

UNIT 395

COOPER LANDING LAND PLANNING



VIRTUAL / COOPER LANDING COMMUNITY HALL

MARCH 8, 2023



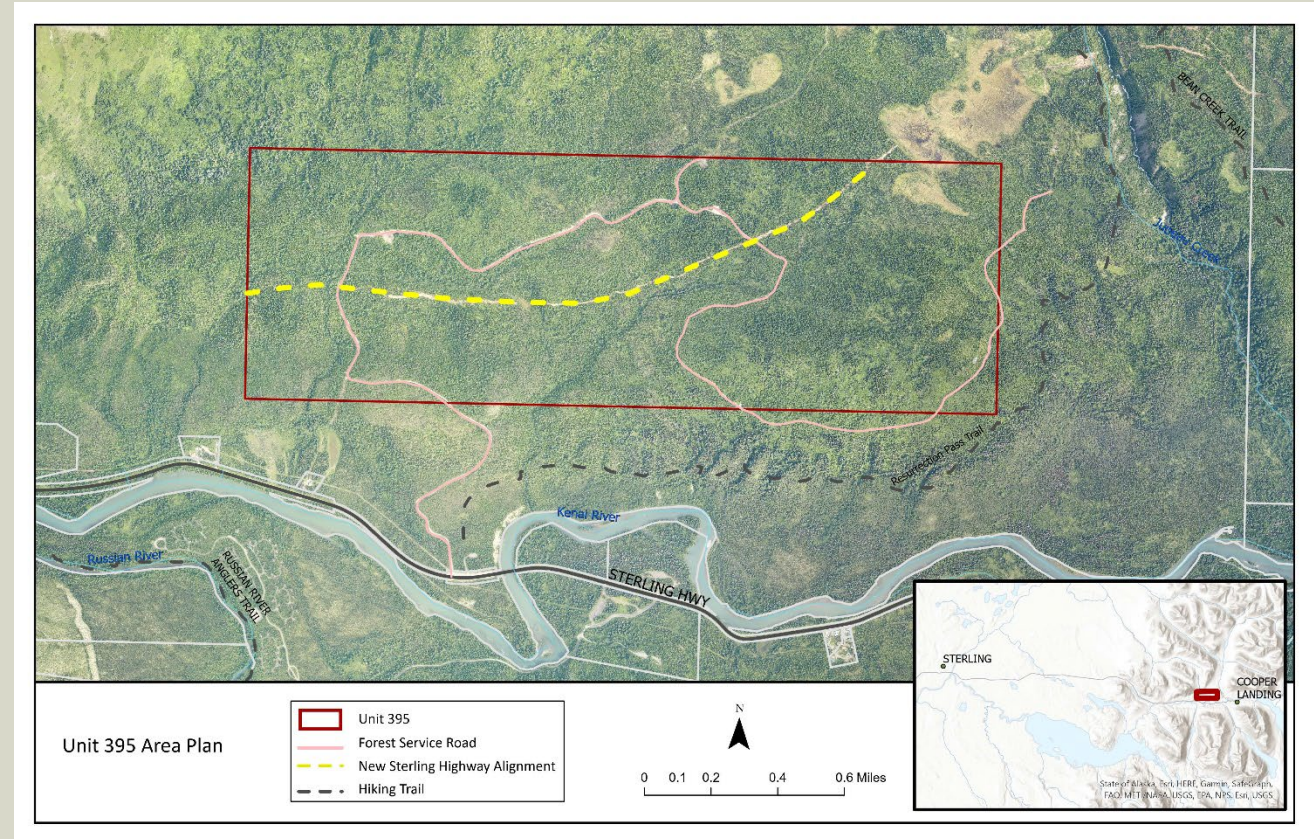
[RESPEC.COM](https://respec.com)

AGENDA

- › **Unit 395 Overview**
- › **Work Plan and Deliverables**
- › **Current Direction Overview**
- › **Master Plans**

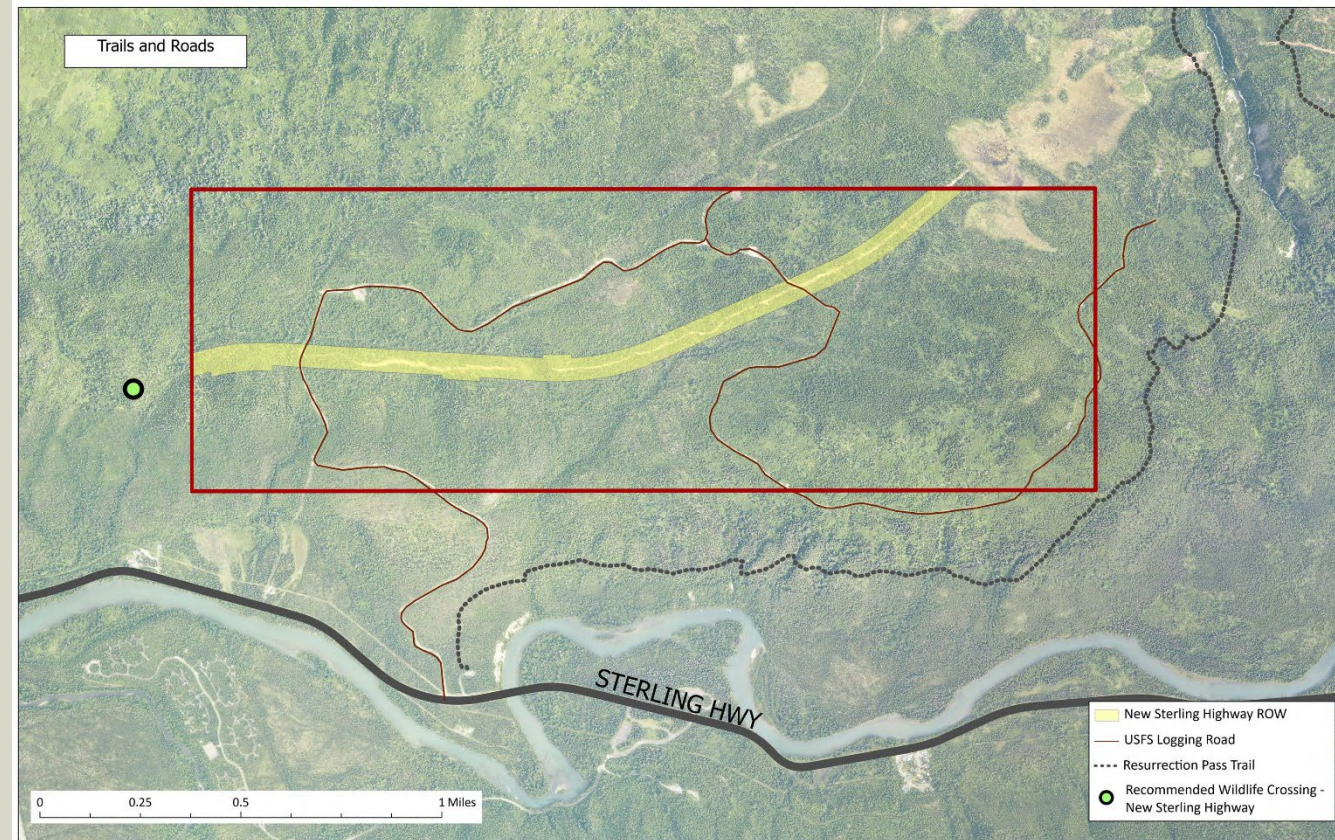
UNIT 395 OVERVIEW

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



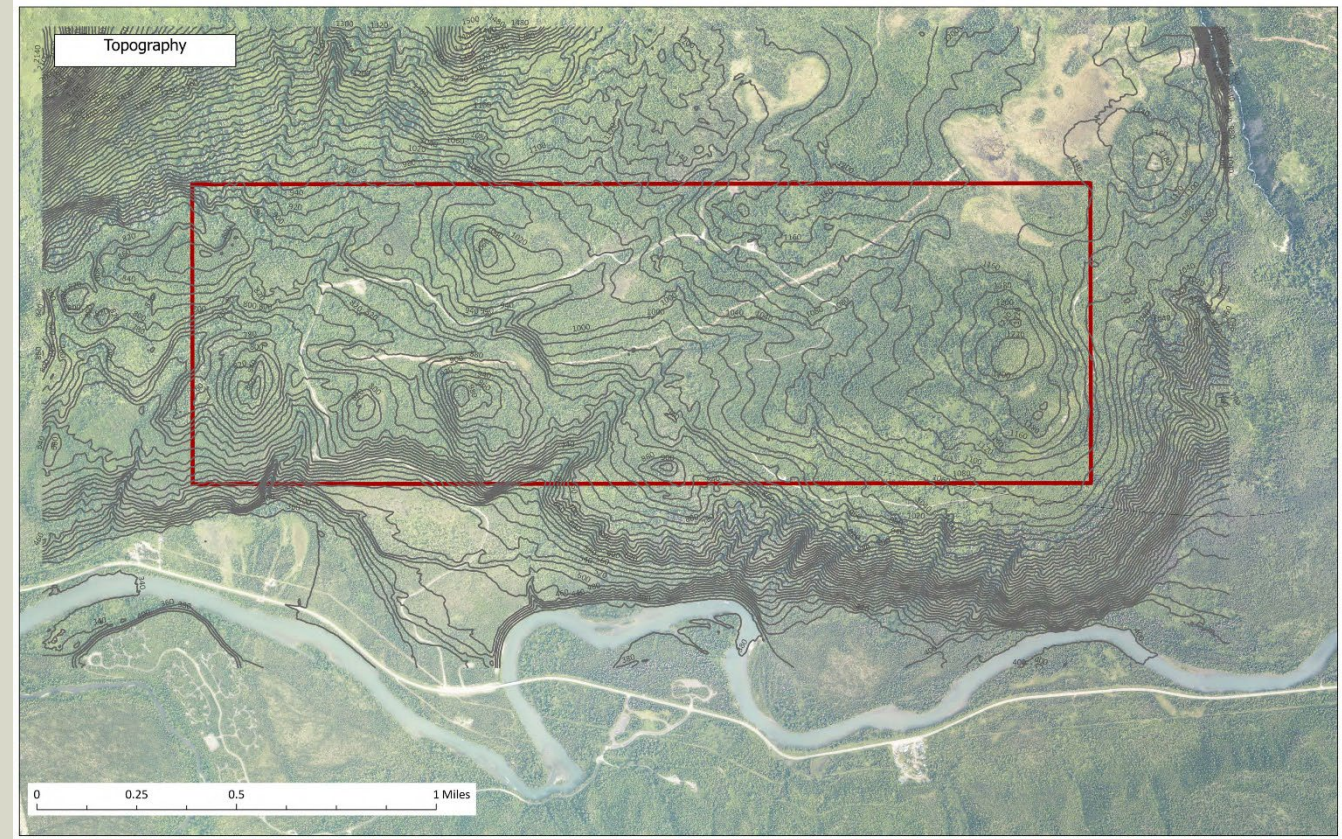
UNIT 395 OVERVIEW

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



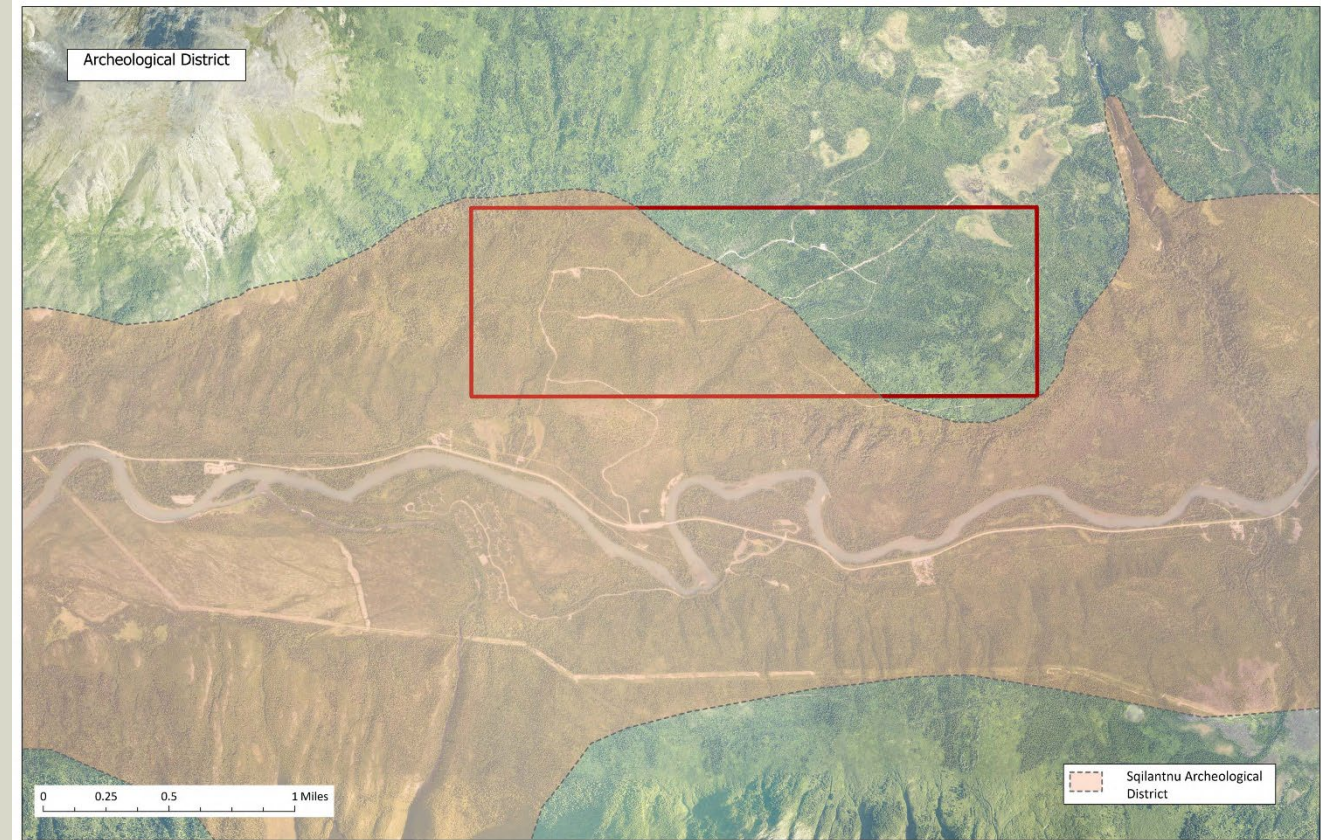
UNIT 395 OVERVIEW

- › 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

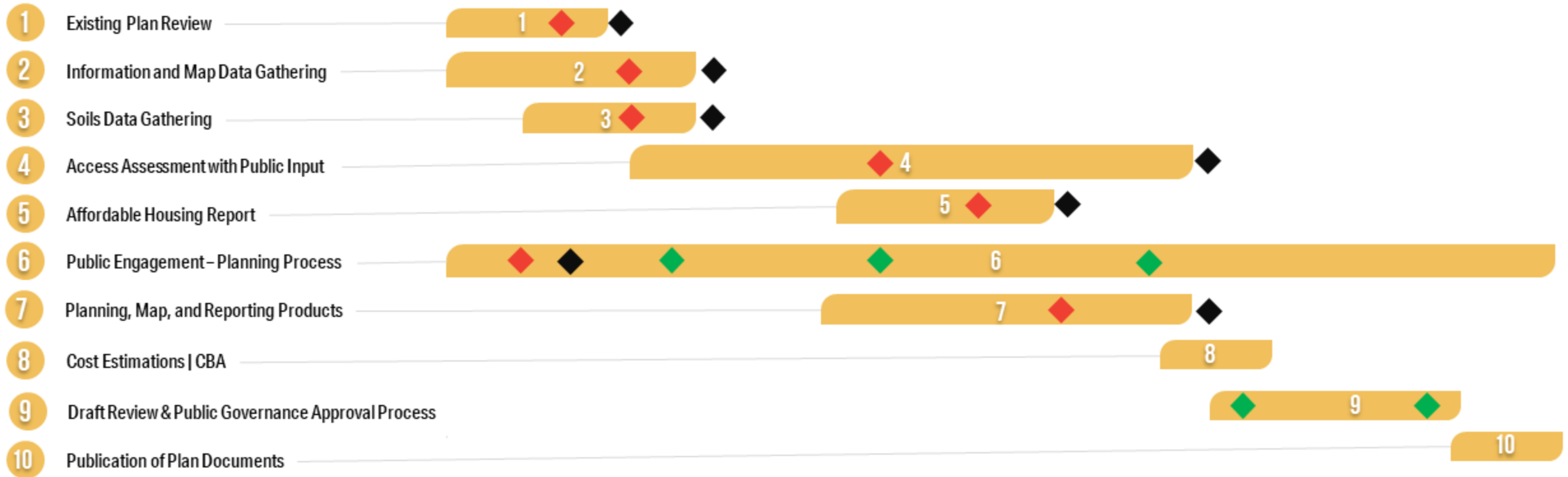
- › 1,000-acre borough-owned parcel near Cooper Landing
- › Contains a section of the Sterling Highway bypass
- › Slopes present development challenges in a few areas
- › Approx. half is within the Sqilantnu Archaeological District



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



DELIVERABLES AND MILESTONES



◆ Draft Deliverables

◆ Final Deliverables

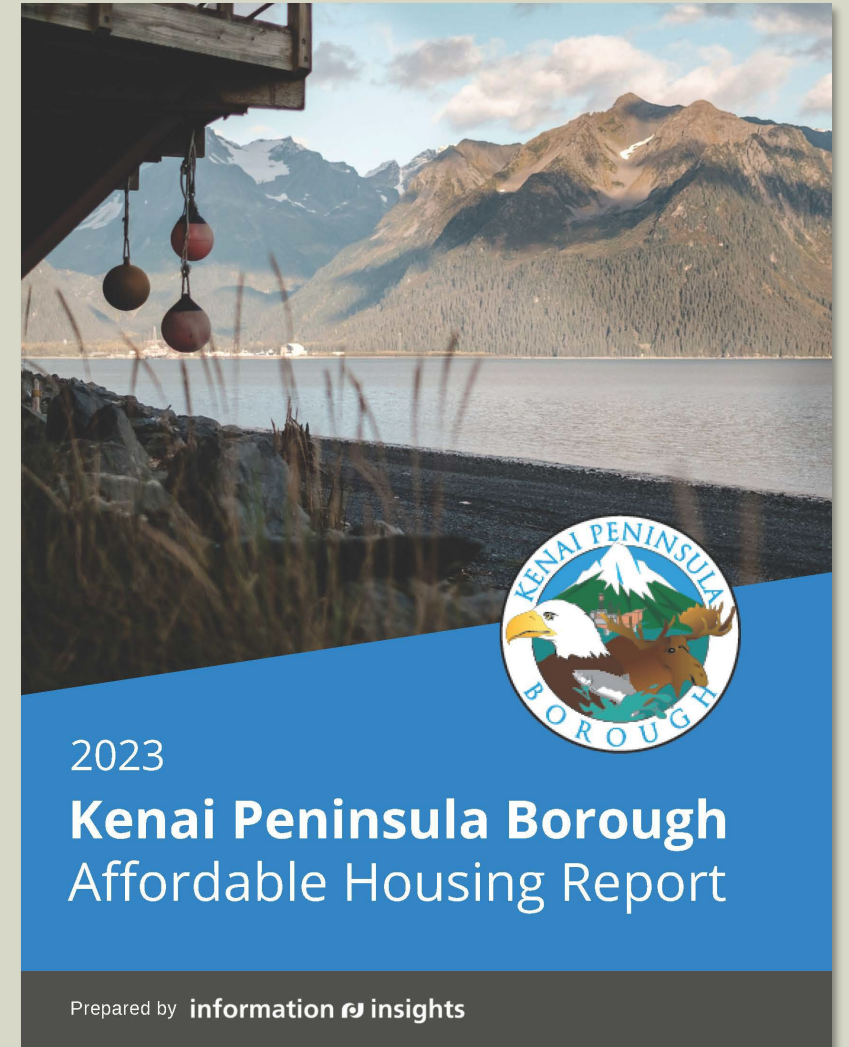
◆ Outreach event or meeting



PROJECT WEBSITE

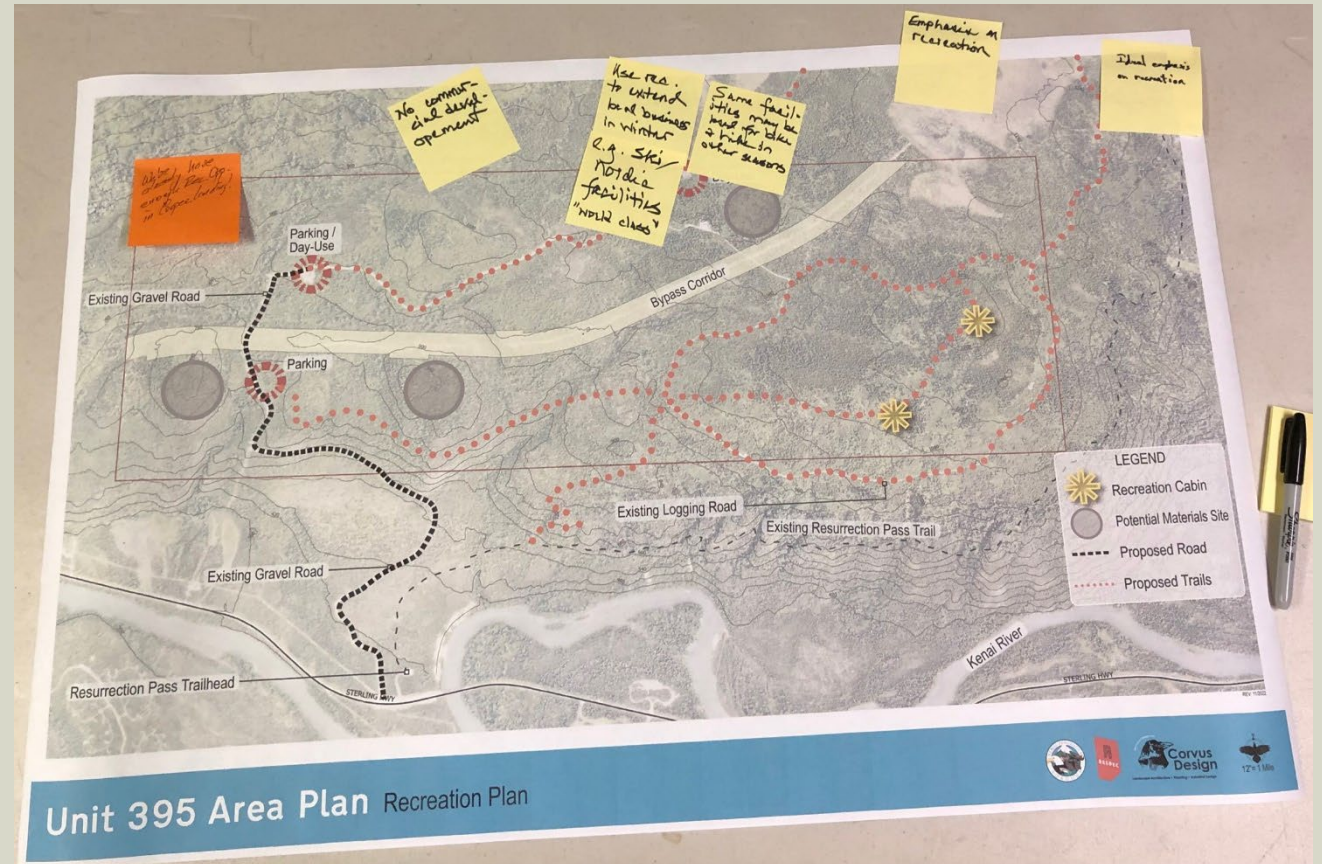
- › View maps, deliverables, workshop summaries, and photos on the project website
- › Updated *DRAFT* Affordable Housing Report is on the Documents page

www.unit395planning.com

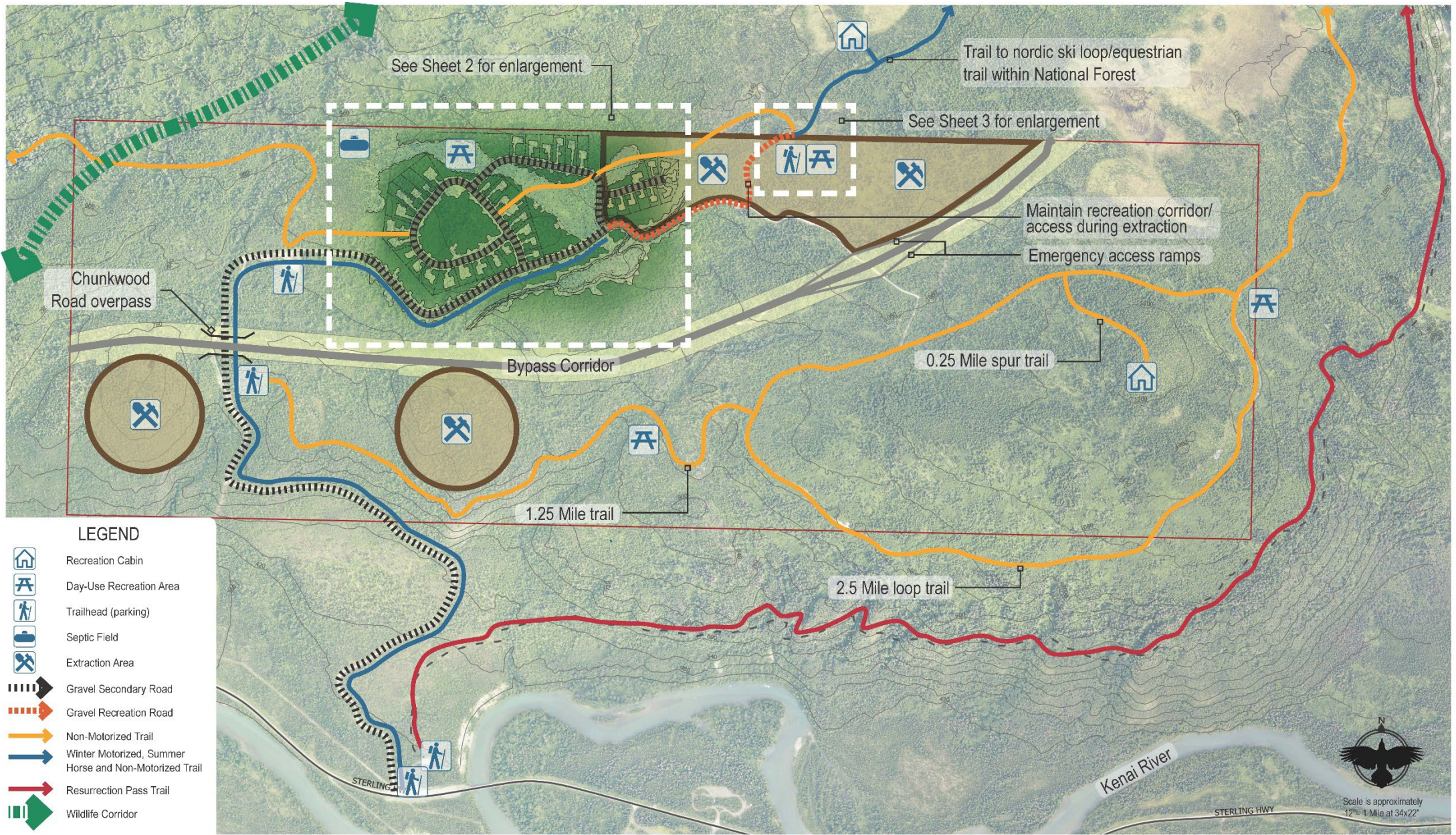


CURRENT DIRECTION OVERVIEW

- › Affordable housing is a concern...
- › BUT recreation, wildlife, and resource management are priorities for this parcel.



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



LEGEND

-  Recreation Cabin
-  Day-Use Recreation Area
-  Trailhead (parking)
-  Septic Field
-  Extraction Area
-  Gravel Secondary Road
-  Gravel Recreation Road
-  Non-Motorized Trail
-  Winter Motorized, Summer Horse and Non-Motorized Trail
-  Resurrection Pass Trail
-  Wildlife Corridor



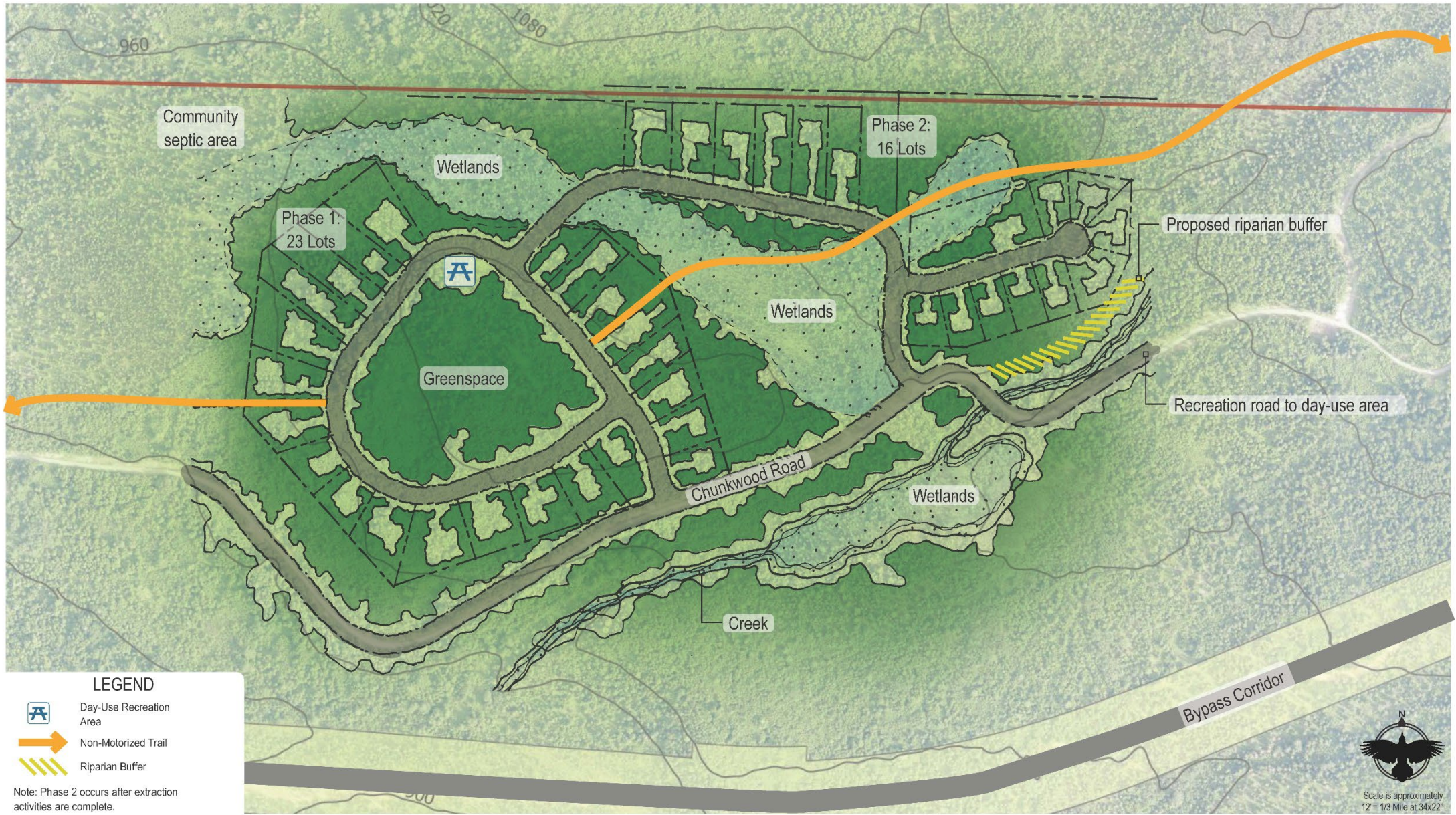
Unit 395

Preferred Plan

REV. 03/2023

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LEGEND



Day-Use Recreation Area



Non-Motorized Trail



Riparian Buffer

Note: Phase 2 occurs after extraction activities are complete.



Unit 395

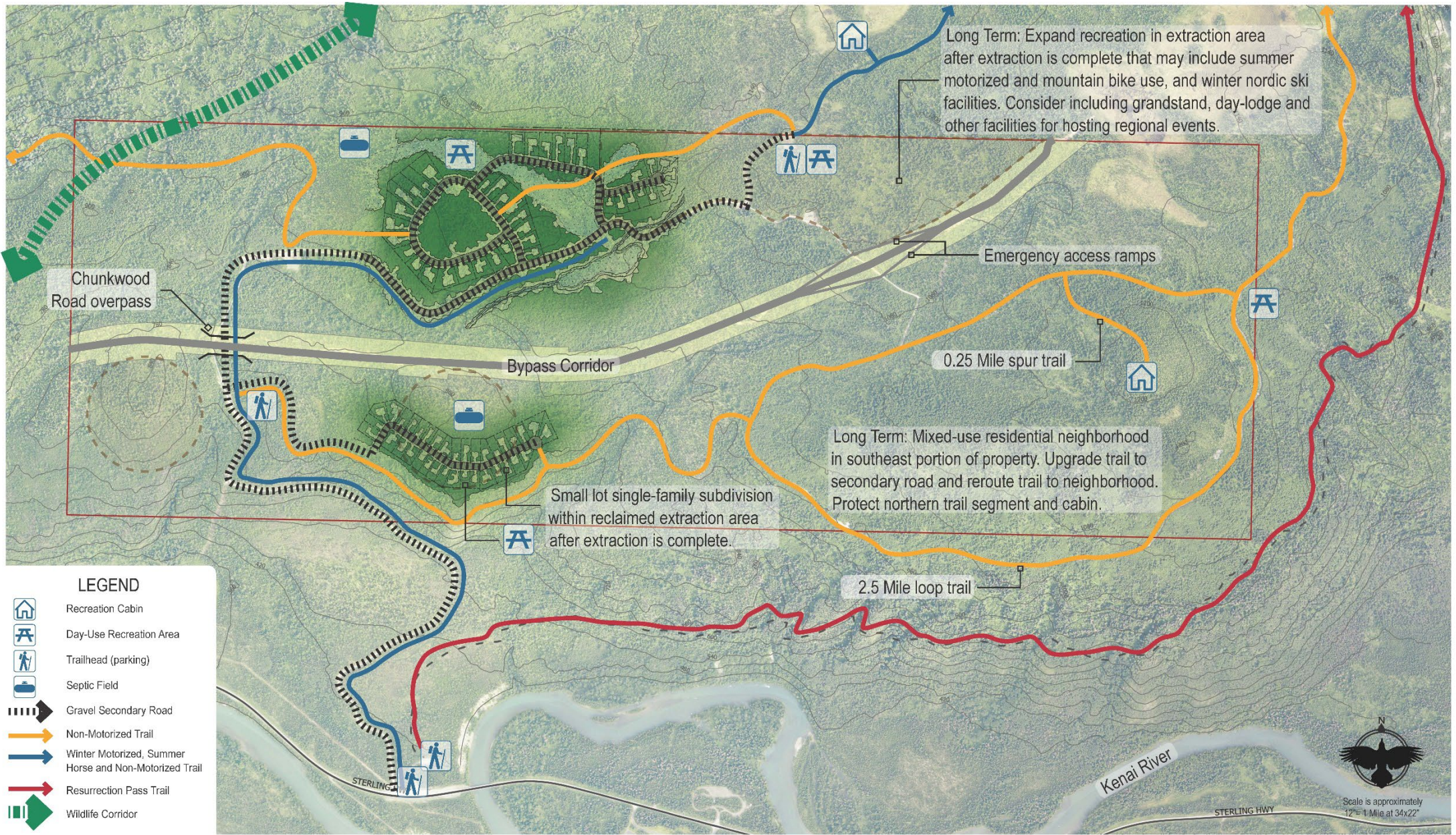
Residential Subdivision Plan

REV. 03/2023

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THANK YOU!

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