]
[Tribal office address]

Project Name: *[Name]*
Federal/State Project Numbers: *[Federal/State Project Numbers]*

Please check a response, provide contact information, sign and mail, email or fax this form to FAA.

____ The *[Name of Tribe]*, a federally recognized tribe, would like to consult with the FAA in a government-to-government relationship for this proposed project.

____ The *[Name of Tribe]* has no interest associated with this proposed project and further consultation is not required.

_____ _____
Tribal Leader (Please print) Telephone

_____ _____
Tribal Leader (Signature) Date

If you have decided to consult, please identify a Tribal Representative for the consultation.

_____ _____
Name of Formal Tribal Representative (Please print) Telephone

_____ _____
Name of Formal Tribal Representative (Signature) Date

Tribal Contact information:

Phone:
Fax:
e-mail:
Other: (please describe)

Please mail, email, or fax Response Form

FAA Airports Division, ATTN: Leslie Grey
222 W. 7th Avenue, Box 14,
Anchorage, AK 99513-7587

FAX: 907-271-2851

EMAIL: AKAirportEnv@faa.gov

United States Department of the Interior

NATIONAL PARK SERVICE

Interior Region 11 • Alaska
240 West 5th Avenue, Room 114
Anchorage, Alaska 99501

IN REPLY REFER TO:
1.B (AKRO-CR)

December 6, 2019

VIA ELECTRONIC MAIL – NO HARD COPY TO FOLLOW

Lucy Flynn O'Quinn
Cultural Resources Specialist, SOI
DOWL
8410 154th Avenue NE, Suite 120
Redmond, WA 98052

Subject: New Sitka Seaplane Base; Federal Project# 3-02-0488-01-2019

Dear Ms. O'Quinn:

Thank you for contacting us as part of the National Historic Preservation Act, Section 106 initiation of consultation for the City and Borough of Sitka with the Alaska Division of the Federal Aviation Administration's proposed project to construct a new seaplane base on the north end of Japonski Island, Sitka, Alaska.

The National Park Service (NPS) administers the National Historic Landmark (NHL) program for the Secretary of the Interior and participates in the consultation process when there is the potential for an adverse effect to a National Historic Landmark (NHL). The proposed project area of potential effect is within the Sitka Naval Operating Base and U.S. Army Coastal Defenses National Historic Landmark boundary. Federal agencies undertaking a project within a NHL must be in compliance with Section 106 of the National Historic Preservation Act of 1966 54 U.S.C. 306108 and it implementing regulation 36 CFR §800). As such, the NPS serves as an interested party throughout the Section 106 process to ensure the integrity of the NHL.

To help with your identification efforts and potential assessment of effects, attached are two site maps: Map #1 shows the Sitka Naval Operating Base area of the NHL and identifies the specific historic properties; and Map #2 shows an overlay of the proposed project on a Google Earth screen shot, with notes about the NHL and how potential adverse effects for this historic residential area might be avoided or minimized.

We are interested in learning more about the project, including the letter reference about "A known historic bunker lies within/adjacent to the project area," as well as about the size and height of the proposed support structures, and if there are potential road "improvements" in anticipation of project construction.

If you have any questions about our comments, please contact Janet Clemens, Historian, at (907) 644-3461 or janet_clemens@nps.gov.

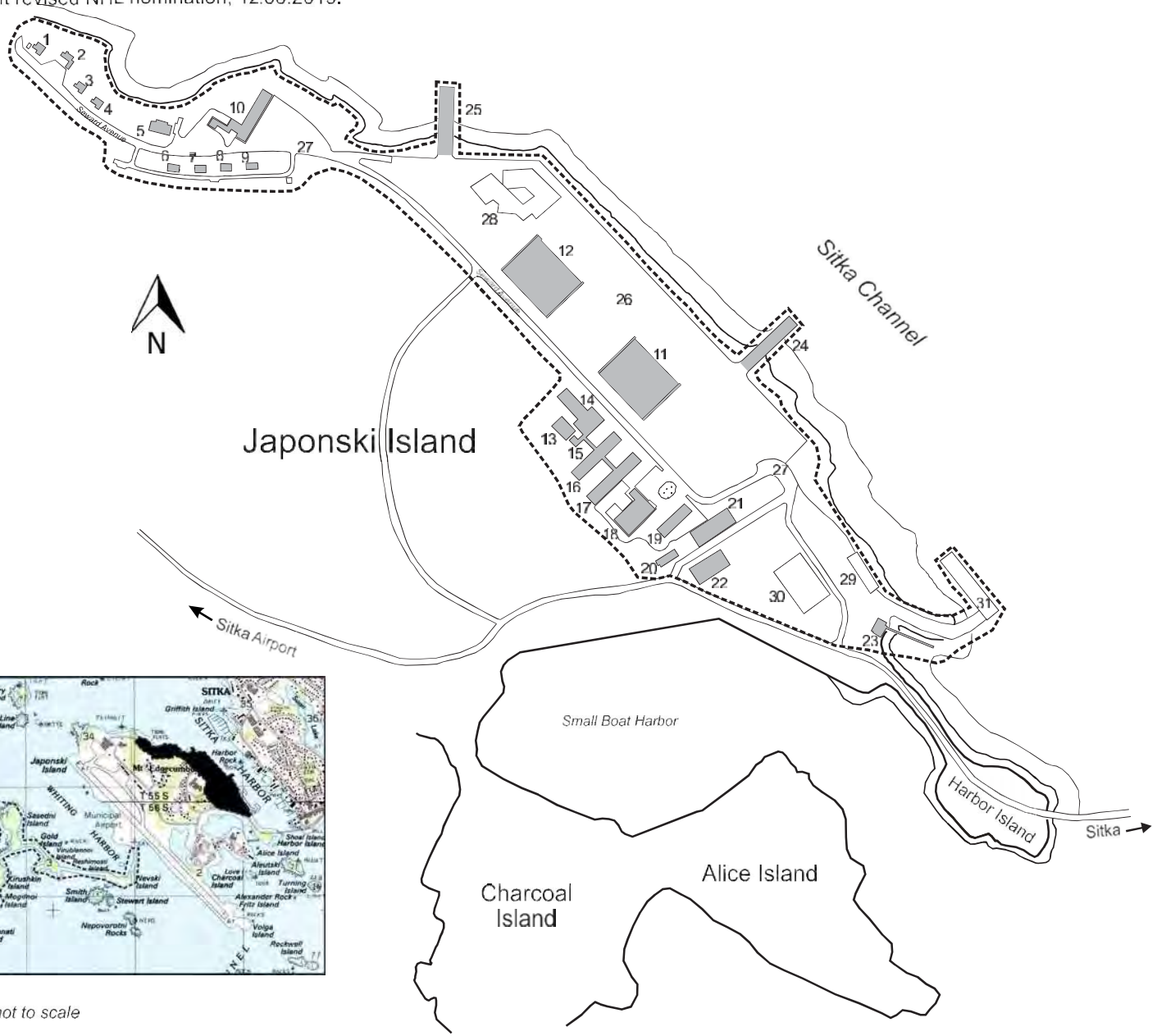
Sincerely,

Jennifer Pederson Weinberger
Alaska Region Cultural Resources Program Manager

Attachments: Map #1 and Map #2

cc: Venus Rivera Larson, Project Manager, FAA Alaska Region, Airports Division, venus.larson@faa.gov
Kelli Cropper, City and Borough of Sitka, kelli.cropper@cityofsitka.org

Map #1 NPS prepared, current site map of the Sitka Naval Operating Base area of the NHL.
Part of the draft revised NHL nomination, 12.06.2019.



Map not to scale

Contributing

1. Senior Officers Quarters, Building 201
2. Commanding Officers Quarters, Building 202
3. Senior Officers Quarters, Building 203
4. Senior Officers Quarters, Building 204
5. Officers Recreation, Totem Club, Building 205
6. Married Officers Quarters, Building 207
7. Married Officers Quarters, Building 208
8. Married Officers Quarters, Building 209
9. Married Officers Quarters, Building 210
10. Bachelor Officers Quarters, Building 212
11. Seaplane Hangar No. **1, Building 331**
12. Seaplane Hangar No. **2, Building 332**
13. Cold Storage Building, Building 289
14. Mess Hall & Bakery, Building 290
15. Brig, Building 291
16. Barracks, Building 292
17. Barracks, Building 293
18. Enlisted Men's Recreation Facility, Building 295
19. Administrations and Operations Building, Building 297
20. Bomb Proof Communications Center, Building 298
21. Commissary, Cold Storage, and Laundry Building, Building 299
22. Torpedo Shed, Garage and Shop, Building 301
23. Boathouse, Building 309
24. Seaplane Ramp No. 2
25. Seaplane Ramp No. 1
26. Airfield
27. Sitka Naval Operating Base Road System

Non-contributing

28. Mt. Edgecumbe School
29. Coast Guard CST Building
30. Mt Edgecumbe High School Aquatic Facility
31. U.S. Coast Guard Dock

Contributing Buildings and Structures
Contributing Sites
Non-contributing Properties
National Historic Landmark Boundary

Untitled Map
Write a description for your map.

Map #2 - NPS prepared, showing overlay of the proposed new seaplane base project with initial suggestions about how to minimize and avoid impacts to some of the character defining features of the Sitka Naval Operating Base section of the NHL. 12.5.2019

Leave as much of a buffer as possible between buildings and NHL boundary in these lots. Effort should be taken to preserve the historic Seward Avenue street-scape within the NHL (see photo). Buffering should include distance from seaplane base buildings and NHL boundary, and trees and vegetation to hide seaplane base from NHL buildings.

Proposed access road.

NHL Boundary

Alternative access road connecting to Airport Rd. would avoid NHL.

Airport Rd

Lillesand Dr

Google Earth

Seward Avenue, looking northwest towards project area. Care should be taken to preserve the residential setting of the historic Officers' Housing Area pictured in the photo. Trees and vegetation on the left side and at the end of the road contribute to this setting.

CULTURAL RESOURCES REPORT COVERSHEET
Must Accompany All Reports Submitted To OHA/SHPO

Alaska Department of Natural Resources, Office of History and Archaeology
550 W. 7th Ave., Suite 1310 Anchorage, AK 99501-3565
Phone: (907) 269-8718; Fax (907) 269-8908
http://www.dnr.state.ak.us/parks/oha/index.htm

Date Received:

For Office Use Only

ID:

Reset Form

A. Project/Report Cover Sheet Information

1. Date Submitted: 1/29/2021
2. Project Number:
4. Project Name: Sitka Seaplane Base
5. Report Title: Determination of Eligibility Recommendation: Japonski Island Observation Post (SIT-01115), Sitka, Alaska
6. Report Authors: DOWL (C. Kennedy, J. Anders)
7. Submitting Organization/Agency: DOWL
8. Organization/Agency Prepared For: City and Borough of Sitka, Federal Aviation Administration
9. Principal Investigator(s): C. Kennedy, J. Anders
10. Type of Investigation: Survey
11. Sites found/revisited: ☐ Yes ☐ No
11. List New AHRS Site #: SIT-01115
12. List Updated AHRS Site #:

B. Geographic Information

1. Brief Description of the Project Area: Northeast end of Japonski Island, Sitka Channel
2. USGS Map Sheet(s):
3. MTRS (ex. C41S67E23): C055S063E|34-35
4. Land Owner(s): AK Dept of Education and Early Development
5. Acres Surveyed: 2

C. Cultural Resources Management Questions

1. Is the report part of a National Historic Preservation Act - Section 106 Consultation?	☐ Yes	☐ No
2. Is the report part of an Alaska Historic Preservation Act Compliance Consultation?	☐ Yes	☐ No
3. Does the report's data support the submitting agency's determination of eligibility?	☐ Yes	☐ No
4. Does the report's data support the submitting agency's determination of effect?	☐ Yes	☐ No
5. Was this report submitted to fulfill State Field Archaeology Permit Requirements If yes, please provide the Permit #:	☐ Yes	☐ No
6. Was this project and/or report overseen or authored by someone meeting the minimum qualifications of the Secretary of the Interior Standards and Guidelines (48 FR 44738-44739)?	☐ Yes	☐ No
7. Is the Principal Investigator's resume appended to the report or on file at OHA?	☐ Yes	☐ No

8. Additional Comments: DOWL recommendations include determination that SIT-01115 is eligible for the NRHP (Criteria A&C), that SIT-01115 is a contributing property to the Sitka Naval Operating Base and U.S. Coastal Defenses NHL, and that Project will result in an adverse effect. DOWL also recommends continued consultation to resolve adverse effects.

CITY & BOROUGH OF SITKA

Determination of Eligibility Recommendation: Japonski Island Observation Post (SIT-01115) Sitka, Alaska

January 2021

PREPARED FOR:

U.S. Department of Transportation
Federal Aviation Administration
Alaskan Region, Airports Division
222 West 7th Avenue

ON BEHALF OF THE SPONSOR:

City and Borough of Sitka
100 Lincoln Street
Sitka, AK 99835

PREPARED BY:

DOWL
4041 B Street
Anchorage AK 99508

Contents

RESTRICTED DATA NOTICE

Site-specific information for cultural resources described in this report is restricted and confidential under the provisions of the Archaeological Resources Protection Act and the National Historic Preservation Act. Sharing this information is limited to those with a legitimate need to know, such as appropriate personnel from agencies and authorized investigators. This report is not a public document. Do not disseminate.

Project Description

The City and Borough of Sitka (CBS) owns and operates the Sitka Seaplane Base (Federal Aviation Administration [FAA] identifier A29). A29 is located on Sitka Channel between Thomsen and ANB harbors (Figure 1); it has been operating at its current site for 65 years and is at the end of its useful life. CBS, in cooperation with FAA, is proposing a new seaplane base on Japonski Island.

The new Sitka seaplane base would be located on a 2.02-acre parcel at the end of Seward Street on the northeast end of Japonski Island (Figure 2). The upland parcel where the facility is proposed would be acquired by CBS from the Alaska Department of Education and Early Development (ADEED) and is adjacent to the U.S. Coast Guard (USCG) Air Station Sitka. The Project would require fill in Sitka Channel to reduce the length and cost of gangways to access the marine facilities.

CBS will acquire the marine area for the seaplane base from the Alaska Department of Natural Resources (DNR). The CBS has submitted to DNR an application for conveyance of state-owned tidelands and submerged lands for the facility and received a preliminary approval. The marine component of the facility would include a pile-supported trestle, a gangway, a loading and maneuvering float, a transient float, a based seaplane float, and, if needed, a floating wave attenuator north of the floats to attenuate waves from the main harbor entrance gap in the existing breakwater and/or southeast of the floats to attenuate waves from the channel to the south.

The 2016 Siting Analysis identified a potential demand for up to 19 based aircraft and 15 transient aircraft if all of the desired support facilities were available at a new seaplane base. Given that CBS may need to construct the new seaplane base in phases and may not be able to accommodate all facilities requested initially, it was determined that the proposed site would accommodate 14 based aircraft and four transient aircraft.

The proposed facility would include:

- Seaplane float (350 feet by 46 feet) with ramps for 14 based seaplanes (4 DE Havilland Beavers and 10 Cessna 206s)
- Transient seaplane float (220 feet by 30 feet) with capacity for four transient seaplanes (sized for DE Havilland Beavers)
- Drive-down gangway (120 feet by 16 feet) and landing float (120 feet by 46 feet) for access to seaplane floats
- Pile-supported trestle (240 feet by 16 feet) with 50-foot turn-out lane at gangway
- Wave attenuators on the north and southeast (if required)
- Vehicle parking area (15 parking spaces)
- Electricity, water, and lighting for the seaplane floats
- Covered waiting area and eventual terminal area
- Safe access between the parking positions and the water operating area
- Fuel storage and access facilities

- Upland seaplane tie-downs, future maintenance facilities and hangars, and maneuvering room
- Seaplane haul out ramp
- Security fencing
- Landscape buffer along southern boundary
- Accommodations for future expansion

Project Location

The City of Sitka is located on Baranof Island in the Northern Pacific Ocean. The Island was home to the Tlingit Indians before its settlement by Russians in the mid-eighteenth century. It served as the capital of the Russian America Territory and was a major center for the United States military during World War II. Sitka continues to be a center for fishing, trade, services, and tourism in Southeast Alaska. The Project will be constructed on a parcel on Japonski Island, across Sitka Channel from Baranof Island. The proposed site is currently owned by the State of Alaska, Department of Education and Early Development (ADEED).

Area of Potential Effects

The area of potential effects (APE) is defined as the that area within which direct and indirect impacts may occur to archaeological, historical, and or cultural resources as a result of proposed Project activities. The combined direct and indirect APE includes areas subject to ground disturbance, construction activities (including placement of fill), noise, vibration, increased traffic and other potential impacts, and spans 250 feet from Project components (Figure 3). Due to the topography of the site, and the planned excavation and lowering of the upland portion of the Project, the APE does not extend into the U.S. Coast Guard properties to the west. Direct and indirect impacts from the Project are unlikely to adversely affect cultural resources in these areas as they are topographically separated from the Project components (Figure 4).

Methods

Assessment methods for this project included both a desktop review and on-site survey. DOWL consulted the Alaska Heritage Resources Survey (AHRS) for recorded resources in and near the APE, the National Register of Historic Places (NRHP), and National Historic Landmarks databases maintained by the National Park Service (NPS). In addition, DOWL reviewed previous surveys and other literature to inform background study for the Project, and archival materials to assist in analysis of cultural resources within the APE.

Literature Review and Archival Research

Prior to fieldwork, the Integrated Business Suite (IBS) Portal database at the State of Alaska, Department of Natural Resources, Office of History and Archaeology (OHA) was reviewed to determine the extent of

previous cultural resource work in the area. The purpose of the file search was to identify any previous cultural resources studies, and documented historic buildings, structures, objects, or historic districts located near the subject buildings, or if the subject buildings were potentially part of a historic district. In addition, reports and documentation not readily available on file at OHA were obtained from digital libraries and online archives and reviewed for relevance to the project.

Field Survey Methods

On May 20, 2020, DOWL Cultural Resources Specialist Caitlin Kennedy conducted a field survey of the proposed APE of the Sitka Seaplane Base Project and identified a previously undocumented concrete observation post (SIT-01115; see Attachment A). Ms. Kennedy meets the Secretary of the Interior's Professional Standards for History (48 Federal Register [FR] 44738-9, September 29, 1983). Due to confusion regarding landownership data obtained prior to fieldwork, DOWL did not obtain a State Cultural Resources Investigation Permit (SCRIP) from OHA to conduct this survey[1]. However, no subsurface disturbance or testing was conducted as part of the investigation. The purpose of the condition assessment was to ascertain the building's dimensions, overall condition, and designed purpose.

The survey adhered to the guidance provided in *National Register Bulletin #24 – Guidelines for Local Surveys: A Basis for Preservation Planning* prepared by the NPS and the *Alaska Historic Buildings Survey Manual and Style Guide* prepared by the OHA (NPS 1984; OHA 2016). The building was evaluated for inclusion in the NRHP by following guidelines set forth in *National Register Bulletin #15 – How to Apply the National Register Criteria for Evaluation* (NPS 1997).

The exterior and interior of the building was documented and photographed, with attention given to those elements that may qualify it for inclusion in the NRHP. Visible alterations and changes over time were noted, as well as possible changes to interior wall configuration. No materials and/or artifacts observed within or around the building were collected.

Results

The Project APE and surrounding areas have been subject to numerous previous studies for historical, archaeological, architectural, and other cultural resources. Within the APE these studies have largely focused on identification and documentation of features associated with World War II-era military facilities. These and other relevant documents/studies are listed in Attachment B. None of the included studies appear to have documented SIT-01115, although some documents describe similar, more elaborate structures (Alaska Department of Natural Resources 2012).

[1] Confusion regarding landownership stemmed from a right-of-entry agreement between CBS and DEED which authorized "field studies" on DEED lands; thus CBS and DOWL incorrectly assumed that a SCRIP was not required. DOWL has corrected this internal communication breakdown, and any future work on lands managed by DEED will be conducted under an executed SCRIP.

Historic Context

Numerous reports have detailed the cultural chronology of the Sitka area: see in particular the Sitka Historic Preservation Plan (Pollnow and DeArmond 2010; Pollnow et al. 2017). The history of military buildup and operations during World War II are likewise discussed at length in supporting documentation for the Sitka Naval Operating Base and U.S. Coastal Defenses National Historic Landmark (National Park Service 2020). Sitka Naval Operating Base (NOB) was originally established as an advance seaplane base in 1937 and was designated a NOB in 1942. During World War II planes operating out of the Sitka NOB patrolled southeast Alaska and the Gulf of Alaska. Sitka NOB also provided critical defense for shipping in the Gulf of Alaska. Beginning in 1941 the U.S. Army established Forts Ray, Rousseau (which replaced Fort Ray as the headquarters for coastal defense in 1943), Pierce, and Babcock to provide defensive support to the Sitka NOB. As part of this effort the Army also constructed the Coastal Defense Network, a system of armaments and fortifications to protect Sitka Sound and associated Naval facilities. Sitka NOB was closed by the Navy in 1944 (Bush 1944; Conn et al. 1941; Hanable and Ponko Jr. 1983; National Park Service 2020).

The Sitka NOB and U.S. Army Coastal Defenses National Historic Landmark (NHL) was designated in 1986 for its role in World War II defenses in Alaska and the Aleutian Islands. The NHL is comprised of Sitka NOB and Fort Rousseau, including associated U.S. Army Coastal Defenses on eight islands. The NPS is currently in the process of updating the 1986 nomination to account for changes to the NHL, including demolition or rehabilitation of buildings, and improved documentation of contributing features (National Park Service 2020).

Previously Recorded Cultural Resources Listed in the Alaska Heritage Resources Survey

Ten documented cultural resources are located within 500 feet of the APE. Table 1 provides information on sites listed in the Alaska Heritage Resources Survey (AHRS) within 500 feet of the APE. One, the Sitka NOB and U.S. Coastal Defenses NHL (SIT-00079) is listed on the NRHP. Four buildings associated with the military buildup on Japonski Island that have not been evaluated for NRHP eligibility but are considered contributing buildings to the NHL are within 500 feet of the APE (Figure 5). Five additional buildings/structures are located within 500 feet of the APE but are located outside of the NHL boundary and are not considered contributing features (these cultural resources are shown in grey in Table 1).

Table 1* AHRS Sites *within 500 Feet of APE

AHRS No.	Site Name	DOE Status
SIT-00079	Sitka Naval Operating Base and U.S. Army Coastal Defenses National Historic Landmark	NHL-Listed
SIT-00479	Small Arms and Pyrotechnic Magazine No. 1, Building No. 83	None
SIT-00481	FUSE AND DETONATOR NO. 12	None
SIT-00485	SMALL LOG MAGAZINE	None
SIT-00492	LOG RUIN #3	None
SIT-00579	Building 201 Married Officers Quarters	Contributing

SIT-00580	Building 202 Married Officers Quarters	Contributing
SIT-00581	Building 203 Married Officers Quarters	Contributing
SIT-00582	Building 204 Married Officers Quarters	Contributing
SIT-00583	Building 205 Officers Recreation, Totem Club	Contributing
SIT-00585	Building 207 Married Officers Quarters	Contributing
SIT-00607	Building 212 Bachelor Officers Quarters	Contributing
SIT-00648	Mount Edgecumbe School[2]	None

Building Documentation

SIT-01115 consists of a concrete building within the APE and is overall rectangular in shape with a slightly off-center observation slit situated on the north wall (Figure 6). There is a single entrance (Figure 7). The observation slit, which is roughly 16" in height, offers 180-degree views of Sitka Channel. At one time the observation slit had three upright metal supports. The walls range in thickness from approximately 12" to 20". The interior dimensions are irregular due to the observation slit and measure roughly 8.667ft (104") by 13.25ft (159"), or 115 square feet. Approximate interior dimensions are depicted in Figure 8. There are wooden boards set high on the interior walls and along the observation slit. Construction also included some earthworks, evidenced by a collapsed covered trench on the south side, and stone reinforcements on the north (Figure 9).

Condition

The exterior of the building is slightly discolored and heavily overgrown with vegetation. The vegetation, which would have been entirely or partially cleared during use, has become overgrown, obscuring the seaward view. The building also shows some signs of spalling on the northwest side, possibly a result of deflection, or weakness caused by erosion (Figure 10). Wooden boards set high on the interior walls, which may have been used to mount brackets for electrical wiring, show some moisture damage but are otherwise in fair condition. The concrete at the door and observation slit shows some deterioration, likely from erosion. The metal pipe supports for the observation slits are heavily corroded (in one case, entirely corroded), which has resulted in slight spalling of the surrounding concrete (Figure 11).

Archival Materials

DOWL's review of archival materials (including maps and narrative descriptions of installation) yielded no documentation of SIT-01115 (Bush 1944; Conn et al. 1941; U.S. Army 1944), nor did previous surveys of the area. Initial research indicated that, based on the building's location, it may have been constructed as a Base End Station. Base End Stations similar to this building were used to triangulate the position and distance of enemy craft to guide artillery fire. The position of this building in relation to a battery of 90mm Anti Motor Torpedo Boat guns constructed at Watson Point supports this hypothesis (Berhow 2020). Unfortunately, the available records associated with the artillery at Watson Point do not

[2] AHRS has labeled and mapped this structure in a different location than the current Mt. Edgecumbe School.

include this building (U.S. Army 1944, Figure 12). Moreover, the lack of mount points for azimuth instruments or depression position finders further indicate that this was not the designed purpose for the building.

It is more likely that this building was constructed by Marine or Army infantry as part of series of small coastal fortifications that used to ring Japonski, Alice and Charcoal Islands. These small defensive positions would have been second priority defensive positions, which, depending on whether actively engaged with the enemy would have ranged from foxholes and trenches to more elaborate concrete buildings such as this (U.S. War Department 1941a:16–18; 1941b:280–288). Construction of aboveground defensive positions and observation posts during World War II were used under various circumstances, including when groundwater levels prevented construction of cut-and-cover shelters. Reinforced concrete was preferred for aboveground shelters to offer protection from enemy fire. Surface shelters provided "maximum observation and exit facility" and could be further hidden from view and reinforced with layers of earth (U.S. War Department 1940:206–219).

Determination of Eligibility – Applying National Register Criteria for Evaluation

Section 101 of the National Historic Preservation Act (NHPA) (16 USC 470a[a]) established the National Register to catalog historic properties significant in American history, architecture, archaeology, engineering, and culture. NHPA defines "historic properties" as prehistoric and historic districts, sites, buildings, structures, and objects listed or eligible for inclusion on the NRHP including artifacts, records, and material remains related to the property (16 USC 470w, Sec. 301.5). Consideration is given to both the criteria of significance and integrity of the site condition. The evaluation should consider the historic context of the property, including its relation to other known historic properties.

Consideration of National Register Criteria for Evaluation

The NRHP (36 Code of Federal Regulations [CFR] 60.4) outlines the criteria (A-D) for determining the eligibility for a historic property as follows:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

> *(a) that are associated with events that have made a significant contribution to the broad patterns of our history; or*
>
> *(b) that are associated with the lives of persons significant in our past; or*
>
> *(c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values,*

or that represent a significant and distinguishable entity whose components may lack individual distinction; or

(d) that have yielded, or may be likely to yield, information important in prehistory or history (36 CFR 60.4).

Criterion A: Association with Significant Events

To be considered significant under Criterion A, a property "must be associated with one or more events important in the defined historic context," (NPS 1997:12). The military buildup of Sitka during World War II necessarily required interplay between the Army and the Navy. Planes operating out of the Sitka NOB patrolled southeast Alaska and provided critical defense for shipping in the Gulf of Alaska. Beginning in 1941 the U.S. Army established nearby forts to provide defensive support to the Sitka NOB. The Army also constructed the Coastal Defense Network, a system of armaments and fortifications to protect Sitka Sound and associated Naval facilities.

SIT-01115 fits within the historic context for construction during World War II as its function was essential to the coastal defense mission of the military installations at Sitka NOB and Fort Rousseau (R. Christopher Goodwin and Associates 1997). Moreover, SIT-01115 shows the interplay between branches of the military as observation posts such as SIT-01115 would have been built by Army infantry as part of the defensive strategy to protect Sitka NOB. Although no longer a part of a recognizable defensive and observation ring that would have formerly surrounded the Sitka NOB and Coastal Defenses NHL, SIT-01115 does represent a portion of the tactical considerations and strategies employed using a range of defensive buildings and structures, other examples of which are still intact within the NHL. Therefore, DOWL recommends that SIT-01115 is significant under Criterion A.

Criterion B: Association with Lives of Significant Persons

To be considered for listing under Criterion B, a property must be "associated with individuals whose specific contributions to history can be identified and documented" (NPS 1997:14). The observation post is not connected to a person of significance in the past and therefore DOWL recommends that SIT-01115 is not significant under Criterion B.

Criterion C: Distinctive Characteristics of a Type, Period, or Method of Construction

To be considered for listing under Criterion C, a property must "embody distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic value; or, represent a significant and distinguishable entity whose components may lack individual distinction" (NPS 1997:17). Although the ruins of several concrete structures are extant in the Sitka NOB and U.S. Coastal Defenses NHL, this building is one of two intact observation posts of this type on Japonski, Alice, and Charcoal islands (M. Hunter personal communication to C. Kennedy [DOWL], August 7, 2020). The data currently available does not allow for comparative assessment of the design, style, and construction methods of SIT-01115 against other observation posts in Sitka. SIT-01115 is, however, constructed to military specifications typical of the period of significance, and shares features, design,

and construction methods used in other similar (although functionally different) buildings and structures, such as pill boxes. As mentioned above, SIT-01115 and similar buildings/structures are not accounted for in available documentation, so the total number and locations of other observation posts and similar buildings cannot be determined at present. The ruins of several similar concrete buildings/structures have been documented around former Sitka NOB and Ft. Rousseau.

SIT-01115 is a well-preserved example of standardized WWII military design and style with adaptive modifications to construction methods and materials based on the conditions and location in which it was constructed. DOWL therefore recommends that SIT-01115 is significant under Criterion C.

Criterion D: Potential to Yield Important Information in prehistory or History

To be considered for listing under Criterion D, a property must have the potential to answer, "important research questions about human history [that] can only be answered by the actual physical material of cultural resources" (NPS 1997:21). SIT-01115 was built using standard plans and material known to be common to the period in which it was constructed. It is not likely to yield important information that has not already been recorded and therefore DOWL recommends that SIT-01115 is not significant under Criterion D.

Consideration of Integrity

As outlined in 36 CFR § 60.4, in order to be considered eligible for the NRHP a property must retain sufficient integrity to convey its significance in American history, architecture, archaeology, engineering, or culture. There are seven aspects of integrity – location, design, setting, materials, workmanship, feeling, and association. The property must also convey its historic identity through retention of essential physical features. Essential physical features enable the property to convey its historic identity; the features represent *why* and *when* a property was significant.

If a property is significant for the NRHP under Criterion A, it should retain the essential physical features "that made up its character or appearance during the period of its association with the important event" (NPS 1997:46). And while design and workmanship may not be as vital, the integrity of location, setting, materials, feeling, and association should ideally be retained. If a property is significant for the NRHP under Criterion C, it should retain the essential physical features which characterize the type, period, or method of construction that the property represents. The vital aspects of integrity are design, workmanship, and materials, while location, setting, feeling, and association may not be as important in conveying the property's significance. (NPS 1997:48; Table 2).

Table 2 Essential Features of Integrity under Criterion A

Criterion	Essential Feature	Vital Aspects of Integrity	Integrity Lost If:
A	The property must retain evidence of World War II character	Property must maintain integrity of Location, Setting, Materials, Feeling, and Association	Property has been moved after period of significance (Location), substantially altered, including use of new materials and changes to physical character (Materials, Feeling, and Workmanship), or no longer retains basic design features that convey their historic appearance or function (Design)
C	The property must retain distinctive characteristics representative of the purpose for which it was constructed during World War II	Property must retain integrity of Design, Workmanship, Materials, and Feeling	Property has lost essential features such as walls, roofs, and doors are substantially altered (Design), considerable amounts of new materials have been introduced (Materials and Workmanship), or has been moved such that it no longer conveys its original function and purpose (Feeling)

To retain integrity of *location*, a property must be located where it was originally constructed or where the historic event occurred (NPS 1997:44). SIT-01115 is positioned in the original location it was designed to observe, and DOWL therefore recommends that SIT-01115 retains integrity of location.

To retain integrity of *design*, a property must have its original "form, plan, space, structure, and style" (NPS 1997:44). Although no photographs of this building were located during archival research, the building retains design typical of similar structures constructed during World War II. Therefore, DOWL recommends that the building retains integrity of design.

To retain integrity of *setting*, the character of the physical environment and the surroundings "in which the property played its historical role" must be maintained (NPS 1997:45). The view from SIT-01115 has been partially obscured by overgrowth, but the overall physical environment has not changed since World War II. Therefore, DOWL recommends that SIT-01115 retains integrity of setting.

To retain integrity of *materials*, a property "must retain the key exterior materials dating from the period of its historic significance" (NPS 1997:45). SIT-01115 has not been altered with new materials since its construction during World War II and therefore DOWL recommends that SIT-01115 retains integrity of materials.

To retain integrity of *workmanship*, a property must demonstrate the "labor and skill in constructing" a structure and "furnish evidence of the technology of a craft [and] illustrate the aesthetic principles of a historic… period" (NPS 1997:45). The construction materials and methods used to construct the observation post conform to documented specifications defined in military literature from the period of significance. Although weather-worn, the observation post is intact enough to demonstrate the labor and skill its construction required; therefore, DOWL recommends that SIT-01115 retains integrity of workmanship.

To retain integrity of *feeling*, a property must demonstrate a "presence of physical features that, taken together, convey the property's historic character" (NPS 1997:45). Most of the physical features at the observation post are intact, although the nearby defensive trench is obscured by vegetation. With the exception of the defensive trenching around the observation post, which are obscured by overgrowth, the observation post retains almost all physical features that indicate its use during World War II; therefore, DOWL recommends that SIT-01115 retains its feeling.

To retain integrity of *association*, a property must have a "direct link" with an important historic event. It "retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer" (NPS 1997:45). SIT-01115 retains the majority of its structural materials and proximity to the Sitka NOB and Coastal Defenses NHL. Taken alone (e.g. in the absence of the NHL), this observation post would not necessarily be able to convey its association with World War II. The proximity to the NHL and extensive documentation of the military operations on Japonski Island and surrounding Sitka area, however, strongly support integrity of association. Therefore, DOWL recommends that SIT-01115 retains integrity of association.

SIT-01115 meets the conditions for NRHP significance under Criterion A and C. Furthermore, it remains in its original location and construction materials typical of the period. Despite showing wear from decades of disuse, it still neatly conveys its original purpose as one of a series of observation stations that once dotted the coastline of Sitka NOB and other Coastal Defenses. Although the ruins of several concrete structures are extant in the Sitka Naval Operating Base and U.S. Coastal Defenses NHL, this building is one of two intact observation posts of this type on Japonski, Alice, and Charcoal islands (M. Hunter personal communication to C. Kennedy [DOWL], August 7, 2020).

Because SIT-01115 retains its essential physical characteristics and the vital aspects of integrity that would allow "a historical contemporary [to] recognize the property as it exists today" (NPS 1997:48), DOWL recommends that the observation post should be considered eligible for the NRHP, and that it should also be determined a contributing feature to the Sitka Naval Operating Base and U.S. Army Coastal Defenses NHL. SIT-01115 retains integrity of location, design, materials, feeling, setting, workmanship, and association as defined by the nomination of the NHL. Although the 1986 and drafted update of the NHL nomination do not include this or any other similar buildings, there is precedent for inclusion of the Base End Station/observation station as a contributing feature to the NHL. Other State and National Historic Landmarks (such as the Aleutian Islands World War II National Historic Area and Fort Rousseau Causeway State Historical Park), and state recreation areas (such as Caines Head State Recreation Area in Seward) have undertaken preservation and/or interpretive measures for similar World War II features.

Preliminary Assessment of Effect

Consistent with 36 CFR 800.5(a), DOWL recommends that the proposed Project would have a direct adverse effect on SIT-01115 by destroying the building as part of the construction of the new sea plane base, thus altering the aspects of integrity which qualify it for listing in the NRHP.

Preliminary consultation with NPS suggests that potential adverse effects to the NHL resulting from the Project include indirect effects such as increased noise, traffic, and changes to the setting of nearby World War II structures. The Project proposes to minimize these impacts through marine delivery of construction materials to avoid heavy truck traffic through the NHL, lowering of the site elevation for the upland portion of the seaplane base and incorporating a landscape buffer at the existing end of Seward Avenue to reduce potential for visual impacts, and realigning the orientation of the marine structures to reduce the potential for visual effects.

Summary and Recommendation

During field survey in May 2020, DOWL documented SIT-01115, which is entirely within the Project APE. DOWL recommends that SIT-01115 is significant under Criteria A and C, that it retains the necessary aspects of integrity to convey this significance, and therefore is eligible for listing in the NRHP. DOWL further recommends that SIT-01115 is a contributing property to the Sitka NOB and U.S. Coastal Defenses NHL. The construction of the Project will require the demolition of SIT-01115, constituting an adverse effect to a historic property; therefore, DOWL recommends a finding of "adverse effect" to historic properties consistent with 36 CFR 800.5(d)(2), and further recommends that CBS, SHPO, NPS, and DOWL consult to resolve adverse effects consistent with 36 CFR 800.6.

References Cited

Alaska Department of Natural Resources
2012 *Fort Rousseau Causeway State Historical Park: Management Plan*. ADNR, Division of Parks and Outdoor Recreation.

Alaska Office of History and Archaeology
2016 *Alaska Historic Buildings Survey Manual and Style Guide* Alaska Department of Natural Resources, Division of Parks and Outdoor Recreation.

Berhow, M. (editor)
2020 *American Seacoast Defenses: A Reference Guide*. CDSG Press, McLean, VA.

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1997 *National Register Bulletin #15 – How to Apply the National Register Criteria for Evaluation*. U.S. Department of the Interior.

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Pollnow, A.E.
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Pollnow, A.E. and W. DeArmond
2010 *The Sitka Historic Preservation Plan*. Sitka Historic Preservation Commission, City and Borough of Sitka.

Pollnow, A.E., A. Ditmar and R. Littlefield
2017 *The Sitka Historic Preservation Plan*. Sitka Historic Preservation Commission, City and Borough of Sitka.

R. Christopher Goodwin and Associates
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1941b *Staff Officer's Field Manual: Organization, Technical and Logistical Data (FM 101-10)*. U.S. Government Printing Office, Washington, D.C.

Attachments

Attachment A – SIT-01115 AHRS Card

Alaska Heritage Resources Survey Site Form

Date Received:

Alaska Department of Natural Resources, Office of History and Archaeology
550 W. 7th Ave., Suite 1310 Anchorage, AK 99501-3565
Phone: (907) 269-8718; Fax (907) 269-8908
http://www.dnr.state.ak.us/parks/oha/index.htm

1. **Type of Form**: New

2. **AHRS Number**: SIT-01115

3. **Site Name**: Japonski Island Observation Post

4. **Description**: The observation post consists of a concrete building on the proposed site and is rectangular in shape with a slightly off-center observation slit situated on the north wall. There is a single entrance. The observation slit, which is roughly 16” in height, offers 180-degree views of Sitka Channel. At one time the observation slit had three upright metal supports. The walls range in thickness from approximately 12” to 20”. The interior dimensions are irregular due to the observation slit and measure roughly 8.667ft (104”) by 13.25ft (159”), or 115 square feet. There are wooden boards set high on the interior walls and along the observation slit. Construction also included some earthworks, evidenced by a collapsed covered trench on the south side, and stone reinforcements on the north. The exterior of the building is slightly discolored and heavily overgrown with vegetation. The surrounding vegetation, which would have been entirely or partially cleared during use, has become overgrown, obscuring the seaward view. The building also shows some signs of spalling on the northwest side, possibly a result of deflection, or weakness caused by erosion. Wooden boards set high on the interior walls, which may have been used to mount brackets for electrical wiring, show some moisture damage but are otherwise in fair condition. The concrete at the door and observation slit shows some deterioration, likely from erosion. The metal pipe supports for the observation slits are heavily corroded (in one case, entirely corroded), which has resulted in slight spalling of the surrounding concrete.

5. **Cultural Significance**: Recommended Eligible under Criterion A (Pending SHPO and NPS concurrence as of 1/12/21)

6. **Associations**: Sitka Naval Operating Base and U.S. Coastal Defenses NHL (SIT-00079)

7. **Location Information**: Northeast end of Japonski Island, Sitka, Alaska

8. **Location Reliability**: Location Exact and Site Existence Verified (1)

9. **AHRS Resource Nature**: Building

10. **Resource Nature Subtype**: Default Building

11. **Resource Keywords**: Military feature, observation post

12. **Site Area (Acres):** <0.5

13. **Period Codes**: Historic

14. **Associated Dates**: WWII-era

15. **Cultures**: U.S. Military; WWII-era

16. **Prehistoric/Historic Function**: n/a

17. **Current Function**: Abandoned

18. **Condition Code**: Normal state of weathering, undisturbed by vandalism, construction or abnormal weathering such as flooding or earthquakes (A)

19. **Destruct Codes**: None Reported

20. **Destruct Year**: N/A

21. **Owner Info**: City and Borough of Sitka

22. **Source Reliability**: Professional Reports, Records, and Field Studies (A)

23. **Form Author**: Caity Kennedy, DOWL

24. **Date Completed**: 1/13/2021

25. **Record Status**: Complete

26. **Other Number(s)**: n/a

27. **Artifact Repository**: n/a

28. **Attachments** (File Name): n/a

29. **Location Information** (Decimal Degrees, NAD 83 Datum):
Latitude: 57.0559237 Longitude: -135.3646789

30. **Attach a portion of appropriate Aerial Photograph and U.S.G.S Quad Map:** See Figure 1: Aerial Photograph and Figure 2: U.S.G.S Quad Map.

31. **Summary Artifact Table:** n/a

32. **Representative Site Photos:** See below

Attachment B - Previous Surveys near Project APE

Level	Document	Reference
Level IIB - Architectural	Structural Evaluation of Mount Edgecumbe School Buildings 290, 292, 293, 295, 297, 331, 332	Bettisworth et al. 1984
Level I - Literature Review	National Historic Landmarks Program, Review of Alaska Properties	Keel 1984
Level I - Literature Review	Assessment of Impact on Mt Edgecumbe School	BIA 1985
Level IV - Mitigative	Draft Memorandum: NHL and Section 106 Actions for Mt Edgecumbe School	Lind 1986
Level II - Reconnaissance Survey	Defense Environmental Restoration Account Inventory Report for Fort Rousseau, Sitka, AK	Anton and Henslee 1986
Level I - Literature Review	Letter RE: Sitka Airport Access Road Project #69277	Faulkner 1993
Level II - Reconnaissance Survey	Archaeology and Historicity Study of Air Station Sitka, Sitka Alaska	Onat 1995
Level I - Literature Review	Inventory of Historic Sites and Structures, City and Borough of Sitka, Alaska, Part II, Site Index and Inventory Forms	Betts and Longenbaugh 1997
Level I - Literature Review	Correspondence, ADOT/PF Proposed Removal of Mermaid Cove Mausoleum/WWII Ammunition Bunker (SIT-00565)	Sundberg 2000
Level I - Literature Review	Statement of Significance for the Fort Ray Historic District (Charcoal and Alice Islands) and the Mermaid Cove Mausoleum, Sitka, Alaska: Sitka Safety Area Improvement, Phase I, Project 72038	Yarborough 2000
Level I - Literature Review	Building 212 Renovations (SIT-00563)	Harritt 2000
Level IV - Mitigative	“Journey Back Home" Relocation Synopsis, Final: Sitka Airport Safety Improvements Phase I, Grave Relocation, AK Project No. 72038, Federal AIP#3-02-0268-0800	Yarborough 2000
Level I - Literature Review	A Determination of Eligibility to the National Register of Historic Places, Mount Edgecumbe Medical Center, SIT-571	Campbell 2001
Level IIB - Architectural	Ammunition Magazine Historical Recordation, Fort Ray Historic District, for the Sitka Airport Safety Improvements, Phase I, Sitka, Alaska	Gillette 2001
Level IIB - Architectural	A Survey of Historic Buildings Associated with the Sitka Naval Operating Base, Southeast Alaska Regional Heath Consortium Campus, Sitka Alaska, March 2002	Lane 2002
Level I - Literature Review	Revised Boundary of the Sitka Naval Operating Base	Lewis 2002

Level I - Literature Review	Letter Report Re Magnetic Resonance Imaging (MRI) Addition to Mount Edgecumbe Medical Center, Sitka	Campbell 2003
Level IIB - Architectural	A History and Description of Mermaid Cove Mausoleum, Sitka, Alaska	Dunning and Welsh 2003
Level I - Literature Review	Draft Phase I Site Assessment Report for Fort Rousseau Formerly Used Defense Sites	Keres 2003
Level IV - Mitigative	Sitka Safety Area Improvements Phase 1	Sundberg 2003
n/a	Japonski Island Boathouse Adaptive Re-Use, Final Schematic Design, Sitka, Alaska, HPF Grant 03410	Welsh Whitely 2004
Level I - Literature Review	Letter Report Re Underwater Communications Cable Removal	McConnell 2004
Level IV - Mitigative	Alaska, Our Last Frontier in Time of Peace, Our First Front in War: An Interpretation and Description of Fort Ray, Alaska	Dunning and Welsh 2004
Level I - Literature Review	Letter Report Re Removal of Contaminated Soil at the Sitka Naval Operating Base in Sitka, Alaska	McConnell 2005
Level IIB - Architectural	Sitka Airport Access Historical Evaluation, Sitka, Alaska, Project No. 68187	Gillette 2005
n/a	Letter RE: Sitka Airport Access Improvements	Bittner 2006
n/a	Letter and Plans Re Proposed Repair to The Japonski Island Boathouse Foundation	Welsh Whitely 2006
Level I - Literature Review	Letter RE: Clean up Sitka Airstation and Impacts to SIT479	Grover 2007
Level I - Literature Review	A Historical, Architectural, Archaeological, and Cultural Resource Assessment for Proposed Improvements to the Sitka Rocky Gutierrez Airport, Sitka, Alaska	Ellis 2008
Level I - Literature Review	Letter Report RE: Hospital Building Renovations (SIT-571)	Harritt 2010
n/a	Sitka Historic Preservation Plan: A Guide to Cultural Resource Management	Pollnow 2010
Level I - Literature Review	Letter Report RE: Sitka Tribe of Alaska Transit Bus Maintenance Facility Project Lot 11, Alice and Charcoal Island Subdivision, Alaska, Request for Concurrence with Area of Potential Effect and Finding of No Effect	Gehrke 2011
Level I - Literature Review	Letter Report RE: SEARHC Interior Renovations of Mount Edgecumbe High School Heritage Hall Building 295 (SIT-00598)	Lundgren 2011
Level IIB - Architectural	Japonski Island Boathouse Phase 1 Renovation and Adaptive Reuse Plan	North Wind Architects, LLC 2011
n/a	2010 Fort Rousseau Causeway State Historic Park Preservation Plan	DNR 2012
Level I - Literature Review	Letter RE: MEHS Old Powerhouse Building Demolition	Mahoney 2012
Level IIB - Architectural	Historic American Buildings Survey (HABS) Photographs, Old Powerhouse, Mt.	Arend 2012

	Edgecumbe High School (MEHS), Sitka, Alaska	
Level IV - Mitigative	Memorandum of Agreement for Removal of Searchlight Station No. 10 Debris, Lisianski Point, World War II Base End and Searchlight Stations of Sitka Sound Booklet	Pierce and Pollnow 2015
Level IV - Mitigative	Demolition of the Maintenance Storage Shed, Construction of the Mt. Edgecumbe High School Aquatic Center Project, and Inadvertent Discovery of SIT-1069	Krauthoefer 2016
n/a	The Sitka Historic Preservation Plan	Pollnow, Ditmar, and Littlefield 2017
Level IIB – Architectural	Historic Properties Survey, Evaluation, and Determination of Eligibility for the National Register of historic Places of Four Public Health Service Buildings, Mt. Edgecumbe Medical Center Campus, Sitka, Alaska	True North Sustainable Development Solutions, LLC 2017

Outlook

Seaplane Base Update

From Amy Ainslie <amy.ainslie@cityofsitka.org>
Date Wed 1/8/2025 6:01 PM
To Kim Davis <kim.davis@cityofsitka.org>; Ariadne Will <ariadne.will@cityofsitka.org>

- The project is underway, with target dates for finalized design & permitting in summer of 2025, and construction in 2027-2028
- While we had worked over the course of 2023 to finalize an environmental assessment, staff turnover at the FAA resulted in some delays and new interpretation of requirements for finalization.
- We are currently working on the revised EA which is going well. Archeological exploration was completed to investigate the existence of human remains on the site – no remains were found by the archeologist or anthropological biologist on site.
- A draft MOA between the FAA and SHPO has been published and is available to view on the CBS website. It includes a cultural resource monitoring and inadvertent discovery plan which includes tribal notification and involvement.

Amy Ainslie
Planning & Community Development Director
City and Borough of Sitka
100 Lincoln Street, Sitka, AK 99835
907-747-1814
amy.ainslie@cityofsitka.org

CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
100 Lincoln Street | Sitka, Alaska 99835
www.cityofsitka.com
planning@cityofsitka.org
907-747-1814

SITKA HISTORIC PRESERVATION COMMISSION
Regular Monthly Meeting
Harrigan Centennial Hall
January 8, 2025 6 p.m.

FINAL MINUTES

I. CALL TO ORDER & ROLL CALL

Chair Littlefield called the meeting to order at 6:03 p.m.
Present: Roby (Koolyéik) Littlefield (Chair), James (Kushxeet) Poulson, Candace Rutledge, Nicole Fiorino
Excused: Dionne (Yeidíkook'áa) Brady-Howard, Karen Lucas, Scott Saline (Assembly Liaison)
Staff: Kim Davis, Ariadne Will
Public: Anne Pollnow, Rebecca Poulson, D.S. Pensley

II. APPROVAL OF AGENDA

M/Poulson-S/Lucas moved to approve the agenda. Motion passed 4-0 by voice vote.

III. APPROVAL OF MINUTES

a. December 11, 2024

M/Poulson-S/Rutledge moved to approve the December 11, 2024 meeting minutes. Motion passed 4-0 by voice vote.

IV. GUEST &/OR PERSONS TO BE HEARD

Anne Pollnow spoke under persons to be heard and told the commission that she had attended a meeting hosted by Alaska DOT to discuss an MOA for the Seawalk Phase II. She said that Mary Ann Sweeney, the state environmental tribal coordinator who presented at the past meeting, said she assumed the Historic Preservation Commission was not interested in signing the MOA given that no commissioners reached out to her or attended the meeting. Davis stated any MOA would be signed by City Administrator, and suggested the commission send comments to DOT. Commissioners said they would send in comments as individuals.

Also, under persons to be heard, Rebecca Poulson offered to volunteer to edit and finish preparing the Historic Preservation Plan. Her comments were in conjunction

with a later agenda item. Poulson had to leave shortly before 6:30 p.m., before the commission reached her agenda item.

V. REPORTS & CORRESPONDENCE

Davis gave the commission an update on the seaplane base project, which was underway but delayed. Davis said target dates for finalized design and permitting were set for summer 2025, and construction was slated for 2027-2028. The city was working with archeologists to investigate the existence of human remains on the site, none of which were found. A draft MOA between the FAA and SHPO was published and available to the public on the CBS website, which include a cultural resource monitoring and inadvertent discovery plan, which included tribal notification and involvement.

VI. OLD BUSINESS

b. Historic Preservation Plan

Will told the commission she attempted the edits requested by the body at the December 11, 2024 meeting but stopped after feeling like she was not properly qualified to include the "historic context" section as requested.

c. Memorial and Naming Policy

Chair Littlefield had no updates on the memorial naming policy, as the group identified at the December 11, 2024 meeting did not meet to discuss it. Davis said that Assembly members JJ Carlson and Scott Saline were working on proposing a budget item for street sign replacement to be used to correct street names. Davis said she would bring more information about the Assembly members' effort to the commission at a later date.

Will showed the commission the existing street naming policy recommendation form. Chair Littlefield said she would work with commission members Lucas and Fiorino on a memorial and naming policy to bring to the commission at a later date.

VII. NEW BUSINESS

d. Rebecca Poulson request to volunteer to edit the draft Sitka Historic Preservation Plan.

Rebecca Poulson sent a letter to the commission requesting to volunteer to edit the draft Sitka Historic Preservation Plan. Commissioner Rutledge said she saw no downside to Poulson volunteering, as the commission would still needed to review the plan.

In her letter, Poulson proposed editing the plan to correct minor errors in historic fact, add a section about historic context, and to make the plan more accessible for those not familiar with historic preservation.

Commissioner Fiorino provided the commission with the Sitka History Museum collection's subject areas as a resource for developing the proposed historical context section. Will said that the revised draft plan would be put before the commission at its next regular meeting in February. The commission requested Poulson include tracked changes on her edited draft plan.

M/Rutledge-S/Fiorino moved to approve the offer by Rebecca Poulson to volunteer to edit the draft Sitka Historic Preservation Plan. Motion passed 4-0 by voice vote.

e. CLG Grant request for Japonski Island Boathouse

Davis gave an overview of a CLG grant application from the Sitka Maritime Heritage Society for the Japonski Island Boathouse project. The grant requested $50,000 in federal funding, to be matched with $33,333 in primarily donated goods and services. The grant requested funds to help with the installation of handrails, a catwalk between sections of the building, installing insulation underneath the structure, and other related improvements.

M/Poulson-S/Rutledge moved to approve the CLG grant request for the Japonski Island Boathouse. Motion passed 4-0 by voice vote.

f. CLG Grand request for Sitka Woman's Club Cottage

Pollnow provided the commission an overview of a CLG grant application for structural repairs, including the replacement of decaying pilings and wiring cleanup at the Sitka Woman's Club Cottage. The grant requested $16,000 in federal funds, to be matched with $12,990 from the Sitka Woman's Club. Pollnow said this was to be provided by donated goods and services, in combination with money provided by the Sitka Woman's Club.

M/Poulson-S/Fiorino moved to approve the CLG grant request for the Sitka Woman's Club Cottage. Motion passed 4-0 by voice vote.

VIII. SET NEXT MEETING DATE(S):

(2nd Wednesday of the Month, 6pm **Harrigan Centennial Hall**)
Wednesday, February 12, 2025 – Regular Monthly Meeting

IX. ADJOURNMENT

Hearing no objection, Chair Littlefield adjourned the meeting at 7:23 p.m.

From:	Ariadne Will
Cc:	Kim Davis
Bcc:	Roby Littlefield; Yeidikook'áa Dionne Brady Howard; James Poulson; Candace Rutledge; Nicole Fiorino; Karen J Lucas
Subject:	Seaplane base MOA and HPC roster
Date:	Thursday, January 9, 2025 2:57:17 PM

Hey there,

Here is the link to the most recent seaplane base information—the draft MOA begins on page 23. Here, too, is the HPC roster as requested at last night's meeting.

Please let me know if you have trouble accessing either of these files.

Best,
Ariadne

Ariadne Will
Planner I

Planning and Community Development Department
City and Borough of Sitka
100 Lincoln Street, Sitka, AK 99835
(907) 747-1814
ariadne.will@cityofsitka.org

BUILDING VALUE SUSTAINABLY

21 B Street
Burlington, MA 01803
Tel: (781) 273-2500
www.ebiconsulting.com

September 19, 2025

Alaska Office of History & Archaeology
Atwood Building
550 West 7th Avenue, Suite 1310
Anchorage, AK 99501
(907) 269-8720

City and Borough of Sitka
Planning & Community Development
Attn: Ariadne Will, Planner I
100 Lincoln St., 2nd Floor
Sitka, AK 99835
907-747-1814
planning@cityofsitka.org
ariadne.will@cityofsitka.org

Subject: Addendum to FCC Form 620
SWAN LAKE
404 Sawmill Creek Rd, Sitka, Sitka County, Alaska 99835
EBI Project No.: 032990-PR
E106 Filing No.: 0011609277

EBI Consulting (EBI) is preparing an environmental review on behalf of AT&T Mobility for the property noted above as part of its regulatory review by the Federal Communications Commission (FCC). The review is focused on the National Environmental Policy Act (NEPA) compliance and includes an evaluation of whether historic properties or archaeological sites may be affected by the proposed telecommunications facility at the address noted above under Section 106 of the National Historic Preservation Act (NHPA).

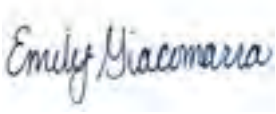
On June 16, 2025, EBI submitted an FCC Form 620 to your office regarding our "No Historic Properties in the Area of Potential Effects-Direct Effects" and"No Adverse Effect on Historic Properties in the Area of Potential Effects-Visual Effects" determination for the above-referenced telecommunications installation project. On July 14, 2025, EBI received a response from your office requesting additional information to address concerns received by City and Borough of Sitka.

Subsequent to the previous submission, EBI has created photo simulations looking toward the proposed tower from various historic resources within the APE-VE. Based on the attached photo simulations, the proposed tower will only be intermittently visible from historic resources within the surrounding area. The photos show that due to intervening vegetation and development, the tower will be mostly obscured and screened from view. Additionally, modern infrastructure including utility poles and overhead electrical lines are present throughout the area, and the tower will blend in with these other vertical utilities. The photo simulations demonstrate that, where visible, the tower will not introduce a new dominating element into

the viewshed of the historic resources, nor negatively impact the resources' character-defining features. EBI's determination remains "No Historic Properties in the Area of Potential Effects-Direct Effects" and "No Adverse Effect on Historic Properties in the Area of Potential Effects-Visual Effects".

On behalf of AT&T Mobility, I would appreciate your comments on this proposed telecommunications installation in a letter to my attention at EBI Consulting, 21 B Street, Burlington, MA 01803.

Sincerely,
EBI Consulting



Emily Giacomarra
Architectural Historian III
774-258-0042
egiacomarra@ebiconsulting.com

Previous SHPO and Local Government Responses

Emily Giacomarra

From: towernotifyinfo@fcc.gov
Sent: Monday, July 14, 2025 1:17 PM
To: Emily Giacomarra
Subject: Section 106 Notification of SHPO/THPO Request for Information- Email ID #11403824

Follow Up Flag: Follow up
Flag Status: Flagged

This is to notify you that the Lead SHPO/THPO has requested additional information on the following filing:
Source: Alaska DNR, Ofc History & Archeology
Date of Action: 07/14/2025
Comment Text: There are numerous historic properties within the visual APE. Please let me know how you plan on addressing the concerns expressed by the local historic preservation commission.

File Number: 0011609277
TCNS Number: 294492
Purpose: New Tower Submission Packet

Notification Date: 7AM EST 06/16/2025

Applicant: AT&T Mobility, LLC
Consultant: EnviroBusiness Inc. d/b/a EBI Consulting (EBI 032990-PR)
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No
Site Name: SWAN LAKE
Site Address: 404 Sawmill Creek Rd
Detailed Description of Project: Proposed construction of a new telecommunications monopole tower and compound resulting in ground disturbance. Please see Attachment 4 of this filing for project design details. (032990-PR)
Site Coordinates: 57-3-10.5 N, 135-20-0.2 W
City: Sitka
County: SITKA
State:AK
Lead SHPO/THPO: Alaska DNR, Ofc History & Archeology

Please note that you must respond to this request within 60 days or this filing will be at risk of closure. To ensure that your response to this request is accurately recorded, your response must be uploaded as a document of type 'Response to SHPO/THPO Request for Information'.

From:	Ariadne Will
To:	Katie Baer
Cc:	Planning Department
Subject:	Comment on EBI Project No. 032990-PR
Date:	Friday, May 16, 2025 7:06:11 PM
Attachments:	image001.png

Dear Ms. Baer,

The City and Borough of Sitka (CBS) received an invitation to comment on the proposed telecommunications tower at 404 Sawmill Creek Road. At the May 14, 2025 Sitka Historic Preservation Commission meeting, the Commission voted 5-1 to communicate its belief that the proposed tower and contributing structures are not in keeping with the neighborhood, and that the tower will have significant negative impact on viewshed in the area.

The commission did not determine whether the proposed project would have an adverse impact on the surrounding area.

Thank you for accepting CBS input, and please reach out with any questions.

Best,
Ariadne

Ariadne Will
Planner I
Planning and Community
Development Department
City and Borough of Sitka

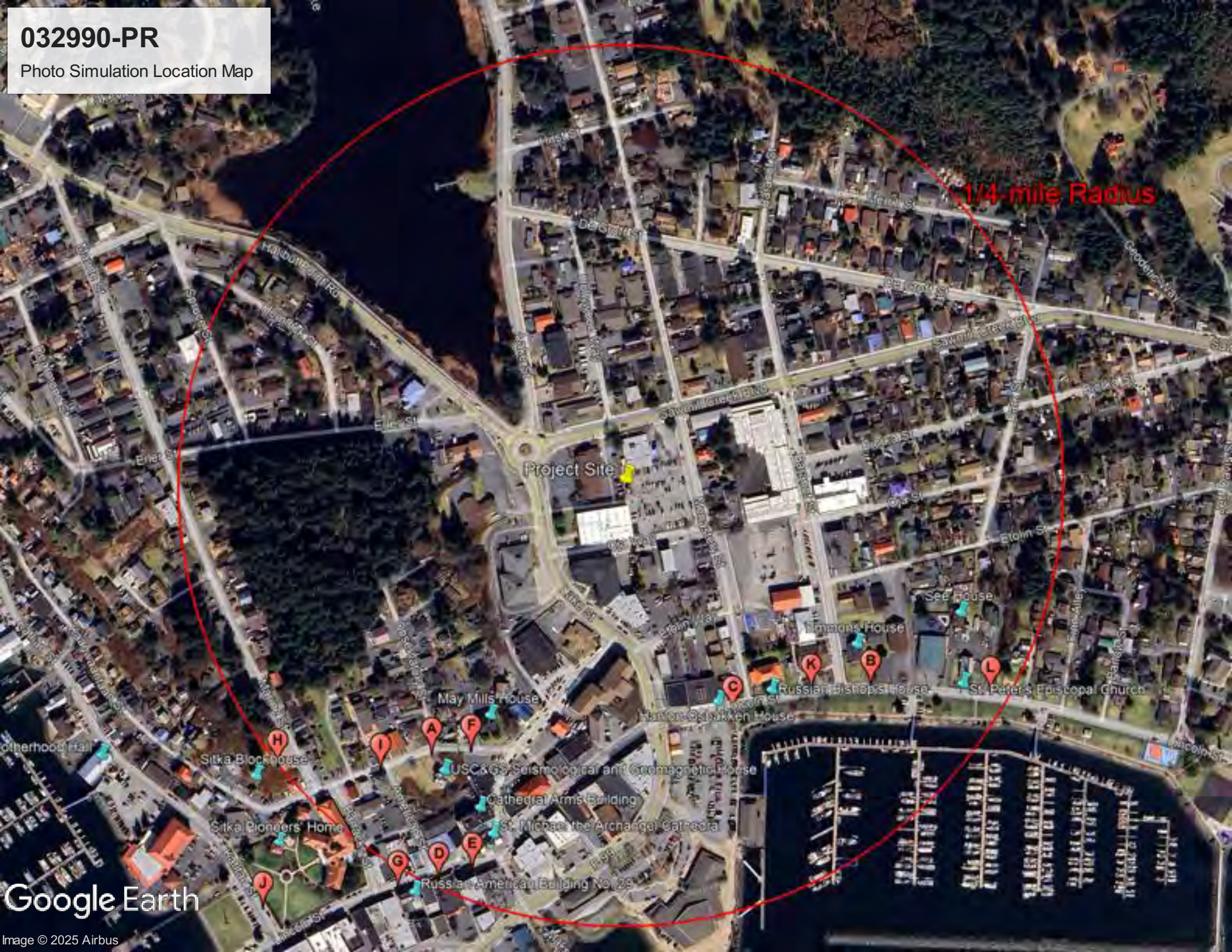
Phone: 907-747-1814
Email: ariadne.will@cityofsitka.org

100 Lincoln Street
Sitka, AK 99835

Photo Simulations

032990-PR

Photo Simulation Location Map



A **PHOTOSIMS OF PROPOSED 70' MONOPOLE INSTALLATION – INTERMITTENT VISIBILITY**
SWAN LAKE, 404 SAWMILL CREEK ROAD, SITKA ALASKA 99835

zPhotosims

B **PHOTOSIMS OF PROPOSED 70' MONOPOLE INSTALLATION**
SWAN LAKE, 404 SAWMILL CREEK ROAD, SITKA ALASKA 99835

zPhotosims

C

TOWER NOT VISIBLE – VIEW TOWARDS PROPOSED 70' MONOPOLE INSTALLATION
SWAN LAKE, 404 SAWMILL CREEK ROAD, SITKA ALASKA 99835

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D

TOWER NOT VISIBLE — VIEW TOWARDS PROPOSED 70' MONOPOLE INSTALLATION
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TOWER NOT VISIBLE DUE TO FOREGROUND STRUCTURES – VIEW TOWARDS PROPOSED 70' MONOPOLE INSTALLATION
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