

Welcome

- Introductions
 - McKinley Research Group
 - Donna Logan, Senior Consultant, Project Manager
 - Katie Berry, Director of Economics and Research
 - Corvus Design
 - Chris Mertl, ASLA, Principal, Landscape Architect
 - PND Engineers
 - Alexandra West Jefferies, Senior Engineer

Meeting Agenda

Summary of Community Visioning

Summary of Programming & Community-Developed Concepts

Team-Developed Draft Concepts Public Input on Refinement of Concepts





Vision

The public desires and supports new development but not at the expense of impacting the existing uses, primarily the seafood plants, and the ability to access the Kenai River and its many resources.

The public wants revitalization to be authentic, protective of the river and natural environment, be accessible year-round, and provide economic opportunities.

There is a need to protect and celebrate the area's history, culture, and outstanding views of the river, surrounding landscape, wildlife, and volcanoes.

The phrase, "Build it for the locals, and the visitors will love it" is important in meeting these criteria.



Great Ideas

Consensus on mixed-use.

Limit development to **low impact** uses, such as recreation and water dependent uses, was a priority.

Create a **destination facility** or 'anchor tenant' such as a convention center, lodge, hotel, or other facility that meets local needs and draws visitors.

Support new businesses, such as restaurants, breweries, tackle shops, tour operators, and general commercial and retail

Support boardwalks, park and open space, campgrounds, and recreation, as well as expand and **improve river access** and the needed support facilities.

Integrate existing seafood plants into the overall revitalization effort would meet the community's desire to represent an **authentic working waterfront**.



Programming (Facilities/Infrastructure)

- River boardwalk
- Trails and pathways
- Restaurants and retail
- Dock and boat launch improvements
- Hotel
- Performance area (stage, pavilion)
- Park and open space (shelters, picnic, benches)
- Natural areas
- Improved river access
- Viewing platforms for wildlife and people watching
- Education center
- Defined roads and traffic patterns
- Interpretive signs
- Restrooms
- Utility extension and improvements

- Kenai marketplace
- High tower for exceptional views
- Faster internet
- Statues and artwork
- Lighting for year-round use
- Wind breaks
- RV park and campground
- Co-working space
- Dock for food and drink pick-up by boats
- Brew pub
- Parking
- Tackle and fishing support shops
- Oyster bar
- Banquet and convention center
- Walking tours





Community Concept Session



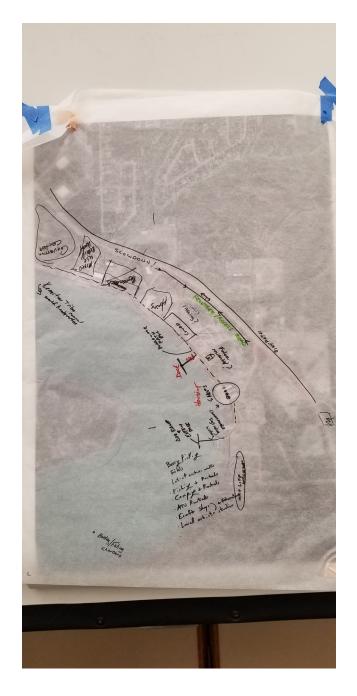


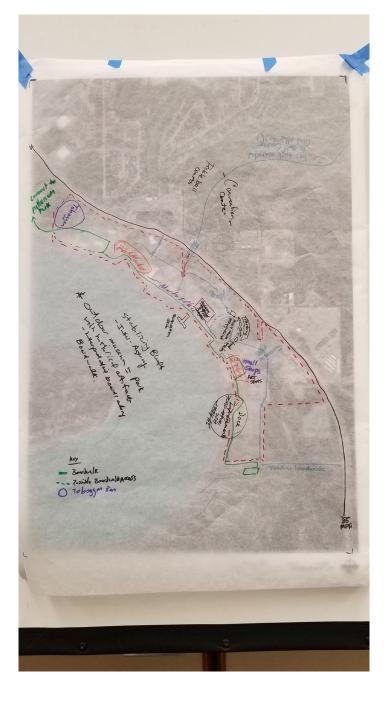
Community Concept Session





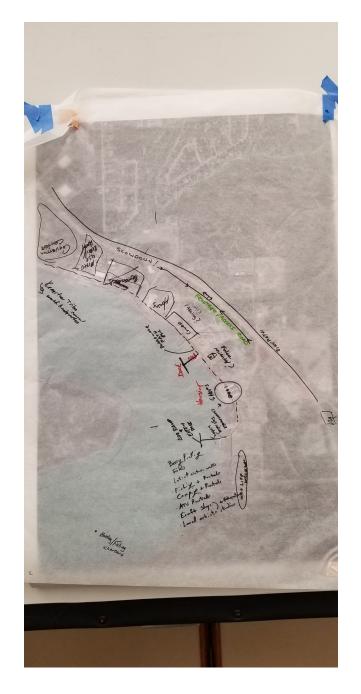
Community Concepts







Community Concepts









Concept A





Concept B

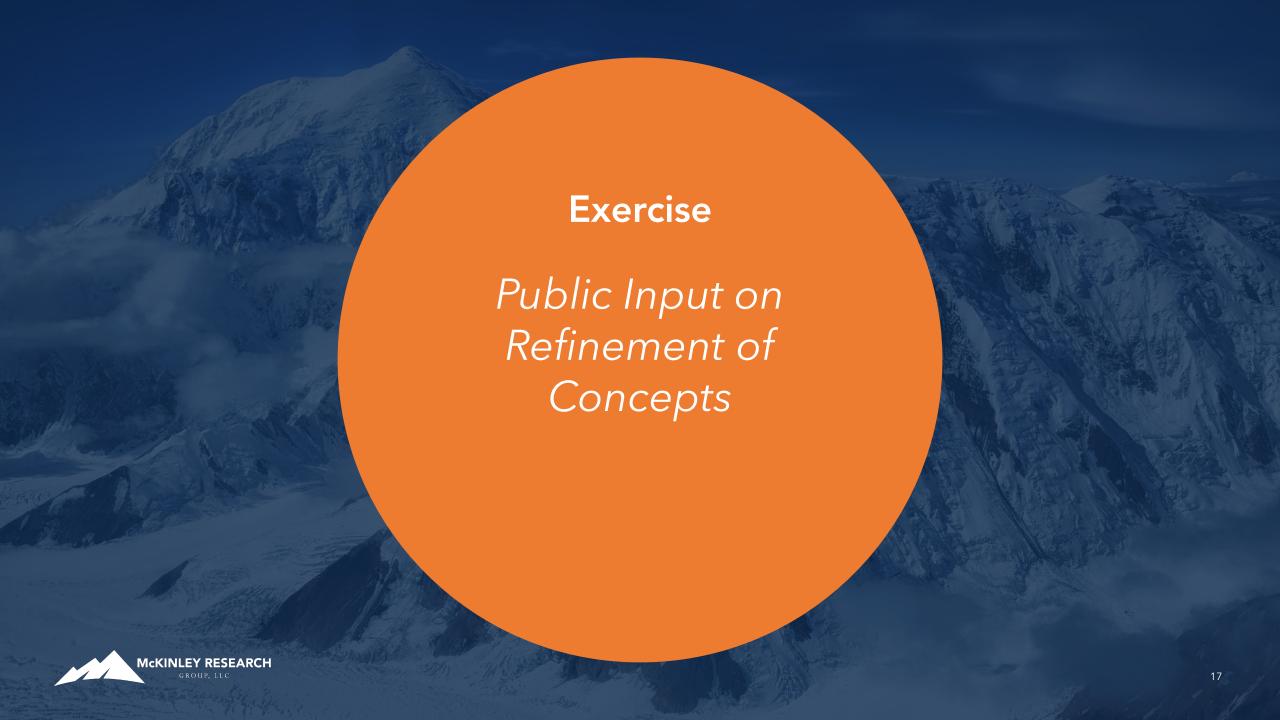




Concept C









Next Steps:

Further refinement and high-level feasibility assessment

Cost and funding analysis



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