

G. OTHER

Cooper Landing Unit 395 Land Planning Presentation

UNIT 395

COOPER LANDING LAND PLANNING



KENAI PENINSULA BOROUGH PLANNING COMMISSION

FEBRUARY 13, 2023



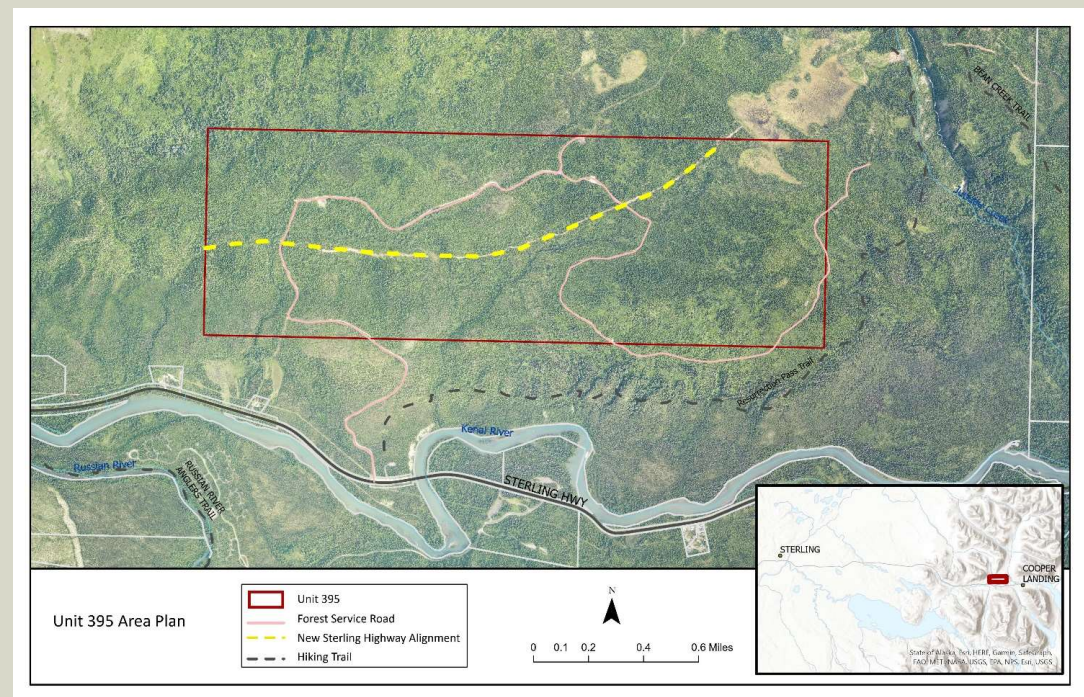
[RESPEC.COM](https://respec.com)

AGENDA

- › Unit 395 Overview
- › Work Plan and Deliverables
- › Current Direction
- › Project Website and Story Map
- › Next Steps

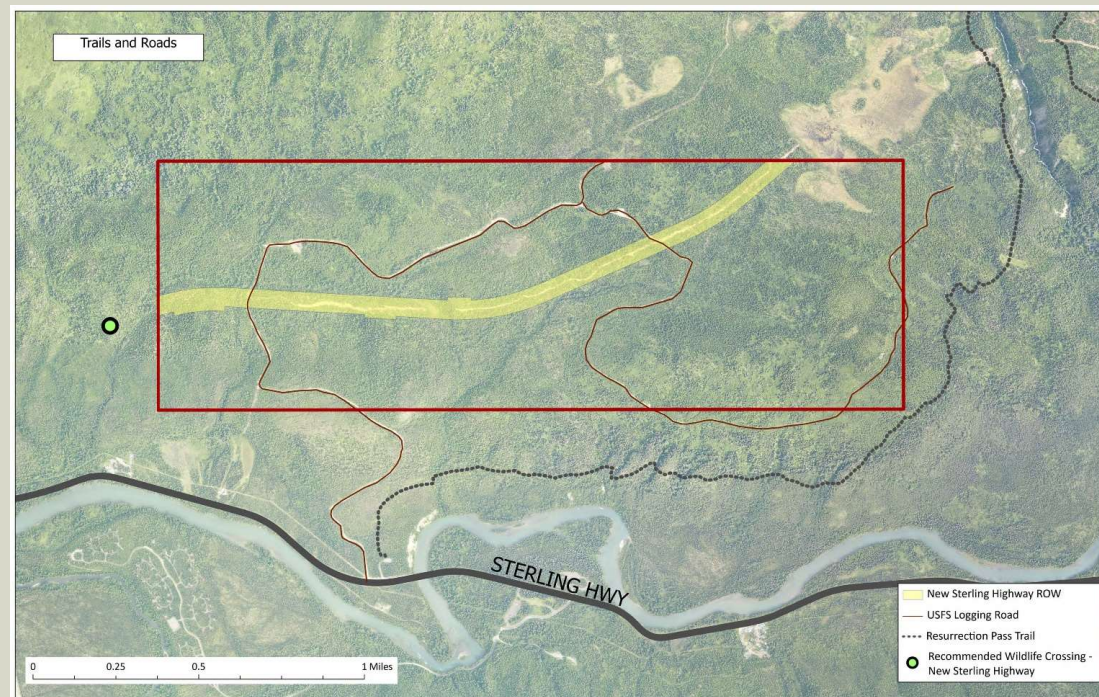
UNIT 395 OVERVIEW

- 1,000-acre borough-owned parcel near Cooper Landing



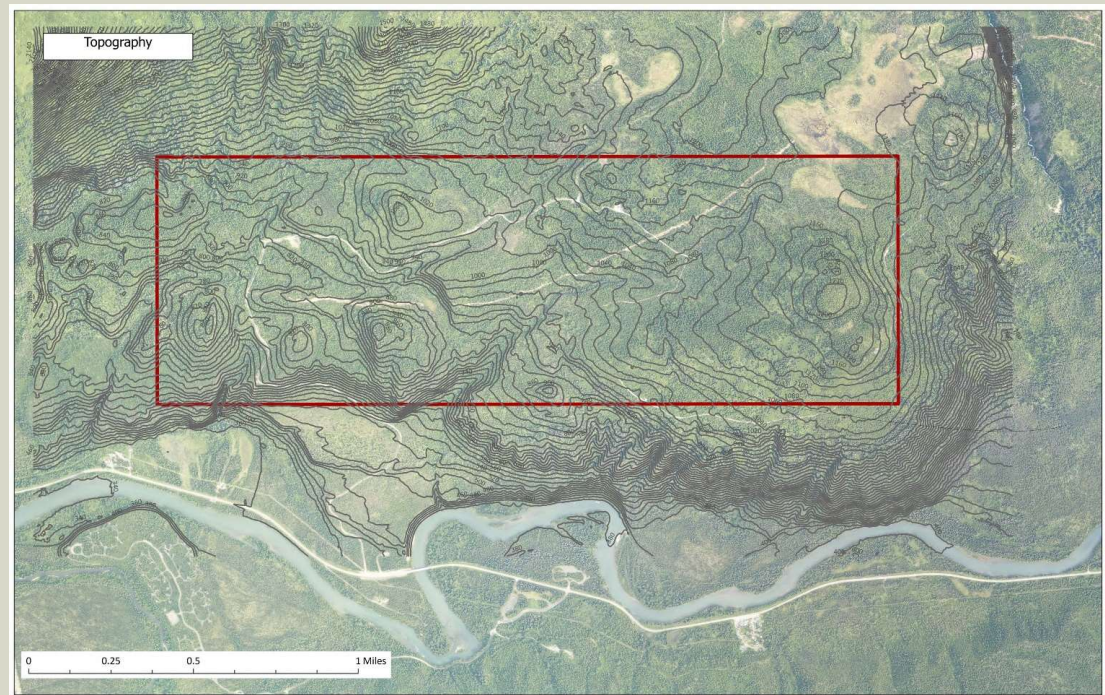
UNIT 395 OVERVIEW

- › 1,000-acre borough-owned parcel near Cooper Landing
- › Contains a section of the Sterling Highway bypass



UNIT 395 OVERVIEW

- › 1,000-acre borough-owned parcel near Cooper Landing
- › Contains a section of the Sterling Highway bypass
- › Slopes present development challenges in a few areas



UNIT 395 OVERVIEW

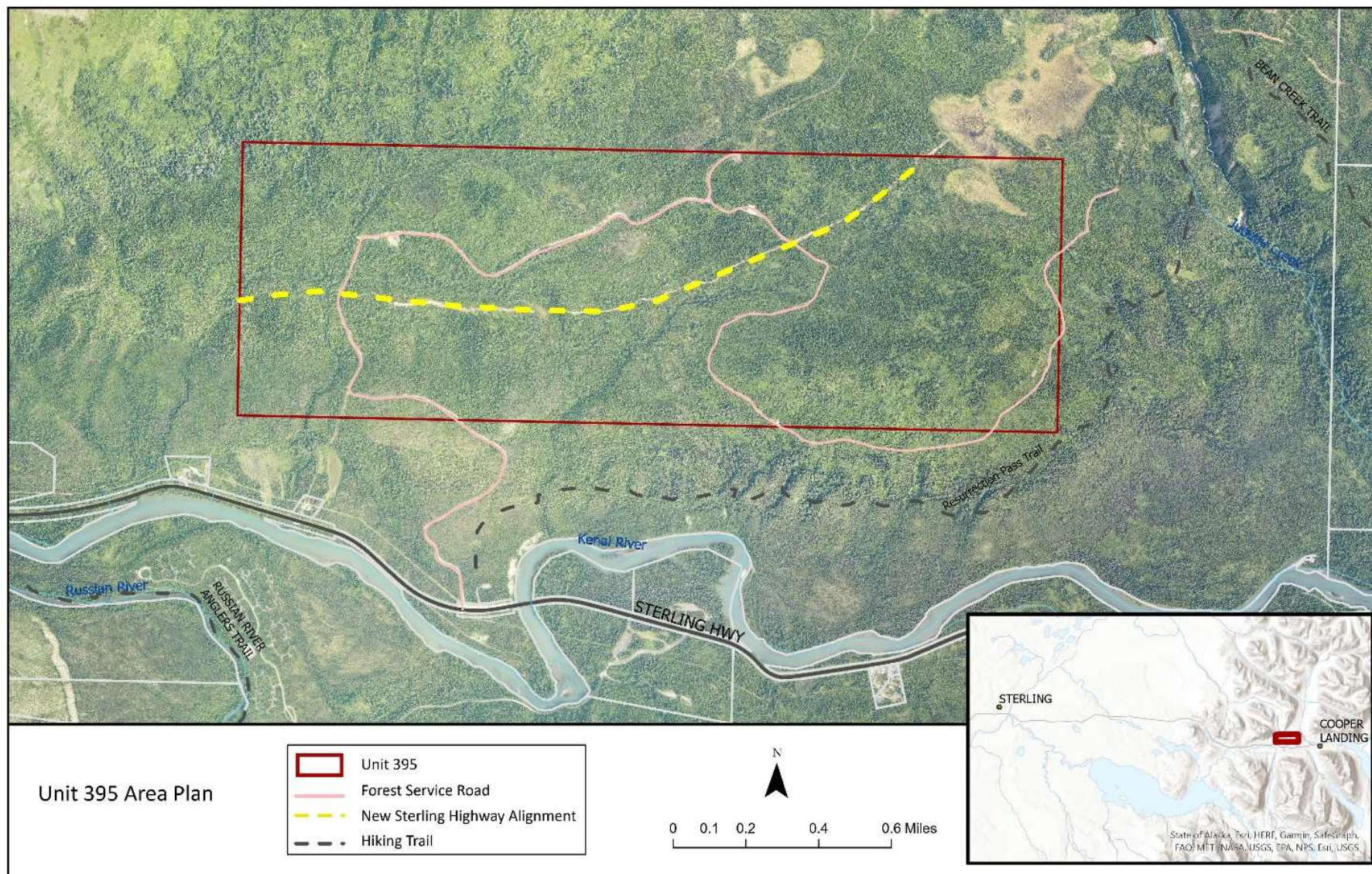
- › 1,000-acre borough-owned parcel near Cooper Landing
- › Contains a section of the Sterling Highway bypass
- › Slopes present development challenges in a few areas
- › Approx. half is within the Sqilantnu Archaeological District



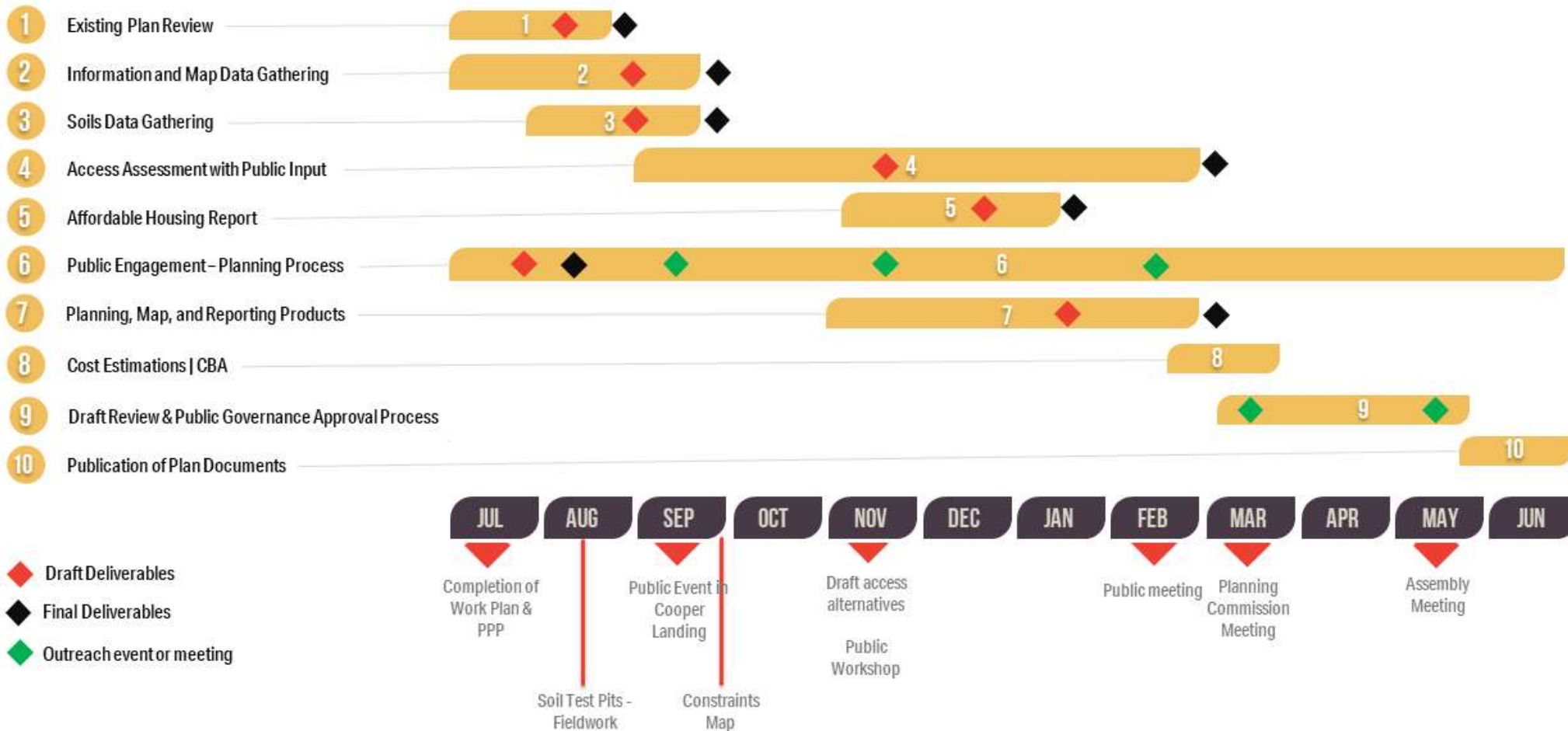
LAND PLANNING

- › What could this land be used for?
- › What do stakeholders want?
- › What do stakeholders NOT want?





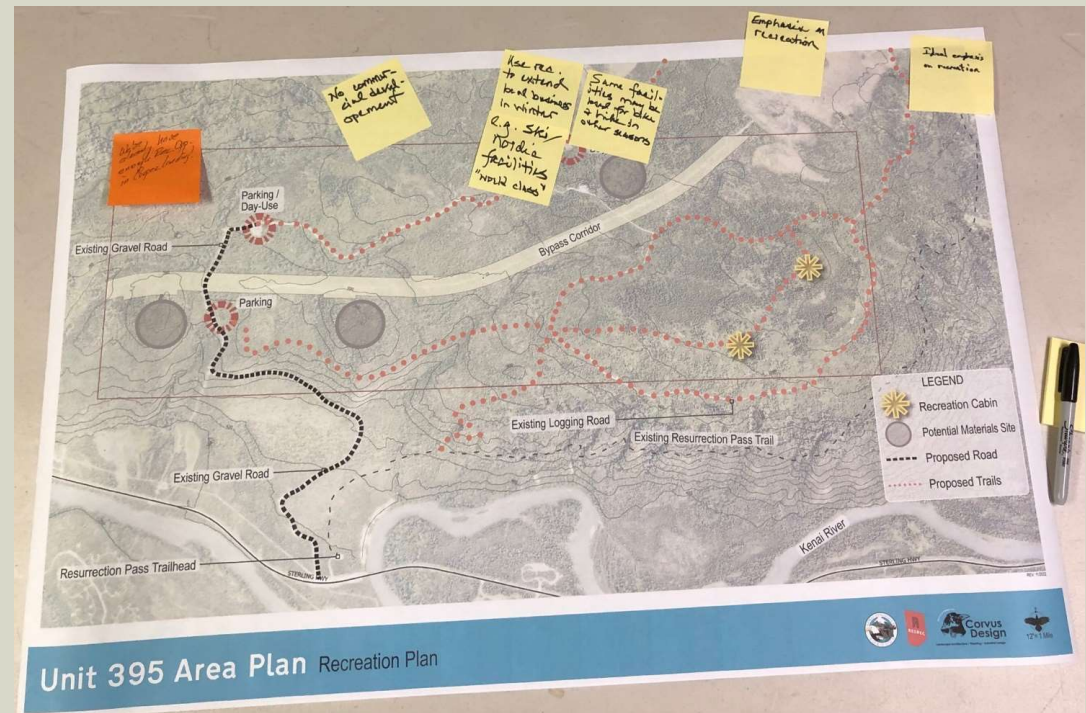
DELIVERABLES AND MILESTONES



CURRENT DIRECTION



- › Affordable housing is a concern...
- › BUT recreation wildlife, and resource management are priorities for this parcel.
- › Are there other locations for affordable housing?



Bottom line: We want to protect the resources and values of this land while holding space for future opportunities

WWW.UNIT395PLANNING.COM

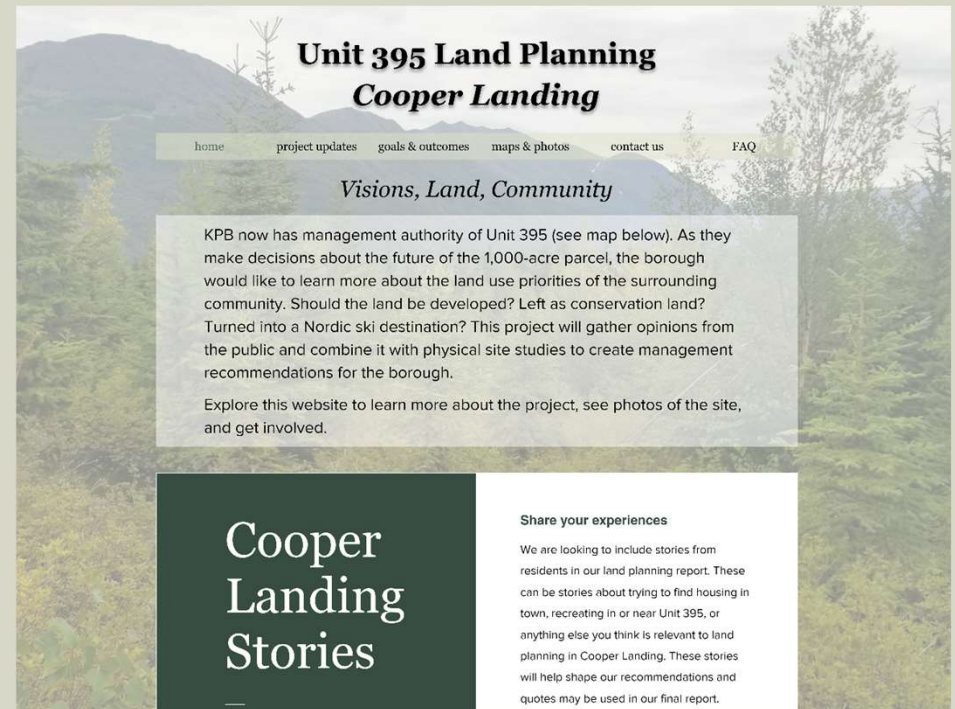


› Meeting recaps

› Public documents

› Maps and photos

› FAQs



bit.ly/395_StoryMap

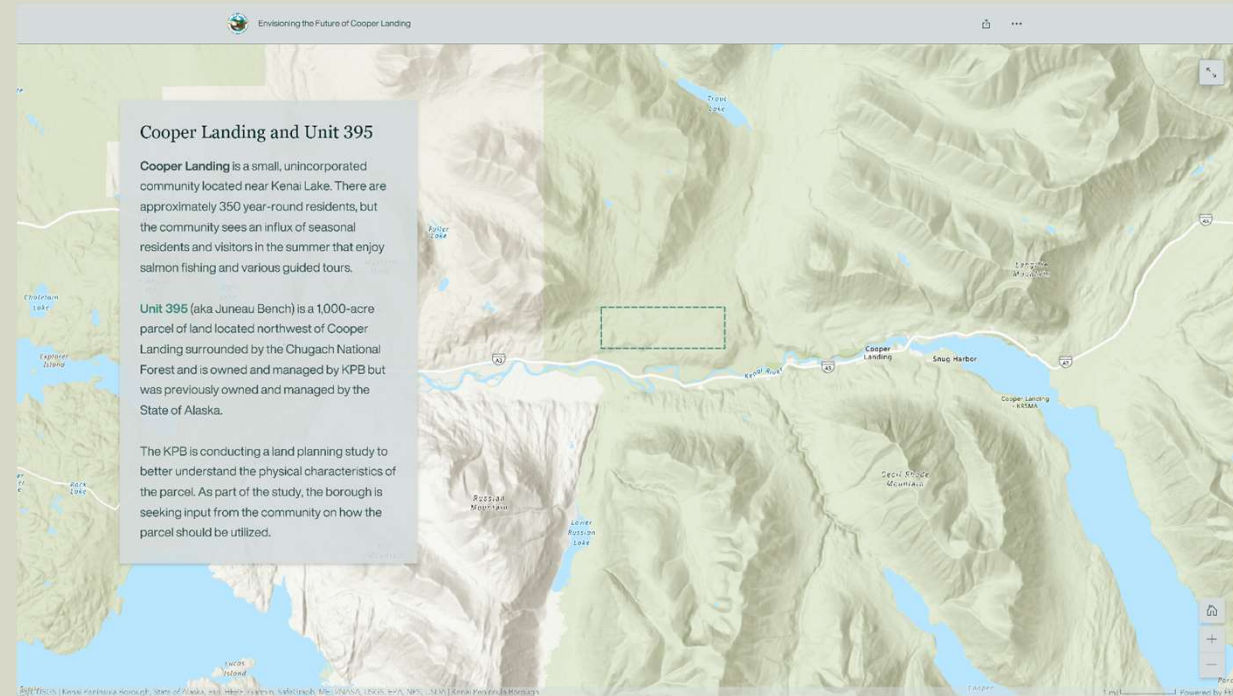


› Parcel history

› Physical characteristics

› Photos

› Project details



NEXT STEPS

- › Refined land use options for public workshop
- › Develop plan report for review by:
 - / Public
 - / Cooper Landing Advisory Planning Commission
 - / KPB Planning Commission
 - / KPB Assembly
- › Land classification



THANK YOU!



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