

KITWANGA HILLS DESIGN BRIEF

Tea Creek Initiative

PO Box 158, Kitwanga, BC, V0J 2A0

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Organizational Background

Mission + Overview:

Tea Creek Initiative (TCI) is an Indigenous-led, culturally-safe, land-based Indigenous food sovereignty and trades training organization dedicated to building resiliency into local Indigenous communities and economies. TCI's mission is to revitalize the culture of economic interdependence and food production by being a catalyst for sustainable livelihoods, business development and community building.

TCI has initiated a master planning process for their three (3) properties, dubbed Kitwanga Hills Development Project, to address accommodation shortages for guest mentors, trainees and the local community. Through this development process, TCI envisions the creation of a thriving farm business incubator village (agri-hood) that leverages local market opportunities. This multi-phased village revitalization effort will first focus on providing dorm-style accommodation for trainees along with individual accommodations for mentors and guests at their Kitwanga Rd property. Future projects will build off of the master plan and make tangible progress in restoring self-sufficiency and economic resiliency for Indigenous communities.

Project

Vision Statement:

The Kitwanga Hills development project will be an innovative and transformative force in the community while upholding the region's Indigenous cultures and character. The project will contribute to an assortment of services and overall health of the community, preserving the rural aspects of the area and creating an attractive agri-hood (agriculture focused neighborhood). The process and product will be transparent in nature, help to build a space of healing and transformation for Indigenous people's lives and inspire others to further invest in their local communities.

Description and Program:

This multi-phased project encompasses three (3) individual properties

- **Hillside;** a 3 acre, commercially zoned parcel located on Kitwanga N Rd, consisting of the adaptive reuse of an existing 2000 sq ft log building, new construction with a mixture of dorm-style accommodations and 1-2 bedroom duplex units.
- **The Foothills - Tea Creek Farm;** 140 acres situated along Hwy 37 in the Agricultural Land Reserve (ALR), includes revitalization of existing farm buildings, renovation and addition to the existing farm house, new construction of Long House barn structure, including commercial kitchen space and meeting room and possible studio, 1 + 2 bedroom cabin accommodations.
- **Hilltop Village;** a 300 acre site consisting of 3 parcels situated outside of the ALR zoning along Hobenshield Rd. Includes new construction of a farm business incubator agri-hood with up to twelve (12) 2, 3 + 4 bedroom rental dwellings, greenhouses, barns, equipment shelters and potential composting facilities

Design Considerations:

- **Site Integration + Connectivity**
 - Consider how the site and buildings relate to their natural surroundings and community
 - The site should incorporate active transportation strategies
 - Strategies for Hwy 37 accessibility and safety should be considered
 - Include streetscape considerations
 - Avoid undefined private and common spaces
 - Create an intentional environment with well-considered landscaping
- **Sustainability + Health**
 - The development will strive for Energy Step Code implementation
 - Landscaping and building design will account for stormwater management
 - Salvaged and local materials should be used as much as possible
 - Prioritize safe and healthy materials to maintain high indoor air quality
 - Incorporate improved and accessible pathways and take into consideration all forms of active transportation
 - Reduce space dedicated to cars, minimize parking and promote alternative transportation
 - Include material durability for longer lifespan and lower operating costs
- **Community + Open Space**

- Consider outdoor greenspace that is accessible to the surrounding community
- Include local artwork on site
- Create a balance between private and public spaces
- Provide communal commercial kitchen space for the production of value added items from farm products



Legal & Accounting Fees:				
Development Agreements			\$	10,000
Strata Corporation Costs			\$	-
Leases			\$	10,000
Misc. Legal			\$	20,000
Accounting			\$	20,000
Subtotal				\$ 60,000
Construction Financing & Carrying Costs:				
Loan Fee	1.0% of construction loan		\$	163,186
Land Investment Interest	0.0% per annl	3.5 yrs	*CPI inflation 20 year average +	\$ -
Construction Period Interest			\$	-
Lender's Monitoring Costs			\$	-
3rd Party Owner's Representative			\$	-
Carrying Costs			\$	-
Pre-Dev Interest	3.0% per annl	3 yrs	*CPI inflation 20 year average +	\$ 188,984
Development Period Property Taxes			\$	30,000
Personal Guarantee Cost	1.0%		\$	163,186
Subtotal				\$ 545,356
Permanent Financing Fees & Costs:				
Loan Fees			\$	-
Lender's Costs			\$	-
Operating Reserve			\$	-
Subtotal				\$ -
Sales/Promotional Costs:				
Fundraising	1.0%		\$	163,186
Sales Commissions	0.0%		\$	-
Advertising & Marketing	0.0%		\$	-
Openings/Events			\$	-
Pre-Sale Costs			\$	-
Leasing Salaries/Commissions			\$	-
Model Units/Sales Office Expenses			\$	-
Subtotal				\$ 163,186
Soft Cost Total				\$ 2,099,825
TOTAL DEVELOPMENT COSTS				\$ 19,126,967

Site Detail: Hillside, Kitwanga N Rd



Site Detail: The Foothills, Tea Creek Farm, Hwy 37



Site Detail: Hilltop Village, Hobenshield Rd

