



KPB LAND PLANNING UNIT 395

WORK PLAN

SUBMITTED TO

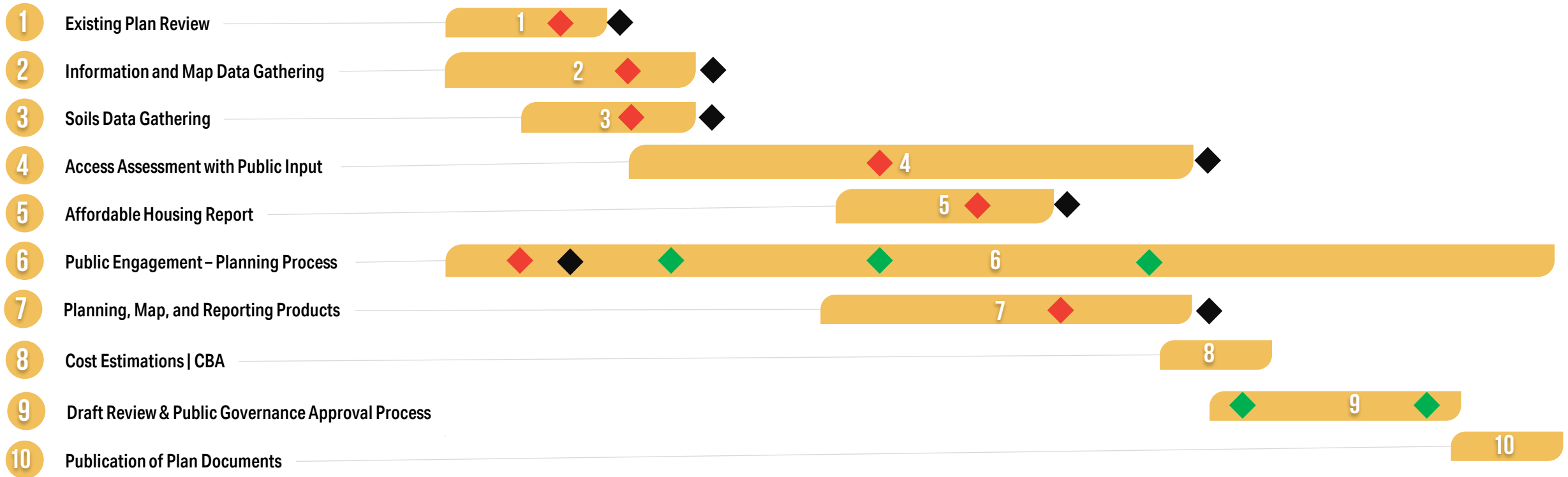
Kenai Peninsula Borough
144 N. Binkley St.
Soldotna, Alaska 99669

SUBMITTED BY

RESPEC
1028 Aurora Drive,
Fairbanks, AK 99709

July 14, 2022

DELIVERABLES AND MILESTONES



- ◆ Draft Deliverables
- ◆ Final Deliverables
- ◆ Outreach event or meeting



DETAILED WORK PLAN



Finalize Work Plan

Prepare annotated bibliography

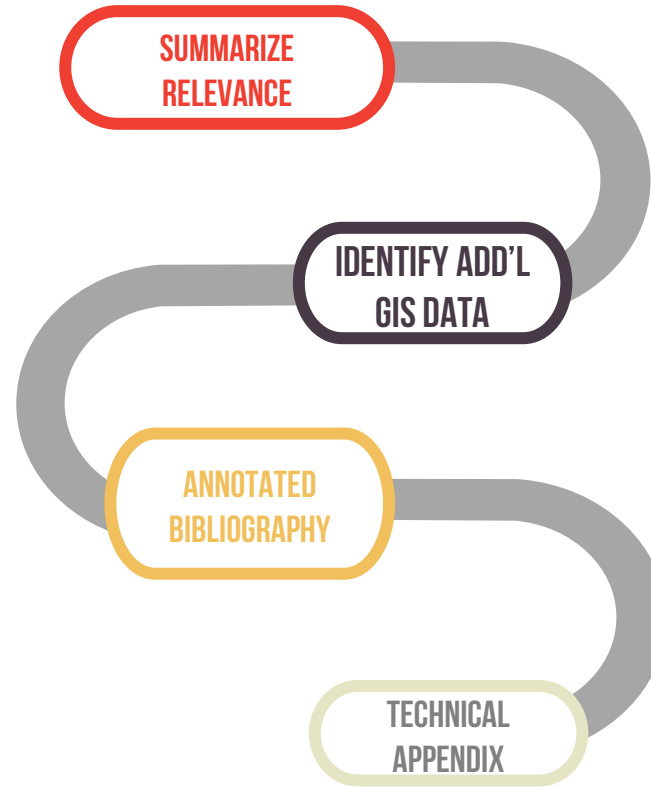
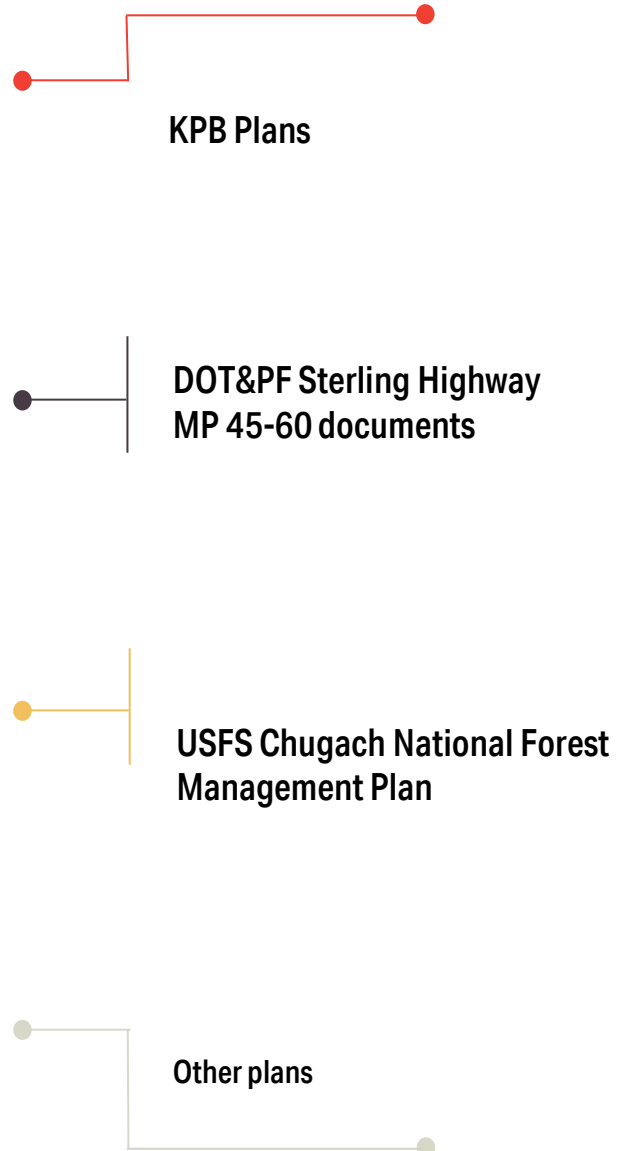
WORK FLOW

1

Existing Plan Review



Review and summarize relevant plans to guide subsequent tasks and analysis.



STAFF RESOURCES

- a. Marie Schmidt – overall lead
- b. Natalie Lyon - support

DETAILED WORK PLAN



Gather GIS data

Constraints mapping

Site visit

WORK FLOW

2

Info & Map Data Gathering

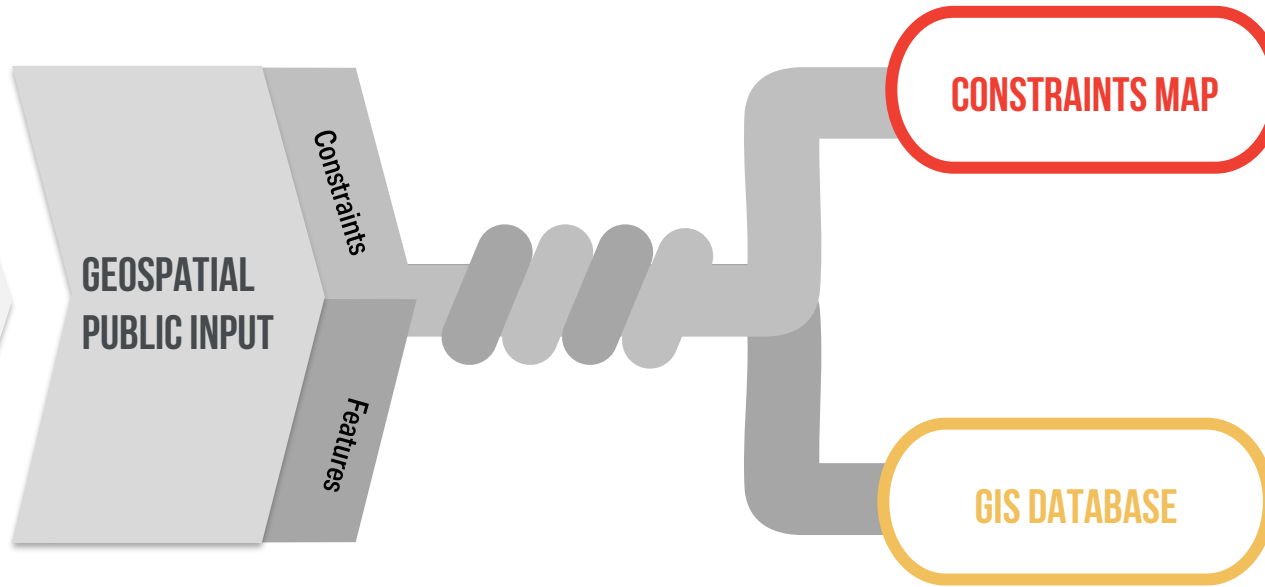


What GIS data are available?

Are there data gaps?

Develop basemaps

Conduct site visit



DATA SOURCES

- a. DOT&PF Sterling Highway MP 45-60 project
- b. KPB GIS database
- c. National Wetlands Inventory
- d. USFS
- e. USFWS

DETAILED WORK PLAN



Soil Test Plan

Fieldwork

GIS Data

Report

3

Soils Data



Develop test pit plan

Review DOT data

GNSS-enabled tablets for data collection

FIELDWORK AND ANALYSIS

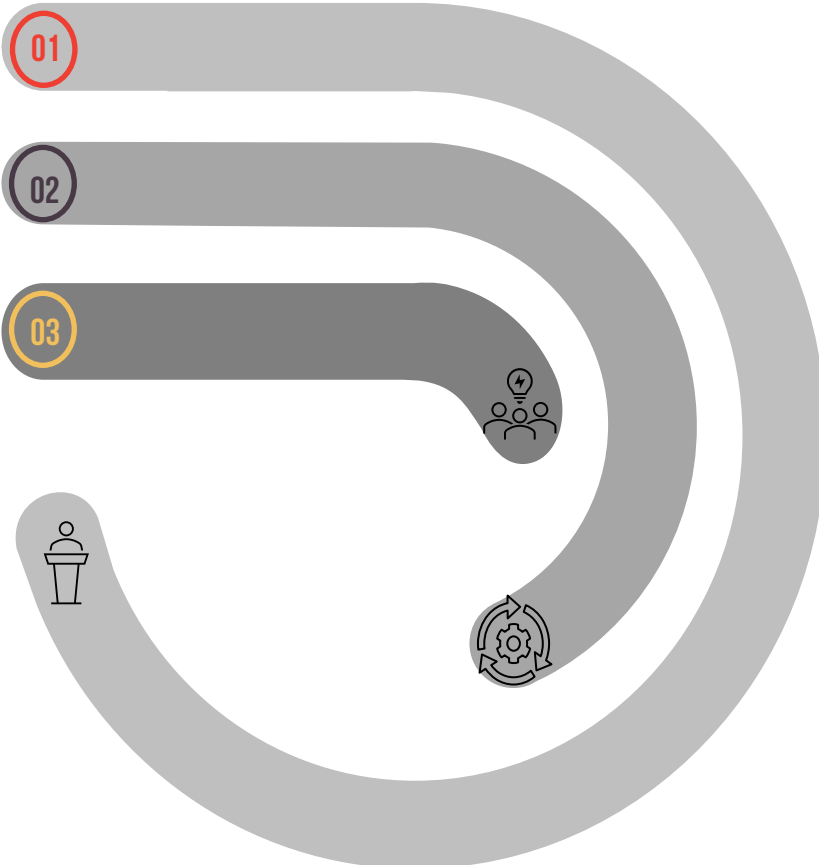
01

DOT&PF DATA INTEGRATION

02

FINDINGS

03



DETAILED WORK PLAN



USFS to KPB
Feasibility

Alignment options

Design standards

4

Access Assessment



IDENTIFY KEY TECHNICAL MATTERS

SLOPE, GRADES

What are limitations due to slope or grade?
Identify limits to cut/fill.

MATERIAL

Quality and quantity of construction materials

SUB-SURFACE CONDITIONS

Integrate test hole and geotechnical data/analysis

DRAINAGE, CROSSINGS

Minimize runoff to river & wetlands
Culverts vs. bridges

Identify what is technically feasible and integrate public input. Identify the process for KPB management of the USFS road.

RESOURCES

- a. InfraWorks
- b. ArcGIS Pro & ArcMap
- c. Soil data/analysis
- d. Drone elevation data
- e. KPB LiDAR/imagery

DETAILED WORK PLAN



Interviews

Comparable Towns

5

Affordable Housing Report



BARRIERS

POTENTIAL SOLUTIONS

COMPARABLE COMMUNITIES

STANDALONE REPORT

What limits affordable housing options?
What are other mountain towns/seasonal communities doing?
What solutions are within Borough powers?

DETAILED WORK PLAN



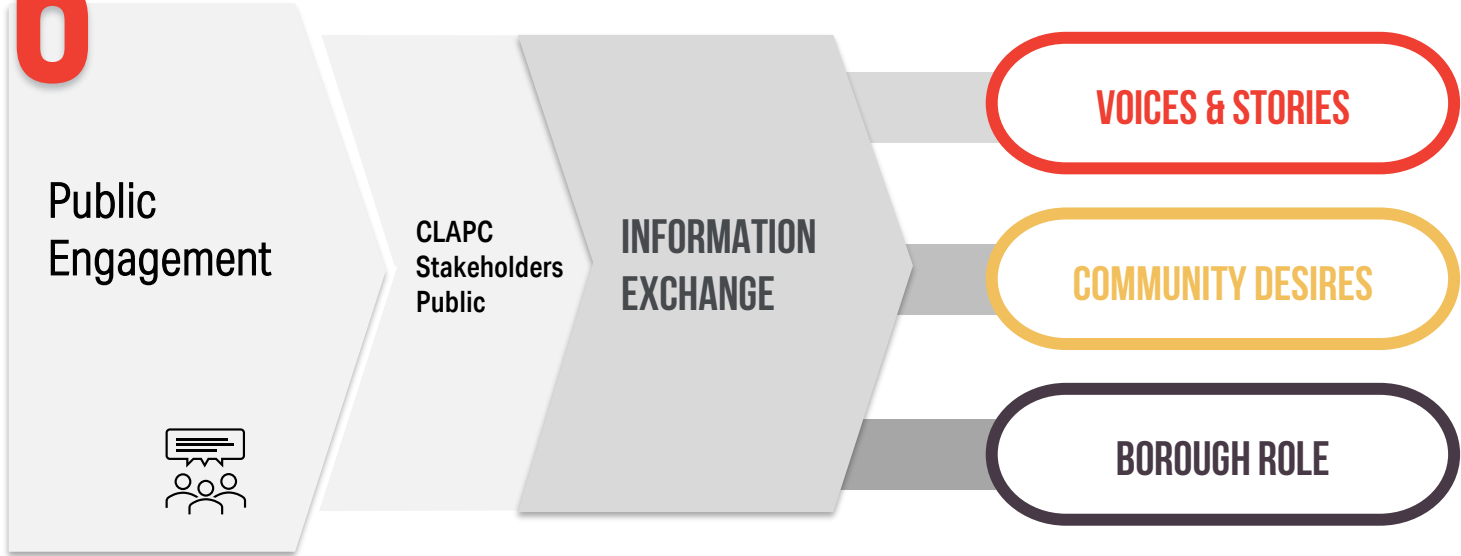
Online Comment
Map

Project Website

Public Workshop

Open Houses

6



Details in the PPP
Leverage the CLAPC

RESOURCES

1. Community Crier publication
2. Social Media
3. CLAPC network
4. Project website
5. Interactive comment map
6. Renderings and graphics

DETAILED WORK PLAN



Map Series

Recommendations

Implementation Plan

7

Planning, Map, and Reporting Products



Synthesize and document the analysis and provide recommendations for land uses and management of Unit 395.

- Identify and present feasible alternatives
- Select a preferred alternative and identify implementation plan
- Create a plan document with associated maps and renderings
- Recommendations will include permitting needs and cost estimates



PLAN COMPONENTS

- a. Summary of potential land uses
- b. Renderings that portray potential development scenarios
- c. Testimonials and stories from residents
- d. Implementation plan with phasing
- e. Map series
- f. Large-format colored site plans

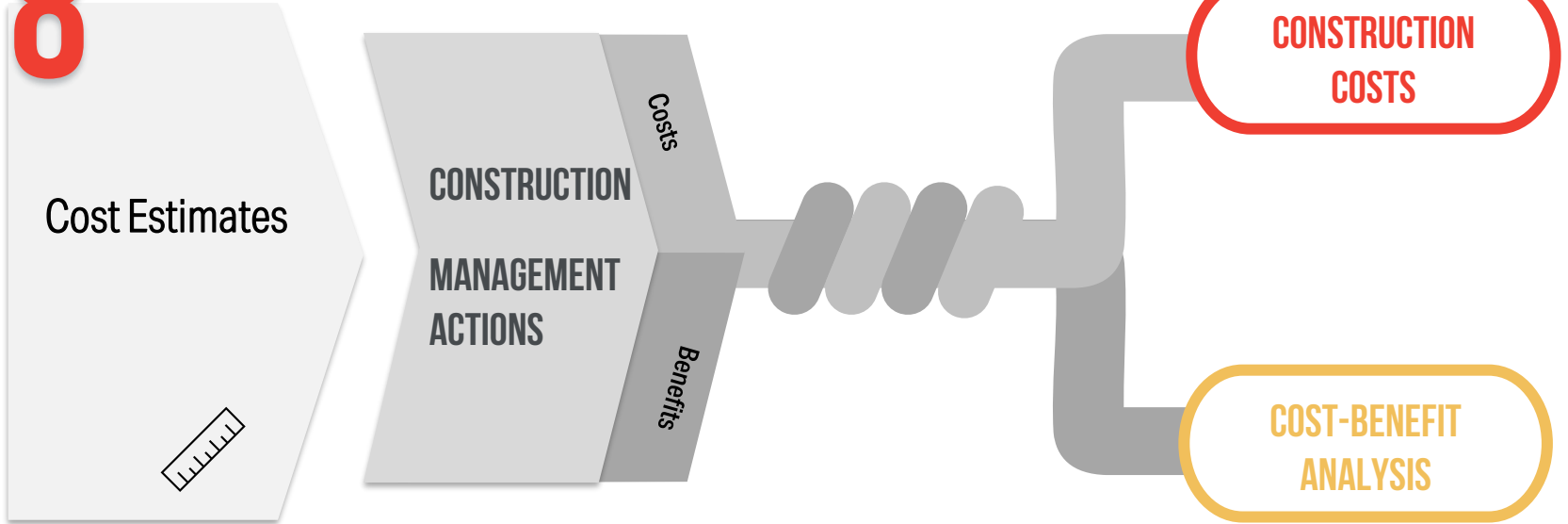
DETAILED WORK PLAN



Construction Costs

Cost-Benefit Analysis

8



Planning-level estimates

CBA of proposed management actions

STAFF RESOURCES

1. Brandon I. and Annie N. – civil engineering analysis
2. Mike Fisher (NEI) – CBA efforts

TECH RESOURCES

1. InfraWorks
2. High-res imagery
3. Soil test pit data
4. DOT&PF Bid Tab data

DETAILED WORK PLAN

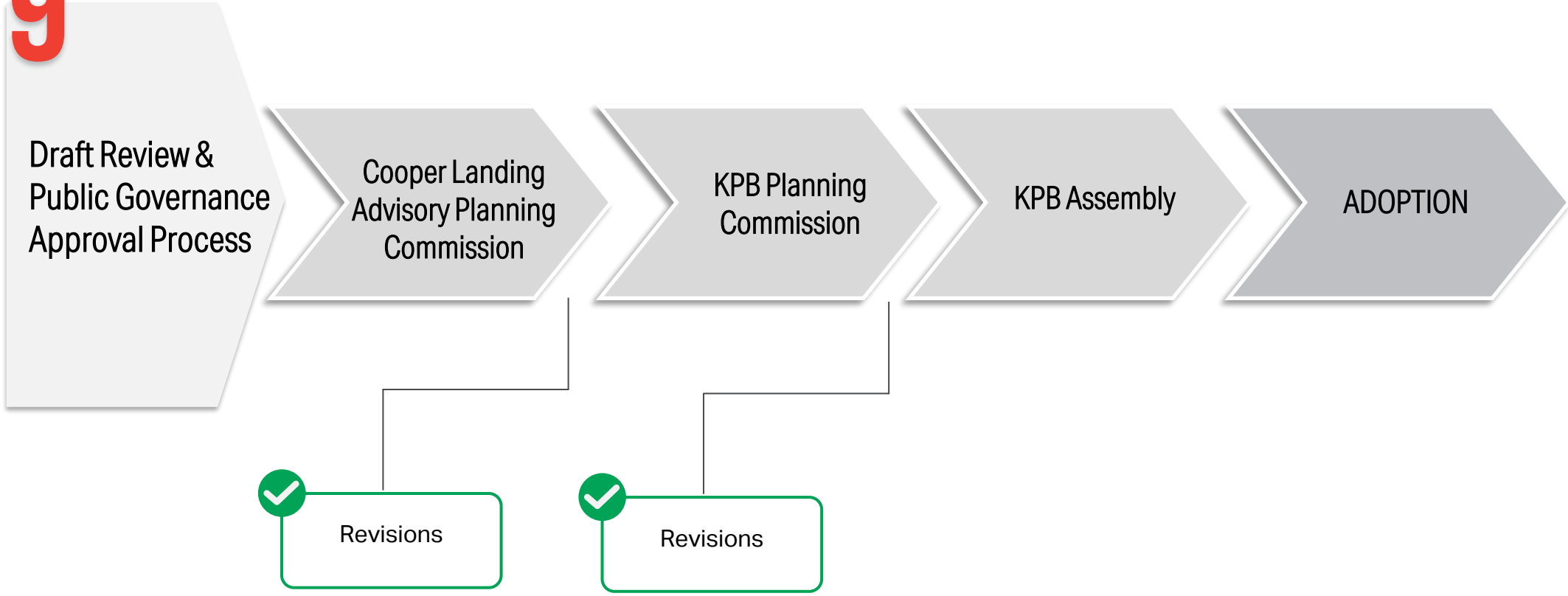


CLAPC

Planning
Commission

Assembly

9



DETAILED WORK PLAN



Hard Copies

Digital

GIS Data