

EVOS Kenai River Bookey Parcel Purchase

FY2022 Request: \$2,300,000

Reference No: AMD 62895

AP/AL: Appropriation

Project Type: Parks / Recreation

Category: Development

Location: Kenai Peninsula Borough

House District: Kenai Areawide (HD 29-31)

Impact House District: Kenai Areawide (HD 29-31)

Contact: Cheri Lowenstein

Estimated Project Dates: 07/01/2020 - 06/30/2025

Contact Phone: (907)465-2422

Brief Summary and Statement of Need:

This project encompasses the acquisition of a 34.76 acre parcel immediately adjacent to the Alaska State Parks Eagle Rock Boat Launch on the Kenai River. The parcel is located at river mile 11.5 on the lower Kenai River within the zone of the Kenai River Special Management Area. The uplands on the Bookey parcel will be utilized to provide increased recreational opportunities on the Kenai River and expanded opportunities for public access through new road access, floating docks and additional parking adjacent to the Eagle Rock Boat Launch. Wetlands near the river bank will be conserved for their natural habitat values.

Funding:	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	Total
1018 EVOSS	\$2,300,000						\$2,300,000
Total:	\$2,300,000	\$0	\$0	\$0	\$0	\$0	\$2,300,000

<input type="checkbox"/> State Match Required	<input checked="" type="checkbox"/> One-Time Project	<input type="checkbox"/> Phased - new	<input type="checkbox"/> Phased - underway	<input type="checkbox"/> Ongoing
0% = Minimum State Match % Required		<input checked="" type="checkbox"/> Amendment	<input type="checkbox"/> Mental Health Bill	

Operating & Maintenance Costs:

	<u>Amount</u>	<u>Staff</u>
Project Development:	0	0
Ongoing Operating:	0	0
One-Time Startup:	0	0
Totals:	0	0

Prior Funding History / Additional Information:

Project Description/Justification:

The Bookey parcel ranked in the highest priority category in the 2014 EVOSTC Habitat Land Prioritization compiled by Great Land Trust. The parcel has approximately 630 feet of Kenai Spur Road frontage, 755 feet of Kenai River frontage, a shared 660 feet boundary with the Eagle Rock Boat Launch parcel, which was a prior EVOSTC-funded purchase. There are 29 acres of uplands and 5.76 acres of wetlands on the property.

The Bookey parcel is a Native Allotment, and the transaction must be approved by both the Bureau of Indian Affairs (BIA) and the Native Allottee and follow BIA requirements for land sales.

Added Benefit to Past EVOS Trustee Council Actions:

Between 1994 and 2006, there have been 12 small parcel acquisitions on the Kenai River. The Bookey property is adjacent to the Eagle Rock Boat Launch, which was approved and funded by EVOSTC resolution 11-13 dated September 15, 2011, and thus builds on past EVOSTC efforts. The

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Department of Natural Resources Alaska State Parks manages the Eagle Rock Boat Launch parcel. The Kenai River frontage between the two parcels is continuous.

Protection Benefits:

The Bookey parcel provides habitat for EVOS injured species. It includes freshwater riparian wetlands providing habitat for migratory birds, marine mammals, and anadromous fish. Waterfowl, shorebirds, Bald Eagles and raptors use this area for feeding, nesting, and staging. The property will be managed by Alaska State Parks consistent with the Kenai River Special Management Area. With funding approvals, the parcel uplands will be developed for improvements to recreational opportunities along the river through improved parking and access to the Eagle Rock Boat Launch. The parcel's uplands have recreational development potential and could be a location for developing a new Alaska State Parks visitor center in the future.

Potential Threats:

The parcel contains desirable Kenai River frontage, views, and uplands. The parcel could be subdivided into small house lots with exclusively private Kenai River access.

Proposed Management:

Fee simple to State of Alaska Department of Natural Resources, to be managed by the Division of Parks and Outdoor Recreation, and with conservation easement to be held by Bureau of Land Management.

Funding Request: Not to exceed \$2,300,000, including due diligence and closing costs. The final purchase price will be determined upon completion of the appraisal.

Line Item Detail

Line Item	Amount
1000 Personal Services	
2000 Travel	
3000 Services	
4000 Commodities	
5000 Capital Outlay	\$2,300,000
7000 Grants	
Total Request	\$2,300,000