

1. Project Purpose

The purpose of the proposed project is to develop a residential subdivision in Sitka, Alaska to increase the supply of buildable housing lots in response to documented local housing shortages. The project will provide residential lots, internal access roads, and utility infrastructure necessary to support housing development within the City and Borough of Sitka.

Sitka's geography, steep terrain, extensive wetlands, and limited road-accessible land significantly constrain residential expansion. The project is designed to maximize housing availability while minimizing environmental impacts and preserving wetland and riparian functions to the greatest extent practicable.

2. Project Need

Sitka faces a critical shortage of available housing due to:

- Limited developable upland land
- Increasing demand for residential property
- Infrastructure constraints
- Geographic isolation and topographic limitations

Without development of new buildable lots, housing costs will continue to increase, and community growth will be constrained.

The proposed subdivision directly addresses this need by providing build-ready residential parcels within proximity to existing infrastructure and public services.