

Heidi Ekstrand

From: Martha Schoenthal [mrschoenthal@gmail.com]
Sent: Monday, May 03, 2010 10:26 AM
To: Paul Voelckers; Heidi Ekstrand
Subject: Fwd: KTN Library - White Cliff Site
Attachments: Whitecliff Site.pdf; ATT00001.htm; a6WestParking409.jpg; ATT00002.htm; White Cliff October 12th 2009 003.jpg; ATT00003.htm; White Cliff October 12th 2009 001.jpg; ATT00004.htm; MX-2600N_20100501_104210.pdf; ATT00005.htm

Just received.

Sent from my iPhone

Begin forwarded message:

From: "Michael Bayless" <MBayless@dawson.com>
Date: May 3, 2010 9:41:48 AM AKDT
To: <karla@city.ketchikan.ak.us>
Cc: <davidm@city.ketchikan.ak.us>, <mrschoenthal@gmail.com>, "Pete Dawson" <PDawson@dawson.com>
Subject: FW: KTN Library - White Cliff Site

Mr. Amylon,

We wanted to test the water as to whether the White Cliff property would be re-considered for the new Library site.

The property is currently owned by 1308 Properties, LLC, whose managing member is Peter Dawson.

Our initial concept includes:

- Adding a structural deck that extends over the existing parking area from the upper level of parking.
- The main library and additional parking would be placed on the deck and possibly tied into the second level of the existing White Cliff Building via a sky-bridge walkway.
- Other configurations would be possible (e.g., Library on the ground level with parking above).

- Space could be provided at a negotiated lease rate, or as a turn-key project. (KGB has an option to purchase White Cliff, and we understand that it is their goal to own the property in the future).

Possible advantages of White Cliff for the Library include:

- Minimal property purchase cost (our preliminary idea would be to contribute the land to the library project, but would look to be reimbursed for out of pocket and development costs)
- Possibly lower overall construction costs as there would be minimal site development costs.
- All utilities available at the site.
- Access to additional meeting space on site (Assembly Chambers)
- Deck would provide covered parking on ground level with additional parking created around library building. Shared parking agreement with existing building and tenants.

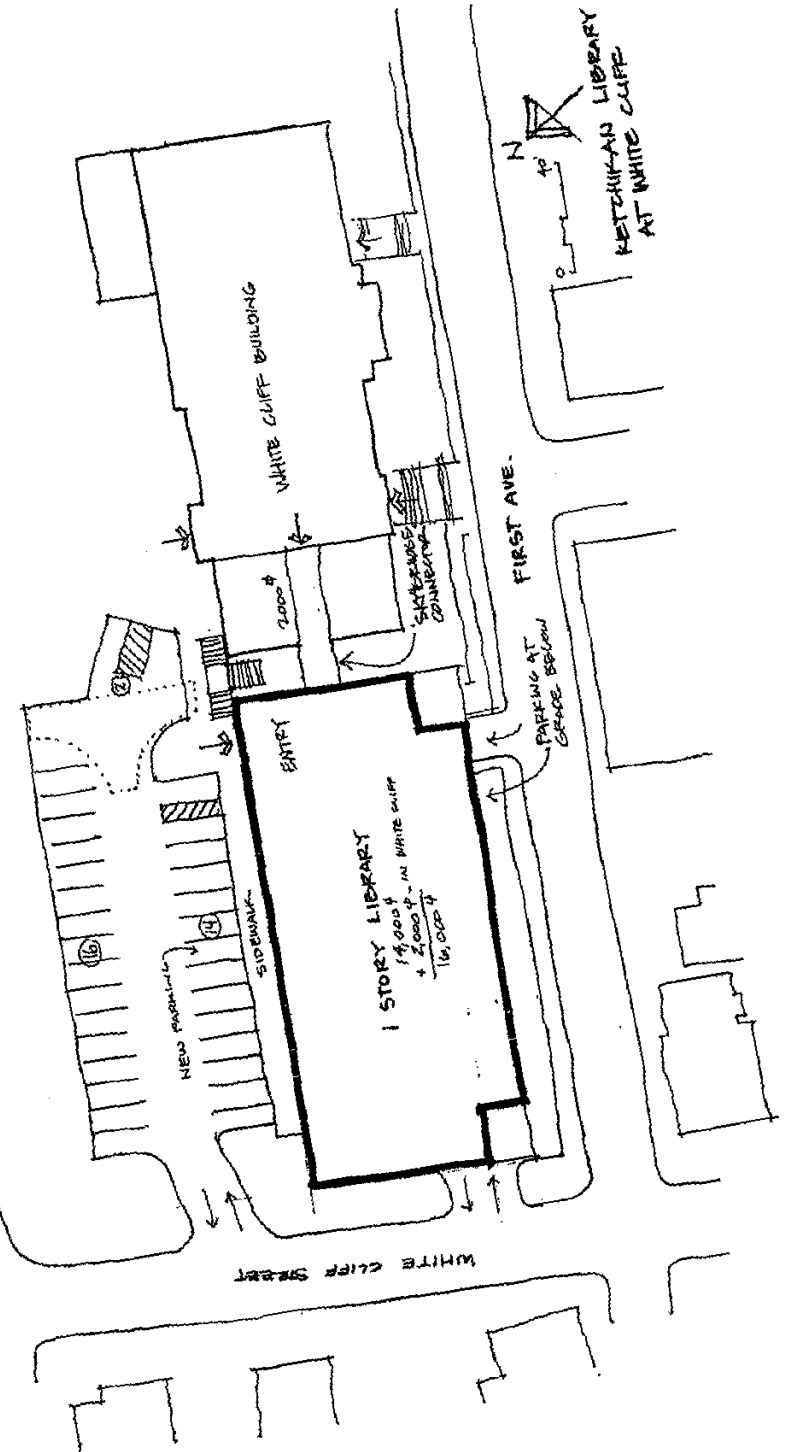
Attached is a site plan and a few pictures of the existing parking area for your review. Additionally, we have attached an initial concept sketch that shows a proposed 14,000 new library building above an elevated parking structure. The new building is attached to the west end of the existing White Cliff building and utilizes approximately 2,000 square feet on the second floor. This provides an opportunity to enter the Library from within White Cliff as well. An outdoor balcony is depicted on each corner of the building which opens up for some great reading areas and provides an opportunity to capture the view.

We have pulled this information together quickly in order to get in front of you before the review committee's meeting this evening. We completely understand if the site is not a perceived fit, but wanted to at least allow the committee to have it for its assessment. If there is further interest in the site, we will gladly dive into it and provide additional information to help the committee and their decision process. The Members of 1308 Properties, LLC remain committed to the revitalization of the White Cliff property and believe that working together with the Library and its' partners will prove to be rewarding for both, as well as for the community of Ketchikan.

On behalf of Peter Dawson and myself, we thank you for your consideration.

Please feel free to contact either of us if there are questions that we can address.

SECOND AVE.



WHITE CLIFF STREET

WHITE CLIFF BUILDING

2000 sq. ft.

1 STORY LIBRARY
14,000 sq. ft. IN WHITE CLIFF
+ 2,000 sq. ft.
16,000 sq. ft.

ENTRY

NEW PARKING

SIDEWALK

SKETCHY CONNECTION

FIRST AVE.

PARKING AT GRADE BELOW

N

KETCHIKAN LIBRARY AT WHITE CLIFF