

*Lee Brown and Lucas Brown have created this proposal. Upon acceptance, they would work with PND Engineers to re-plot the lots and necessary roadways to meet all city and state requirements regarding roadways, drainage, snow storage, etc. All costs associated with working with PND Engineers would be paid for by them.*

**5. DESCRIBE PROPOSAL. ATTACH NARRATIVE FOR FURTHER DESCRIPTION AND A SITE PLAN (the description should include the use; nature of improvements to be constructed; the type of construction; and, the estimated dates for construction to commence and be completed).**

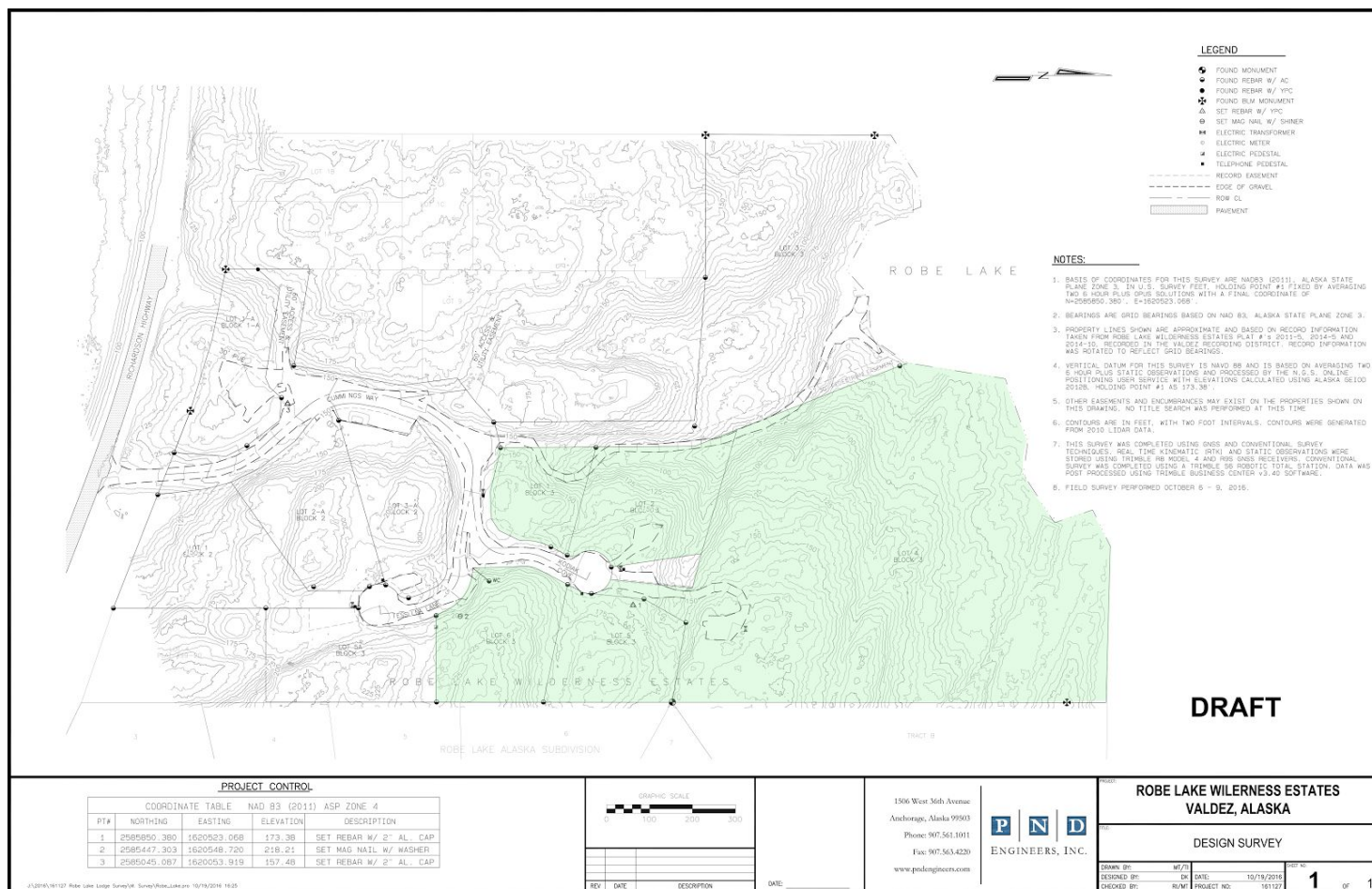
Twin brothers Lee and Lucas Brown have a vision to create a retreat property for friends family, and employees that embraces work life integration. The property is heavily influenced by technology and is connected to nature provided by the Chugach Mountains and Prince William Sound. They love Valdez and believe this mission will attract co-workers from their Seattle tech company called TUNE, as well as their friends, to Valdez. They are doing this through their personal company Geeks in the Woods.



Lee Brown and Lucas Brown own the five lots that surround Kodiak Cove which include:

- Lot 1 Block 3 - 1.05 acres
- Lot 2 Block 3 - 1.91 acres
- Lot 6 Block 3 - 1.84 acres
- Lot 5 Block 3 - 1.82 acres
- Lot 4 Block 3 - 14.707 acres

These five lots are shown in the diagram below highlighted in green.



Currently, the roadway called Kodiak Cove (shown below in brown) is public property. The roadway is used to access the five properties owned by the Brown brothers. Then 5444 Kodiak Cove (show below in orange) is a property owned by the city of Valdez for snow storage of the roadway and cul-de-sac.



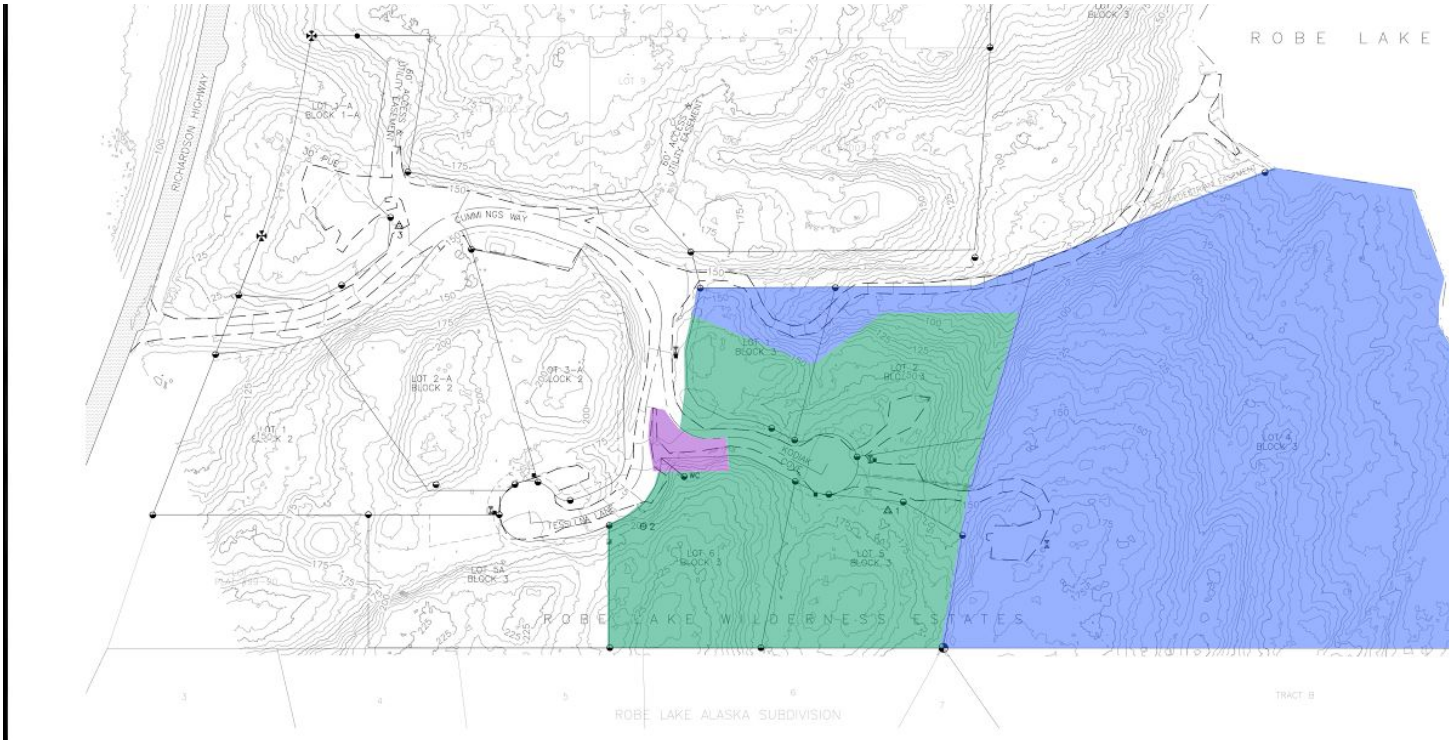
As the Brown's continue to invest time and resources into the 20 acres of property for residential and commercial use, they need to use and manage the access provided by Kodiak Cove road to ensure a safe and quality experience for guests.

The Brown brothers seek to acquire the Kodiak Cove roadway and snow storage lot. Then they would like to re-plot the their five lots plus the land from Kodiak Cove and 5444 into three new lots:

- New Waterfront Commercial lot with flagpole to Cummings Way
  - Land contributed from block 3 lot 1 and block 3 lot 2.
- New Commercial Residential lot
  - Lots 1 and 6 are zoned residential while lots 2 and 5 are zoned commercial residential.
  - Includes land from vacated from city for Kodiak Cove and 5445
  - New single new lot be zoned commercial residential.
- New Snow Storage lot

Below shows how Lucas and Lee would like to keep lot 4 separate while combining lots 1, 2, 5 and 6. The new waterfront commercial lot is show below in blue. The new commercial residential lot is shown below in green. The new snow storage lot is shown below in purple.





While there was a 30' flagpole pedestrian easement from Cummings Way to the waterfront of Robe Lake, the actual pathway created encroaches on Block 3 Lot 1 and Block 3 Lot 2. Thus, ample land was included in the diagram above and is available if needed to create the flagpole for the new waterfront commercial lot. Lucas and Lee will work through the exact specifics of this flagpole when replotting with PND Engineers.

The snow storage lot 5444 was designed only for Kodiak Cove. The code for snow storage is as follows:

16.16.055 Design—Snow storage. A. “Snow storage areas shall be dedicated to the city. The size of the snow storage shall be equal to one square foot for every square foot of constructed street area, including sidewalks, with a minimum street width of thirty feet. The snow storage lots shall not be located more than one thousand feet apart. The location and layout of snow storage lots shall be designated after consultation with the public works director and approved by the commission.”

Snow storage lot 5444 is about ~12,000 sq. ft. Based on the city code, this lot would cover ~12,000 sq. ft. of Kodiak Cove. Below shows this 1:1 ratio of snow storage vs. constructed street area. The snow storage lot was only designed to support snow for Kodiak Cove.



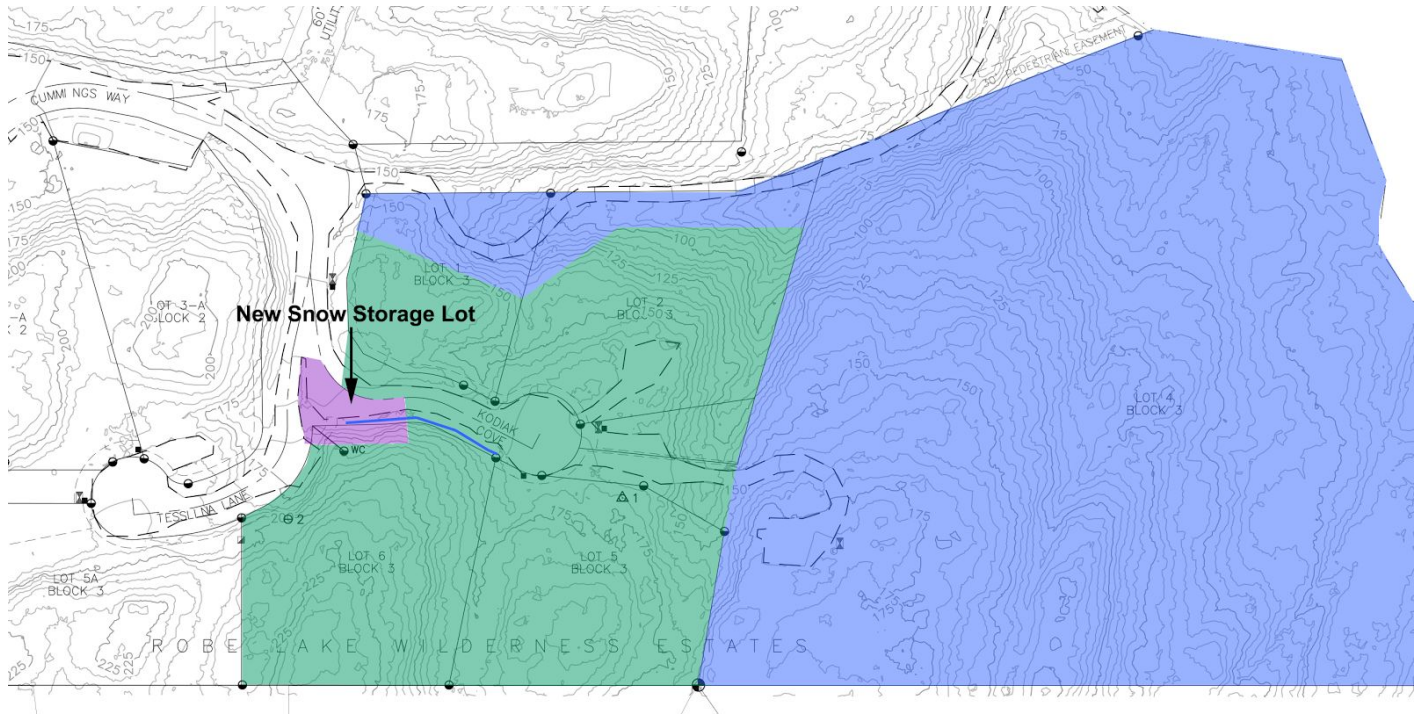
Theoretically, it seems like the city should be able to vacate Kodiak Cove along with snow storage lot 5444, and no additional snow storage lots would need to be added. There should be other snow storage lots for additional constructed street area of Cummings Way.

To ensure the end of Cummings Way as adequate snow storage, part of Lot 6 Block 3 and Kodiak Cove will be used to create an additional snow storage lot for the city. This new area is outlined in the diagram below in purple.

“B. The snow storage lots shall be cleared and graded to ensure that drainage from the snow storage lots does not adversely impact adjacent property. The final drainage plan for the snow storage lots shall be approved by the city engineer.”

The area already has nice drainage since it is along the side of Kodiak Cove. The ditch on the east side of Kodiak Cove drains north about 200 ft which connects into a natural stream. This ditch is indicated with the blue line in the diagram below. At the end of the blue line, the natural stream comes from the east and heads west under the roadway through a large culvert.

Lucas and Lee will work with PND Engineers to determine the exact size of the snow storage lot based on the other snow storage lots and work with city engineering to ensure its exact size and final location will be perfect. Lucas and Lee will also work with PND Engineers to ensure proper drainage. If enhanced drainage work will be required, Lucas and Lee will take on the responsibility of hiring appropriate contractors.



**7. PLEASE STATE WHY YOU BELIEVE IT WOULD BE IN THE “BEST INTEREST OF THE CITY” TO APPROVE YOUR PROPOSAL AND PROCESS YOUR APPLICATION.**

Right now the city owns and is responsible for maintaining the roadway. Maintaining the roadway includes snow removal, and the snow from the cul-de-sac section of Kodiak Cove only is pushed into the snow storage lot. Kodiak Cove makes up 1/5 of the public roads that are part of Robe Lake Wilderness Estates. This is costly when it only benefits a single party.

By transitioning the ownership of Kodiak Cove from the city to the Brown brothers, the city can decrease its costs to maintain that section of the roadway.

In addition, the land over the ~20 acres ranges 200 feet of elevation from the top of the property down to waterfront. This steep rocky terrain makes building ample area for managed parking for family and guests very challenging. In order to preserve and share the beauty of the nature with family and guest, we believe leveraging Kodiak Cove and corresponding snow storage lot as a private property would allow us to achieve this desire.

Thus, Geeks in the Woods will be able to provide a better experience for it's guests which ultimately should attract young tech professionals and their families to Valdez.