Eagle Rock Boat Launch/ Bookey Parcel Acquisition

Property Name:	KEN 4018: Bookey Parcel, 4911 Kenai Spur Hwy, Kenai, AK 99611
Owner:	Bureau of Indian Affairs in Trust for Native Allottee
Agency Manager:	Proposed for ADNR Division of Parks and Outdoor Recreation
Appraised Value:	To be determined upon completion of appraisal
Funding Request	Not to Exceed $2,300,000, including due diligence and closing costs
Acreage	Approximately 34.76 acres
Legal Description	T 5N R 10W SEC 6 Seward Meridian KN GOVT LOT 11 EXCLUDING DOT ROW

Overview:
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.

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 attached maps show the location of the property and the surrounding land ownership.

The Bookey parcel is a Native Allotment and the transaction must be approved by both 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 Eagle Rock Boat Launch parcel is managed by ADNR/Alaska State Parks. 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. 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 BLM.

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.

Photos: Overflow parking along the Kenai Spur Highway Right of Way. This overflow parking will no longer be an option after road improvements are made during 2019-20 construction seasons.

Parcel frontage along Kenai Spur Road. If the subject parcel is acquired, this will be the new entrance to the Eagle Rock boat launch parking bypassing the neighborhood roads.

Photos: Left: Eagle Rock boat launch and adjacent Bookey property uplands. Right: Eagle Rock boat launch and adjacent Bookey property river frontage and wetlands.

Bookey Parcel - Lower Kenai River, City of Kenai, Alaska

The subject property ranked as a high priority in the Great Land Trust EVOS Habitat Land Prioritization: 2014

Legal Description & Approximate Acreage:

4911 KENAI SPUR HWY
T 5N R 10W SEC 6 GOVT LOT11
SEWARD MERIDIAN, Excluding DOT ROW
34.76 Acres

Great Land Trust
EVOS Habitat Prioritization
Map Prepared: 3.8.2019

Subject Parcel | Past EVOS Action | Public &/or Protected Land

Kenai River Special Management Area (KRSMA)

Feet 0 400 800

Bookey Parcel - Lower Kenai River, City of Kenai, Alaska

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Map Prepared: 3.12.2019