

**Kenai Peninsula Borough &
Kenai Peninsula Borough School District**
School Site Selection Committee Kachemak Attendance Area

MEMORANDUM

TO: Kenai Peninsula Borough School District Board of Education (April 2, 2018)

THRU: Kenai Peninsula Borough Assembly (March 6, 2018)
Kenai Peninsula Borough Planning Commission (February 26, 2018)

FROM: School Site Selection Committee by Proxy
Marcus A. Mueller, KPB Land Management Officer
Kevin Lyon, KPB Project Manager

CC: Sean Dusek, Superintendent, KPBSD
Charlie Pierce, Mayor, KPB

DATE: February 26, 2018

SUBJECT: Revision to School Site Selection- Kachemak Attendance Area

MAY 8, 2014 SITE RECOMMENDATION

On May 8, 2014 the School Site Selection Committee made a school site recommendation to the School Board for the Kachemak Attendance Area. The recommended location was within US Survey 1108, approximately 750 feet north of Kachemak Selo Subdivision, and also referred to as the "Yellow Site" or Site #1 on the site evaluation matrix.

NEW FINDINGS & REVISION

A matter of concern has been discovered with respect Site #1 (yellow site), which is believed to be avoided at Site #2 (blue site). Site #1 is positioned in the Swift Creek valley. There is evidence of landslides and landslide debris flows both at Site #1 itself as well as up the Swift Creek valley. This evidence was discovered through a staff level review of high resolution LiDAR topographic information and a review of on-site test hole information in December 2017. The site evaluation matrix has been revised to reflect the close proximity to natural hazards and related potential for soil erosion at Site #1, downgrading each measure to a score of 1 on the evaluation matrix for that site. This revision affects the site scoring and results in rank scoring of Site #1 below the rank-score of Site #2. Site #2 (blue site) now ranks highest on the site evaluation matrix.

PRESENTATION OF FINDINGS AT COMMUNITY MEETINGS

The new findings and resulting proposal to change site selection recommendations were presented at two community meetings held at the Kachemak Selo School on February 7 and February 16, 2018. The alternative of investing into a formal geologic study to better quantify and assess the nature, scope, and periodicity of landslide and debris flow activity was discussed. The added time and expense of a study were of concern. It was additionally recognized that a funding mechanism was not currently in place for such a study. The safety of students over the life of the school was recognized

as being of highest importance. Through community review and discussion, a general consensus was reached that revising the recommendation in favor of Site #2 was acceptable to the community.

SITE DESCRIPTION

Site #2 is located approximately 1 mile east of the current elementary school on a moderate sloping terrain. Soil investigation revealed a deep-bedded silty-sand underlain by a hard-pan gravel layer. Site soils are poor by regional standards but are considered acceptable relative to the locality and are also believed capable of supporting a structural foundation. The terrain includes approximately 8-10 acres of generally useable area including area which may be useful for trails and outdoor education. The southerly facing site is within an open valley field which has views out across scenic Kachemak Bay. No utilities are available at this site and would need to be brought in. A field road runs from the locally maintained light duty road system, which would need to be built up to match local roads having adequate durability for construction activities and local transportation. The location is currently in private ownership and used as hay land. Community representatives indicate support for the borough working with the property owners to secure a school site.

RECOMMENDATION FOR SITE ACQUISITION

Purchase of a school site with improved legal access is recommended. A purchase agreement could take the form of an option to purchase with prerequisite provisions to address access improvement standards, surveying, and title matters, subject to assembly approval and appropriation of funds. The alternative of purchasing a parcel boundary with an unimproved access by paper right-of-way would factor access improvements to other cost centers at a later time.

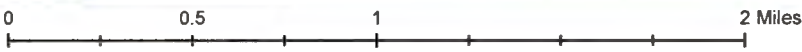
SELECTION REVISION PROCESS

This site recommendation revision process is using a proxy method that does not involve reconvening the original members of the Site Selection Committee, many of which are no longer active in the same capacities. Instead an administrative lead has been taken through borough staff, in consultation with KPBSD and borough administration. Two community meetings held on Feb 7th & 16th, introduced and vetted the recommendation and received the express support noted. This recommendation is being submitted through the borough's planning commission and assembly to affirm each body's concurrence with the recommendation. These steps are representative of the original site selection committee under the process outlined in KPBSD's Planning Guide for New School Construction (July 2007) and the Department of Education and Early Development's (DEED) Site Selection Criteria and Evaluation Handbook.

Enclosed: Site Recommendation Map

Site Evaluation Matrix

Kachemak Attendance Area
 School Site Recommendation
 REVISED 2/19/2018



KPB Planning Dept
 2/19/2018

Site Evaluation Matrix

Project Name: Kachemak Selo K-12
 School District: KPBSD
 Location: Kachemak

Social and Land Use Factors

Criteria	WF	Sites							
		1	xWF	2	xWF	3	xWF	4	xWF
Size of Site	4	2	8	4	16		0		0
Proximity to Population to be Served	4.5	4	18	2	9		0		0
Proximity to Future Expansion of Community	3.5	3	10.5	3	10.5		0		0
Proximity to Important Existing Facilities	2.5	2	5	2	5		0		0
•			0		0		0		0
•			0		0		0		0
<i>Year-round Accessibility</i>	4	0	0	0	0		0		0
Site Topography	3	4	12	4	12		0		0
Road Access	5	3	15	2	10		0		0
Visibility, Safety of Driveways	3	4	12	4	12		0		0
<i>Driveway Conflicts and Internal Circulation</i>	2	4	8	4	8		0		0
<i>Safe Routes to School for Pedestrians and Bicycles</i>	2	0	0	0	0		0		0
<i>Roadway Capacity, Safety Needs</i>	2	0	0	0	0		0		0
Aesthetic Value	3	4	12	4	12		0		0
<i>Sun Orientation</i>	3.25	2	6.5	3	9.75		0		0
<i>Protection from Elements</i>	4	2	8	3	12		0		0
<i>Site Drainage</i>	5	3	15	3	15		0		0
<i>Proximity to Natural Hazards</i>	4	1	4	2	8		0		0
Zoning/Land Use	1	4	4	4	4		0		0
Proximity to Fire Response Equipment	3	0	0	0	0		0		0
<i>Flooding</i>	5	3	15	3	15		0		0
<i>Existing Site Development</i>	2	4	8	4	8		0		0
Access to Outdoor Recreation/Learning	3.5	4	14	4	14		0		0
Noise	2	4	8	4	8		0		0
<i>Wetlands</i>	3	4	12	4	12		0		0
<i>Potential for Hazardous Materials</i>	2	4	8	4	8		0		0
TOTALS			203		208		0		0

Weighting Factors (WF)

- 1 = not very important
- 2 = somewhat important
- 3 = important
- 4 = very important
- 5 = essential

Note: Italicized Items are also evaluated in either Construction Cost Factors or Maintenance and Operating Cost Factors

Site Evaluation Matrix

Project Name: Kachemak Selo K-12

School District: KPBSD

Location: Kachemak

Construction Cost Factors

Criteria	WF	Sites							
		1	xWF	2	xWF	3	xWF	4	xWF
Soils/Foundation Conditions	5		0		0		0		0
Permafrost Stability	5	4	20	4	20		0		0
Availability of Water Utilities	5	3	15	3	15		0		0
Availability of Sewer Utilities	5	2	10	2	10		0		0
Availability of Electric Power	5	4	20	2	10		0		0
Availability of Fuel Storage/Distribution	2	1	2	1	2		0		0
Year-round Accessibility	2	0	0	0	0		0		0
Driveway Conflicts and Internal Circulation	1	4	4	4	4		0		0
<i>Safe Routes to School for Pedestrians and Bicycles</i>	1	0	0	0	0		0		0
Roadway Capacity, Safety Needs	2	1	2	0	0		0		0
Ease of Transporting Construction Materials	4	3	12	3	12		0		0
Site Availability	4	4	16	4	16		0		0
Site Cost	3	2	6	2	6		0		0
<i>Site Drainage</i>	2	3	6	3	6		0		0
<i>Proximity to Natural Hazards</i>	3	1	3	3	9		0		0
<i>Site Erosion</i>	2	1	2	3	6		0		0
Existing Site Development	2	4	8	4	8		0		0
Wetlands	5	4	20	4	20		0		0
Potential for Hazardous Materials	2	4	8	4	8		0		0
TOTALS			154		152		0		0

Weighting Factors (WF)

1 = not very important

2 = somewhat important

3 = important

4 = very important

5 = essential

Note: Italicized Items are also evaluated in either Maintenance Factors or Operating Cost Factors

Site Evaluation Matrix

Project Name: Kachemak Selo K-12
 School District: KPBSD
 Location: Kachemak

Maintenance and Operating Cost Factors

Criteria	WF	Sites							
		1	xWF	2	xWF	3	xWF	4	xWF
Safe Routes to School for Pedestrians and Bicycles	1	0	0	0	0		0		0
Site Drainage	5	4	20	4	20		0		0
Flooding	5	3	15	3	15		0		0
Site Erosion	5	3	15	3	15		0		0
Sun Orientation	4	2	8	3	12		0		0
Protection from Elements	3.5	2	7	3	10.5		0		0
Proximity to Natural Hazards	3	1	3	3	9		0		0
Alternative Energy Sources	3	2	6	2	6		0		0
Air Inversions/Katabatic Winds	3	2	6	2	6		0		0
TOTALS			80		93.5		0		0

Weighting Factors (WF)

- 1 = not very important
- 2 = somewhat important
- 3 = important
- 4 = very important
- 5 = essential

Site Evaluation Matrix

Project Name: Kachemak Selo K-12
 School District: KPBSD
 Location: Kachemak

Site Evaluation Summary Table

Criteria	Sites			
	1	2	3	4
Social and Land Use Factors	203	208.25	0	0
Construction Cost Factors	154	152	0	0
Maintenance and Operating Cost Factors	80	93.5	0	0
GRAND TOTALS	437	453.75	0	0