



KENAI WATERFRONT REVITALIZATION AND ECONOMIC DEVELOPMENT

Proposed Project Information for Work Session
August 4, 2021

PURPOSE OF STUDY

The Kenai waterfront presents a transformative opportunity for economic development and community enhancement. This study will evaluate the revitalization of the Kenai Waterfront area, including opportunities for core economic investments and incentives, public-private partnerships, and a comprehensive assessment of how the area can best serve the community of Kenai in the future. The feasibility study will evaluate constraints and opportunities for the area, along with risks and costs.

ELEMENTS OF STUDY

- Evaluate market conditions and identify opportunities for potential revitalization of the area
- Review and recommend any necessary changes to existing plans, zoning, and/or regulations
- Engage community and develop vision, core concepts, and priorities
- Assess infrastructure needs to support redevelopment
- Identify economic investments and incentives that encourage development
- Prepare examples of conceptual plans for potential site redevelopment alternatives
- Prepare financial analysis to evaluate the feasibility of redevelopment concepts

KEY OUTCOMES

- Understanding of risks and opportunities related to redevelopment of the area
- Redevelopment strategies and concepts to revitalize and incentivize development of the area to maximize the potential of the area to support a thriving business, residential, recreational and cultural community
- Recommendations for any necessary zoning or land and development code changes and potential economic incentive programs
- Implementation plan to guide redevelopment in the future

KEY QUESTIONS

- What is the community's vision for this area?
- How does redevelopment of this area fit into the community's goals and objectives
- What types of uses are most appropriate for this area?
- How can the City best support revitalization of the area?

AREA INFORMATION

Size: 160 acres

Uplands: 138 acres

Tidelands: 22 acres

Zoning: Heavy Industrial

Infrastructure:

State Maintained Bridge Access Road

City Water and Sewer Along Highway

Natural Gas/Electric

City Dock

For more information contact Assistant to City Manager
Christine Cunningham at 907.283.8233 or
ccunningham@kenai.city

