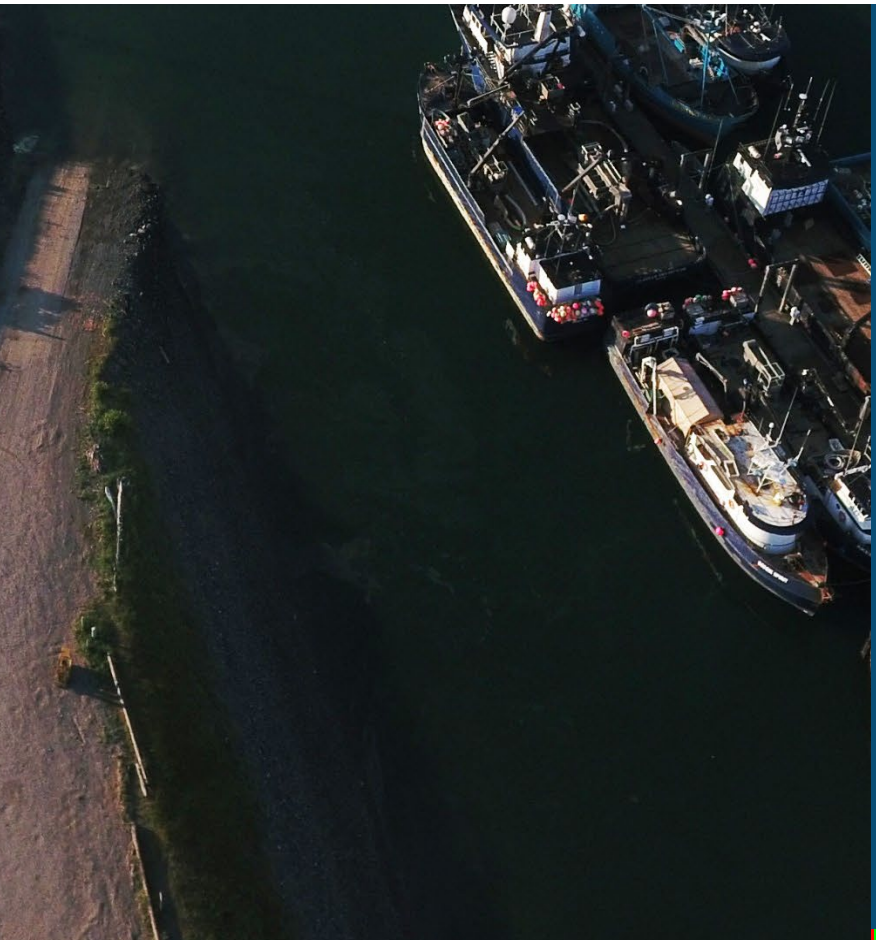
Homer Harbor Expansion Study

Public Outreach Summary



September 2023

Public Meeting

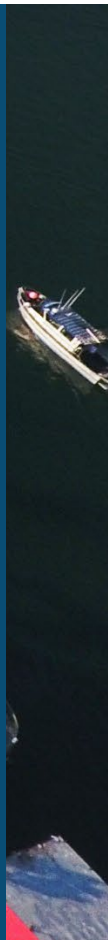


Table of Contents

Attachments

Introduction

This Public Outreach Summary is used for tracking and documentation of public involvement activities. It outlines the public involvement strategies and tactics used to engage the public on the Homer Harbor Expansion Study. The summary includes a description of the outreach strategies implemented, the tools used for implementation, the results of the public outreach, and the feedback collected during the outreach.

Overview of Public Involvement Activities

The project team conducts a variety of public outreach tactics to engage and inform the public on the Homer Harbor Expansion Study.

Public Meetings

On Saturday, September 23, 2023, the Homer Harbor Expansion Study team hosted one in-person public meeting in Homer from 10:00 am to 12:30 pm. A 45-minute **presentation** was given to kick-off the meeting, share the study overview, process and screening criteria, and the array of alternatives, which were also displayed on **posters** around the room. A 60-minute workshop break-out session featuring five different topics followed the presentation. Each break-out session had a facilitator from the project team and a note taker from the Port and Harbor Advisory Commission. **Workshop** topics included:

1. Table 1: Uplands Considerations & Aesthetics
2. Table 2: Resiliency & Sustainability
3. Table 3: Reduced Environmental Impact
4. Table 4: Balanced Harbor Design, Logistics
5. Table 5: Business & Economic Opportunities

Once workshops concluded, one representative from each group presented a report of their discussion. Questions and answers were then opened to the public followed by presentation closeout.

Attendance

The public meeting had a total of **49 attendees**. All were in person.

Stakeholders

Representatives from the following organizations attended the meetings in person:

- City of Homer
- Homer Electric
- KBBI Radio
- Boat Owners
- Local Business Owners
- Fishermen
- ACDC Electrical Supply

Advertising

The public meeting was advertised in the following ways:

- Meeting information on the project website: **https://homerharborexpansion.com/get-involved-replace/**
- Six advertisements in the *Homer News* (total of $957 spent, Attachment C):
  - Two display ads on September 7th and again on September 21st
  - Five online ads week of meeting
- Three E-Blasts sent to the project's email list for **Announcement**, **This Week Reminder**, and **Tomorrow Reminder** (total of 225 recipients; Attachment D)
- **Flyers** posted at the locations in Table 1 in the project area (Attachment E)

Table 1: Flyer Posting – Organizations/Businesses

Homer			
Safeway	UAA/KPC - Kachemak Bay Campus	Two Sister's Bakery	The Bagel Shop
Save U More	Kachemak Bay National Estuarine Research Reserve	Latitude 59	Derby Shack Restroom on the Homer Spit
Homer Library	East End Grog Shop	Duncan House Diner	Ramp 6 Restroom on the Homer Spit
Chamber of Commerce	Ulmer's	Grog Shop	Mako's Water Taxi
Nomar	Kachemak Gear Shed	Homer Brewing Company	Salty Dog Saloon

- **Media Advisory**
- Homer Chamber of Commerce Calendar
- Social media posts: **banner ad #1**; **banner ad #2**
- City Newsletter
- Personalized emails inviting Homer City Council, Port & Harbor Commission, Economic Development Commission and Planning Commission

Summary of Comments and Q/A

One comment was received from the public meeting that addressed concerns about developing the spit and expression of leaving Homer unique. The completed comment form can be found within Attachment C. Questions were answered live, with full details within the **meeting notes.**

- When are we going to get some idea about cost?
- Will there be a review on financial benefits across the economy and local businesses?
- Europe uses a lot of great materials for their harbors. Will Homer?
- Geotechnical is the next big step. Will this determine if there are uplands or no uplands?
- Who is assessing the fleet? Who is a part of it?
- Will each phase go for bid?

- The city and the state appropriated funds for the three years. Why does the government only appropriate money per year?
- If the geotechnical funding is outside the study, where are the USACE funds?
- It appears we are putting a lot of focus on what we want to accomplish on the next 5 years. Is there an idea on what the next phase of the harbor expansion including the military and if it's been addressed?

Attachment A

Meeting Presentation

Homer Harbor Expansion Public Meeting

Saturday, September 23, 2023

Agenda

1. Welcome & Introductions (10 mins)
2. Study Overview (10 mins)
3. Process & Screening Criteria (20 mins)
4. Array of Alternatives (15 mins)
5. Workshop (60 mins)
6. Report Out (15 mins)
7. Questions & Answers (15 mins)
8. Closing (5 mins)

Welcome & Introductions

- Welcome & Introductions
- Study Overview
- Process & Screening Criteria
- Array of Alternatives
- Workshop
- Report Out
- Q/A
- Closing

Meet the Team

City of Homer

- **Bryan Hawkins**
  Harbor Director**
- **Matt Clarke**
  Harbormaster
- **Amy Woodruff**
  Administrative Supervisor**
- **Julie Engebretsen**
  Economic Development Manager
- **Jennifer Carroll**
  Public Information Officer**

USACE*

- **Curtis Lee**
  Study Project Manager**
- **Robin Carr**
  Study Lead Planner**
- **Kayla Campbell**
  Environmental Resources Lead**

HDR

- **Ronald McPherson**
  Project Manager/Lead Engineer**
- **KC Kent**
  Coastal EIT**
- **Angela Schedel**
  Director of Coastal Programs
- **Amy Burnett**
  Strategic Communications Lead**
- **Pearl-Grace Pantaleone**
  Strategic Communications Support**
- **Alice Rademacher**
  Strategic Communications Support

*US Army Corps of Engineers (USACE)
**Project development team member

Study Overview

- Welcome & Introductions
- **Study Overview**
- Process & Screening Criteria
- Array of Alternatives
- Workshop
- Report Out
- Questions & Answers
- Closing

Why Now?

- Planning for Homer's future, which is grounded in a maritime economy
- Smart growth
- Support safety and efficiency for key users:
  - Barges and cargo transport vessels currently supplying 47 small communities
  - Commercial fishing fleet
  - Coastal marine research vessels
  - U.S. Coast Guard
  - Pilot and tug vessels
  - Recreational boating

Study to Date

USACE's Feasibility Study for Expanding the Harbor

- 5 months into the study
- Public charette in May delivered array of alternatives
- Alternatives identified for advanced analysis
  - USACE Scoping Milestone complete
  - Evaluated all suggested alternatives
  - Vertical approval
- Receiving community feedback, ideas, and solutions

Status Check

Planning Phase

- Array of Alternatives in Review
  - USACE evaluation process of the presented alternatives at a Design Charette held May 15-19
  - ~8 months remaining for analysis
  - Data collection underway
- Community outreach and engagement ongoing
  - Managing feedback received
  - Promoting opportunities for public input and project status updates
  - Website continuously updated (Homerharborexpansion.com)
  - Environmental Stakeholder Working Group regular meetings (led by USACE)
- Continued Development Baseline Conditions (Coastal Modeling Work)
  - One month of in-water data collection performed

Environment is a Foundation

- **National Environmental Policy Act (NEPA) is a key driver in the study**
  - Right-sized solution
  - Committed to protecting the environment and preserving the natural beauty

Process & Screening Criteria

- Welcome & Introductions
- Study Overview
- **Process & Screening Criteria**
- Array of Alternatives
- Workshop
- Report Out
- Questions & Answers
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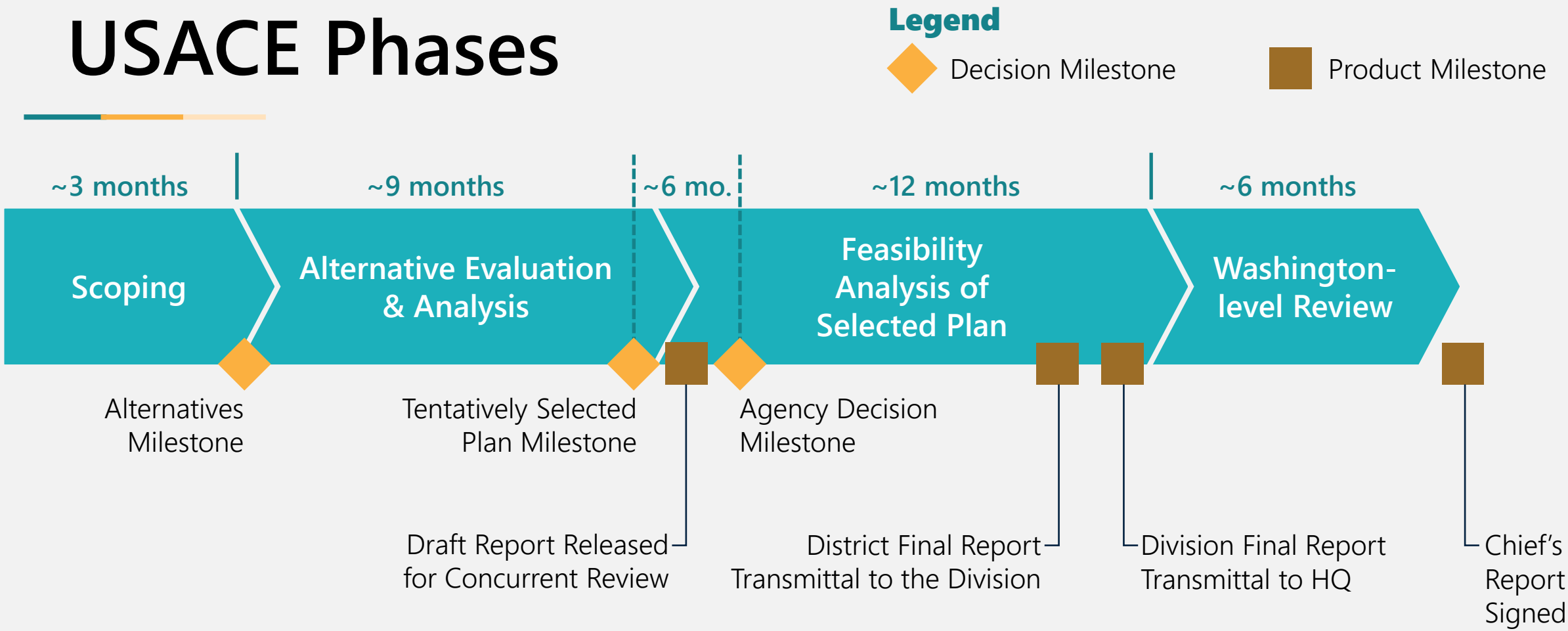
USACE Phases



Focus on alternatives identification and evaluation to identify a recommended plan for more detailed design

Focus on scaling the measures and features for the recommended plan

Alternative Analysis Phase
Road to a Tentative Plan/Draft Report

- Integrated Feasibility Study and Environmental Assessment are Advanced, as follows:
  - Alternatives are advanced to conceptual-design level based on functionality and other influences (e.g., reducing environmental and cultural impact).
  - Study reviews alternatives and compares them to the "without project" condition to determine the most advantageous alternative (including no action) that provides the most local, regional, and national benefits.
  - The Environmental Assessment (EA) runs parallel to the study and is integrated within the feasibility report. This effort coordinates the Tentatively Selected Plan with all of the regulatory agencies to determine viability of the concept and any measures that need to take place.
    - USACE environmental working group, comprised of Homer community members, is actively informing this process.

Getting to detailed alternatives

Drawings available to public when complete

- Geophysical Investigation
  - Depths, contours of area
  - Characterization of foundation materials
    - Helps determine the size and cost of the breakwater
- Projecting the fleet spectrum (survey)
  - How many potential harbor users
  - Size of vessels
- Once we have that, we'll develop detailed designs for the City to share with the public

Preliminary Alternative Evaluation Process

How Did We Get Here?

- USACE determined 14 alternatives from the Design Charette
- Criteria used to evaluate each proposed alternative
  1. Completeness
  2. Effectiveness
  3. Efficiency
  4. Acceptability (implementability, satisfaction)
- Future without project is an alternative and the basis for all comparisons
- Alternatives scoring favorably in each category were carried forward for USACE alignment and approval

Alternatives Approved by USACE

ALT 1a		A single enclosed basin where the outer breakwaters of the enclosure create no additional room for local service facilities on the top surface area.
ALT 1b		A single enclosed basin where the outer have facili
ALT 1c		An en outer some the to
ALT 1d		A cres the o have facilit to bas existi
ALT 2		A basin protected by a breakwater that is detached from the shore, creating a tranquil harbor space.

5 alternatives plus a No Action alternative were carried forward

+

ALT 3a		An enclosed harbor where the outer breakwaters of the enclosure are floating breakwater structures. Creates minimal room for local service facilities on the top surface area.
ALT 3b		An enclosed harbor where the outer breakwaters of the enclosure are a combination of floating and non-floating breakwater structures; creates some room for local services facilities on the top surface area.
ALT 4		Excavation of some of the uplands around the existing harbor to make more room for boats.
ALT 5a		Creating a new harbor Diamond Creek.
ALT 5b		Creating a new harbor Homer Airport.
ALT 5c		Creating a new harbor
ALT 6		Reconfigure existing h vessels; build new har boats on outside of ex
ALT 7		Rearranging the dock floats inside the harbor.

−

7 alternative variations were NOT carried forward due to inability to meet a number of project requirements

HOMER HARBOR EXPANSION

Array of Alternatives

- Welcome & Introductions
- Study Overview
- Process & Screening Criteria
- **Array of Alternatives**
- Workshop
- Report Out
- Questions & Answers
- Closing

Carried Forward:

Alternative 1a

Location	Accommodating Current Needs / Future Fleets	Completeness Necessary actions accounted for	Effectiveness How well does it meet the goals and objectives	Efficiency What is the cost benefit	Acceptability Does it meet the regulations and requirements	Implementability Is implementation practical	Satisfaction How satisfied will the stakeholders be
East side of Spit adjacent to existing harbor	Current + Future Needs	High	Medium	Medium	High	Yes	High

A single enclosed basin where the outer breakwaters of the enclosure create no additional room for local service facilities on the top surface area.

Carried Forward:

Alternative 1b

Location	Accommodating Current Needs / Future Fleets	Completeness Necessary actions accounted for	Effectiveness How well does it meet the goals and objectives	Efficiency What is the cost benefit	Acceptability Does it meet the regulations and requirements	Implementability Is implementation practical	Satisfaction How satisfied will the stakeholders be
East side of Spit adjacent to existing harbor	Current Needs + Future Fleet	High	High	Medium	High	Yes	High

A single enclosed basin where the outer breakwaters of the enclosure creates additional room for local service facilities on the top surface area.

Carried Forward:

Alternative 1c

Location	Accommodating Current Needs / Future Fleets	Completeness Necessary actions accounted for	Effectiveness How well does it meet the goals and objectives	Efficiency What is the cost benefit	Acceptability Does it meet the regulations and requirements	Implementability Is implementation practical	Satisfaction How satisfied will the stakeholders be
East side of Spit adjacent to existing harbor	Current Needs + Future Fleet	High	High	Medium	Medium	Yes	High

An enclosed T-shape harbor where the outer breakwater of the enclosure have some room for local service facilities on the top surface area.

Carried Forward:

Alternative 1d

Location	Accommodating Current Needs / Future Fleets	Completeness Necessary actions accounted for	Effectiveness How well does it meet the goals and objectives	Efficiency What is the cost benefit	Acceptability Does it meet the regulations and requirements	Implementability Is implementation practical	Satisfaction How satisfied will the stakeholders be
East side of Spit adjacent to existing harbor	Current Needs + Future Fleet	High	High	Low	Low	No	Medium

A crescent shape enclosed basin where the outer breakwaters of the enclosure have maximum room for local service facilities on the top surface area. Access to basin connects to the Spit away from the existing harbor.

Carried Forward

Alternative 2

Location	Accommodating Current Needs / Future Fleets	Completeness Necessary actions accounted for	Effectiveness How well does it meet the goals and objectives	Efficiency What is the cost benefit	Acceptability Does it meet the regulations and requirements	Implementability Is implementation practical	Satisfaction How satisfied will the stakeholders be
East side of Spit adjacent to existing harbor	Current + Future Needs	High	Medium	Medium	High	Yes	High

A basin protected by a breakwater that is detached from the shore, creating a tranquil harbor space.

Carried Forward

No Action

The harbor remains the same.

Workshop

- Welcome & Introductions
- Study Overview
- Process & Screening Criteria
- Array of Alternatives
- **Workshop**
- Report Out
- Questions & Answers
- Closing

Workshop: Breakout Session

Table Topics

Focus on Surface Facilities*

1. Uplands Considerations & Aesthetics
2. Resiliency & Sustainability
3. Reduced Environmental Impact
4. Balanced Harbor Design
5. Business/Economic Opportunities

* Upland Facilities: Facilities on the uplands and not part of the USACE project. Facilities that the City of Homer will construct and maintain with non-federal funding (e.g., fuel, water, potable water, electricity, sewage disposal, dock facilities, road, parking, buildings, storage).

Workshop Goals

1. Reflect on needs and/or opportunities - with a surface facilities focus
2. Identify possible solutions
   - Bonus Points: Identify actions to advance solutions
3. Share ideas and collect input
   - The City and HDR (and the USACE where appropriate) will use your feedback!

Thanks for your time!

Workshop: Breakout Session

Instructions

- 60 minutes
- 5 tables
- 1 facilitator / 1 notetaker per table
- Choose a table/topic
- Reflect on Corvus outcomes related to your table topic and identify any additional needs to add to the list *(10 mins)*
- Brainstorm reasonable solutions and ways to advance the solutions *(30 mins)*
- Select the top 2 highlights from your discussion and prepare to report back to the larger group (10 mins)
- Ask questions (if we can't answer, we'll get back to you)
- If you would like to visit more than one table, you are welcome
- Comment forms available
- After 60 minutes, there will be 15 minutes for reporting out, 15 minutes for Q/A and 10 minutes for closing remarks

Table Hosts

- **Table 1: Uplands Considerations & Aesthetics**
  KC Kent, HDR
- **Table 2: Resilience & Sustainability**
  Angela Schedel, HDR
- **Table 3: Reduced Environmental Impact**
  Ronald McPherson, HDR
- **Table 4: Balanced Harbor Design**
  Bryan Hawkins, City of Homer
- **Table 5: Business & Economic Opportunities**
  Matt Clarke, City of Homer

Thanks to the Port & Harbor Commission members helping us out today!

Report Out

- Welcome & Introductions
- Study Overview
- Process & Screening Criteria
- Array of Alternatives
- Workshop
- **Report Out**
- Questions & Answers
- Closing

Report Out

- **Table 1: Uplands Considerations & Aesthetics**
  KC Kent, HDR
- **Table 2: Resilience & Sustainability**
  Angela Schedel, HDR
- **Table 3: Reduced Environmental Impact**
  Ronald McPherson, HDR
- **Table 4: Balanced Harbor Design**
  Bryan Hawkins, City of Homer
- **Table 5: Business & Economic Opportunities**
  Matt Clarke, City of Homer

Questions & Answers

- Welcome & Introductions
- Study Overview
- Process & Screening Criteria
- Array of Alternatives
- Workshop
- Report Out
- **Questions & Answers**
- Closing

Questions?

Closing

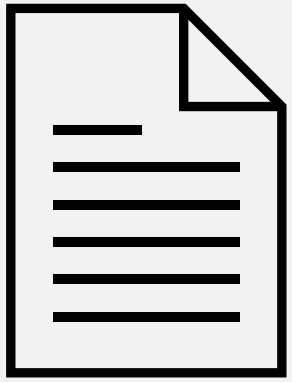
- Welcome & Introductions
- Study Overview
- Process & Screening Criteria
- Array of Alternatives
- Workshop
- Report Out
- Questions & Answers
- **Closing**

Public Input Opportunities

- Second Public Meeting
  - September 23, 2023 (today!)
- Third Public Meeting
  - At delivery of detailed alternatives
- Public Meeting & Comment Period
  - At delivery of draft report
- Public Engagement
  - Ongoing – stay tuned
- Input Encouraged
  - Throughout!

Stay Involved

Scan the QR code below with your smartphone.



Fill out a comment form here, today

Comment and subscribe to the email list electronically
(on our website)

Read the FAQs
(on our website)

Visit the website

www.homerharborexpansion.com

Thank you!

www.homerharborexpansion.com

Attachment B

Meeting Materials

HOMER HARBOR EXPANSION
CHARTER DOCUMENT

Vision

Recognizing Homer's unique environmental setting and our common desire to live, work, and play here, we will enhance Homer's maritime opportunities in a fiscally, environmentally, and socially responsible manner for the benefit of all.

Mission

Work collaboratively with all segments of the community to explore opportunities to expand necessary infrastructure while ensuring Homer's maritime future, navigational safety, environmental integrity, and regional connectivity. Align the development of any opportunities with the City of Homer Port and Harbor Department Mission Statement.

Goals and Objectives

- Relieve transportation congestion
- Improve safety and efficiency within the harbor(s)
- Reduce potential for environmental impacts within the harbor(s)
- Foster a collaborative partnership with the U.S. Army Corps of Engineers
- Expand the community's economic base
- Foster the maritime trades industry and other year-round economic opportunities
- Enhance navigational safety and regional connectivity
- To the extent feasible, prioritize incorporation of:
  - » Green energy (e.g., solar, wind, tidal)
  - » Green infrastructure (e.g., adding vegetation, capturing runoff)
  - » Food security (e.g., support reliable delivery of food and supplies needed in regional communities)
  - » Polar security (e.g., provide support for federal security measures related to arctic navigation)
- Deliver a balanced harbor design that:
  - » Performs necessary port and harbor functions
  - » Has pleasing aesthetics
  - » Is within a sustainable construction, operations, and maintenance budget
  - » Maintains environmental integrity and quality of life
  - » Minimizes adverse impacts to the community
  - » Provides for flexibility that promotes smart growth and a blue economy
  - » Supports services for large vessels
  - » Supports the U.S. Coast Guard's mission at land and at sea

Success Factors

- Proactively collaborate with the community and port and harbor stakeholders to provide meaningful community and stakeholder engagement opportunities
- Provide transparency of the decision-making process and design development
- Align with national priorities for investing in future infrastructure
- Engage scientific agencies through study advancement
- Promote educational, research, and scientific opportunities
- Foster collaborative relationships with Department of Transportation and Public Facilities and other key stakeholder agencies
- Provide applicable utility providers (e.g., water, sewer, electric) with the necessary input to deliver required support infrastructure
- Promote strong, sustained support and leadership from the City Staff, City Council, and associated Commissions
- Identify risks early and manage them appropriately
- Consistently consider community-wide socioeconomic effects that may result from harbor expansion and align with the current community-wide planning policy
- Create and sustain a safe, respectful, collaborative, and enjoyable work environment for all City, consultant, and contractor staff
- Complete construction activities on time, to specification, and within target costs
- Encourage innovation with a focus on reducing costs, enhancing the environment, and fostering thoughtful community growth

INITIAL USACE ALTERNATIVES
Dictionary of Maritime Terms

Basin
Areas of water directly connected to Kachemak Bay and designated for the purposes of mooring, refueling, and maintaining vessels. A basin can be enclosed, partially enclosed, or open depending on how much land is surrounding the basin. For example, a partially enclosed basin would be partially surrounded by land, with an opening to a larger body of water (Kachemak Bay).

Berthing
The action of tying a vessel in an allotted space.

Breakwater
A permanent structure constructed parallel or close to the coast. It reduces incoming wave energy and shelters vessels from waves and currents.

Channel
A length of water that runs between two land masses and connects two larger bodies of water.

Facility
An amenity, or piece of equipment, provided for a specific purpose.

Floating Breakwater
A buoyant system that accommodates changing water levels. A floating breakwater is held in place by anchors designed for the conditions of the area in which it will be placed.

Local Service Facilities
Facilities that the City of Homer will construct and maintain with non-federal funding (e.g., fuel, water, potable water, electricity, sewage disposal, dock facilities, road, parking, buildings, storage).

Mooring
Fastening a vessel to a fixed object (using ropes, chains, cables, or anchors) to secure the vessel.

Moorage Basin
The section of a basin where multiple vessels are stored.

Rubble Mound
A breakwater formed from irregularly shaped rocks or natural stone, deposited in a random fashion.

Uplands
Land that is adjacent to the harbor where the local service facilities will be placed.

References

https://www.sciencedirect.com/topics/engineering/floating-breakwaters
https://www.dictionary.com/
https://www.lawinsider.com/dictionary/local-service-facilities
https://www.iala-aism.org/wiki/dictionary/index.php/Main_Page

INITIAL USACE ALTERNATIVES
Standard USACE Screening Criteria

Completeness
The feasibility and implementation of each plan are evaluated. This assessment considers whether the plan is realistic and can be effectively executed. The rating scale used for completeness is categorized as high, medium, or low.

Effectiveness
The extent to which an alternative meets the planning objectives is measured. This evaluation determines how well an option addresses the desired outcomes of the project. The rating scale used for effectiveness is categorized as high, medium, or low.

Efficiency
The cost-effectiveness of each option is assessed. This analysis weighs the benefits achieved against the costs incurred, taking into account both construction and operation/maintenance expenses. The rating scale used for efficiency is categorized as high, medium, or low.

Acceptability
The acceptance of the alternatives by state, local, and public entities is considered. This evaluation gauges the level of approval and support from relevant stakeholders and the community. The rating scale used for acceptability is categorized as high, medium, or low.

Implementability
The technical, financial, and legal feasibility of the alternatives is analyzed. This assessment considers whether an option can be practically implemented given the technical requirements, financial resources, and legal considerations. The rating scale used for implementability is categorized as yes or no.

Satisfaction
The level of stakeholder support is examined to gauge the satisfaction with each alternative. This analysis considers the opinions, preferences, and feedback from various stakeholders involved in or impacted by the project. The rating scale used for satisfaction is categorized as high, medium, or low.

References

https://www.sciencedirect.com/topics/engineering/floating-breakwaters
https://www.dictionary.com/
https://www.lawinsider.com/dictionary/local-service-facilities
https://www.iala-aism.org/wiki/dictionary/index.php/Main_Page

Homer Harbor Expansion Project

Please share your comments.

Comments can also be e-mailed to info@homerharborexpansion.com

Name: _____

Email: _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

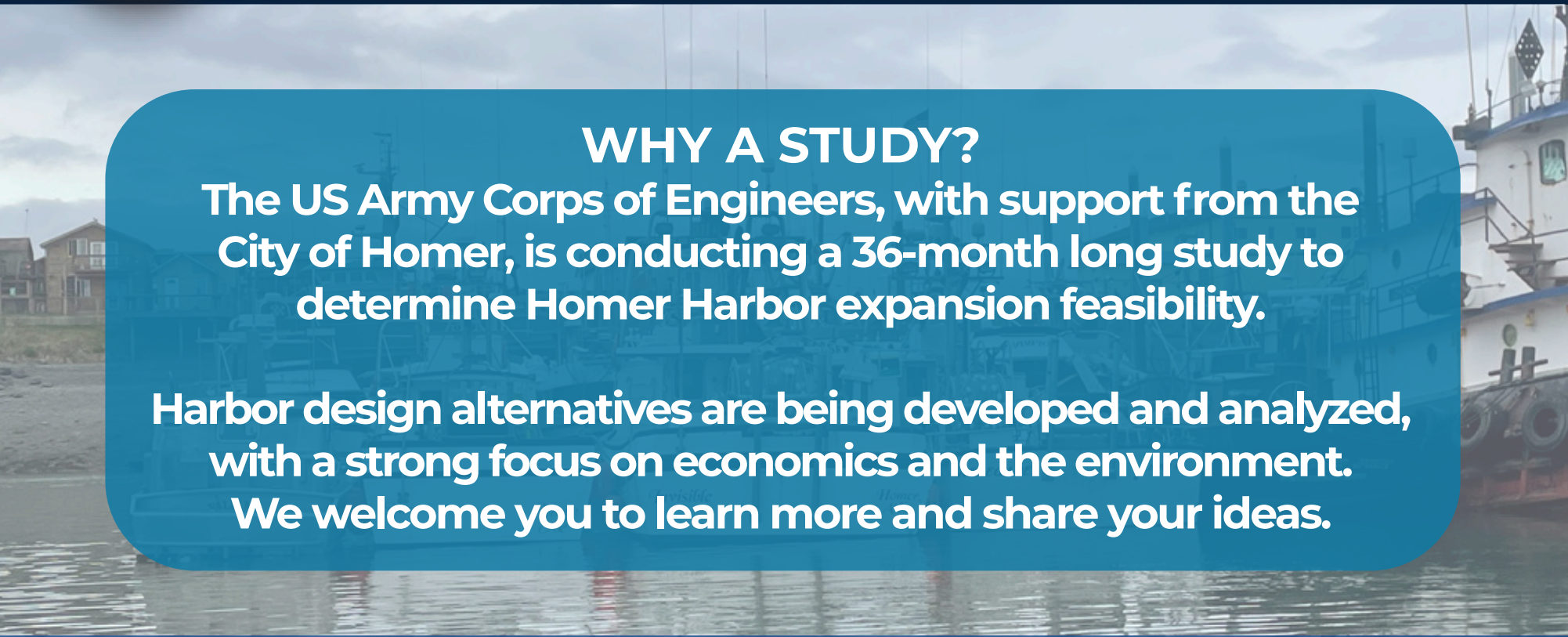
Homer Harbor Expansion Project
c/o HDR, Inc.
582 E 36th Ave., Suite 500
Anchorage, AK 99503

Please fold here and tape at bottom for mailing

APPLY
POSTAGE
HERE

Homer Harbor Expansion Project
c/o HDR
582 E 36 Ave., Ste. 500
Anchorage, AK 99503

Homer Harbor Expansion Study



WHY A STUDY?

The US Army Corps of Engineers, with support from the City of Homer, is conducting a 36-month long study to determine Homer Harbor expansion feasibility.

Harbor design alternatives are being developed and analyzed, with a strong focus on economics and the environment. We welcome you to learn more and share your ideas.

Questions & Comments

- Email us at: info@homerharborexpansion.com
- Phone: 907.268.2909
- Website: www.homerharborexpansion.com

FAQ

Welcome

Homer Harbor Expansion
Public Meeting

Feedback is welcomed via email, phone, or web

Email:
info@homerharborexpansion.com

Phone:
(907) 268-2909

For more information:
homerharborexpansion.com

Scan each QR code with your smartphone.

INITIAL ALTERNATIVES SCREENING: ALTERNATIVES NOT CARRIED FORWARD

All US Army Corps of Engineers alternatives below assume that minimum local service facilities will be available as well as meet the needs for both small and large boats.

		Location	Accommodating Current Needs / Future Fleets	Completeness Necessary actions accounted for	Effectiveness How well does it meet the goals and objectives	Efficiency What is the cost benefit	Acceptability Does it meet the regulations and requirements	Implementability Is implementation practical	Satisfaction How satisfied will the stakeholders be
ALT 3a	An enclosed harbor where the outer breakwaters of the enclosure are floating breakwater structures. Creates minimal room for local service facilities on the top surface area.	East side of Spit adjacent to existing harbor	Current Needs + Future Fleet	High	Low	Low	High	No	High
ALT 3b	An enclosed harbor where the outer breakwaters of the enclosure are a combination of floating and non-floating breakwater structures; creates some room for local services facilities on the top surface area.	East side of Spit adjacent to existing harbor	Current Needs + Future Fleet	High	Low	Low	High	No	High
ALT 4	Excavation of some of the uplands around the existing harbor to make more room for boats.	Within existing harbor	N/A	Low	Low	Low	Low	No	Low
ALT 5a	Creating a new harbor at Diamond Creek.	Off Spit, near Diamond Creek	Current Needs + Future Fleet	Low	Low	Low	Low	No	Low
ALT 5b	Creating a new harbor east of the Homer Airport.	Off Spit, east of Homer Airport	Current Needs + Future Fleet	Medium	Medium	Low	Low	No	Low
ALT 5c	Creating a new harbor in Seldovia.	Off Spit, Seldovia	Current Needs + Future Fleet	Low	Low	Low	Low	No	Low
ALT 6	Reconfigure existing harbor for large vessels; build new harbor for small boats on outside of existing harbor.	East side of Spit adjacent to existing harbor	Current Needs + Future Fleet	Low	Low	Medium	Low	No	Medium
ALT 7	Rearranging the dock floats inside the harbor.	Within existing harbor	Current Needs	Low	Low	Low	Medium	No	Low

HOMER HARBOR EXPANSION

Alternatives Carried Forward:

Alternative 1A

A single enclosed basin where the outer breakwaters of the enclosure create no additional room for local service facilities on the top surface area.

Location	Accommodating Current Needs / Future Fleets	Completeness	Effectiveness	Efficiency	Acceptability	Implementability	Satisfaction
		Necessary actions accounted for	How well does it meet the goals and objectives	What is the cost benefit	Does it meet the regulations and requirements	Is implementation practical	How satisfied will the stakeholders be
East side of Spit adjacent to existing harbor	Current + Future Needs	High	Medium	Medium	High	Yes	High

All US Army Corps of Engineers alternatives assume that minimum local service facilities will be available as well as meet the needs for both small and large boats.

HOMER HARBOR EXPANSION

Alternatives Carried Forward:

Alternative 1B

A single enclosed basin where the outer breakwaters of the enclosure have some room for local service facilities on the top surface area.

Location	Accommodating Current Needs / Future Fleets	Completeness Necessary actions accounted for	Effectiveness How well does it meet the goals and objectives	Efficiency What is the cost benefit	Acceptability Does it meet the regulations and requirements	Implementability Is implementation practical	Satisfaction How satisfied will the stakeholders be
East side of Spit adjacent to existing harbor	Current Needs + Future Fleet	High	High	Medium	High	Yes	High

All US Army Corps of Engineers alternatives assume that minimum local service facilities will be available as well as meet the needs for both small and large boats.

HOMER HARBOR EXPANSION

Alternatives Carried Forward:

Alternative 1C

An enclosed T-shape harbor where the outer breakwater of the enclosure have some room for local service facilities on the top surface area.

Location	Accommodating Current Needs / Future Fleets	Completeness Necessary actions accounted for	Effectiveness How well does it meet the goals and objectives	Efficiency What is the cost benefit	Acceptability Does it meet the regulations and requirements	Implementability Is implementation practical	Satisfaction How satisfied will the stakeholders be
East side of Spit adjacent to existing harbor	Current Needs + Future Fleet	High	High	Medium	Medium	Yes	High

All US Army Corps of Engineers alternatives assume that minimum local service facilities will be available as well as meet the needs for both small and large boats.

HOMER HARBOR EXPANSION

Alternatives Carried Forward:

Alternative 1D

A crescent shape enclosed basin where the outer breakwaters of the enclosure have maximum room for local service facilities on the top surface area. Access to basin connects Spit away from existing harbor.

Location	Accommodating Current Needs / Future Fleets	Completeness Necessary actions accounted for	Effectiveness How well does it meet the goals and objectives	Efficiency What is the cost benefit	Acceptability Does it meet the regulations and requirements	Implementability Is implementation practical	Satisfaction How satisfied will the stakeholders be
East side of Spit adjacent to existing harbor	Current Needs + Future Fleet	High	High	Low	Low	No	Medium

All US Army Corps of Engineers alternatives assume that minimum local service facilities will be available as well as meet the needs for both small and large boats.

HOMER HARBOR EXPANSION

Alternatives Carried Forward:

Alternative 2

A basin protected by a breakwater that is detached from the shore, creating a tranquil harbor space.

Location	Accommodating Current Needs / Future Fleets	Completeness Necessary actions accounted for	Effectiveness How well does it meet the goals and objectives	Efficiency What is the cost benefit	Acceptability Does it meet the regulations and requirements	Implementability Is implementation practical	Satisfaction How satisfied will the stakeholders be
East side of Spit adjacent to existing harbor	Current + Future Needs	High	Medium	Medium	High	Yes	High

All US Army Corps of Engineers alternatives assume that minimum local service facilities will be available as well as meet the needs for both small and large boats.

HOMER HARBOR EXPANSION

Alternatives Carried Forward:

No Action

The Homer Harbor remains the same.

All US Army Corps of Engineers alternatives assume that minimum local service facilities will be available as well as meet the needs for both small and large boats.

Charter Document

Vision

Recognizing Homer's unique environmental setting and our common desire to live, work, and play here, we will enhance Homer's maritime opportunities in a fiscally, environmentally, and socially responsible manner for the benefit of all.

Mission

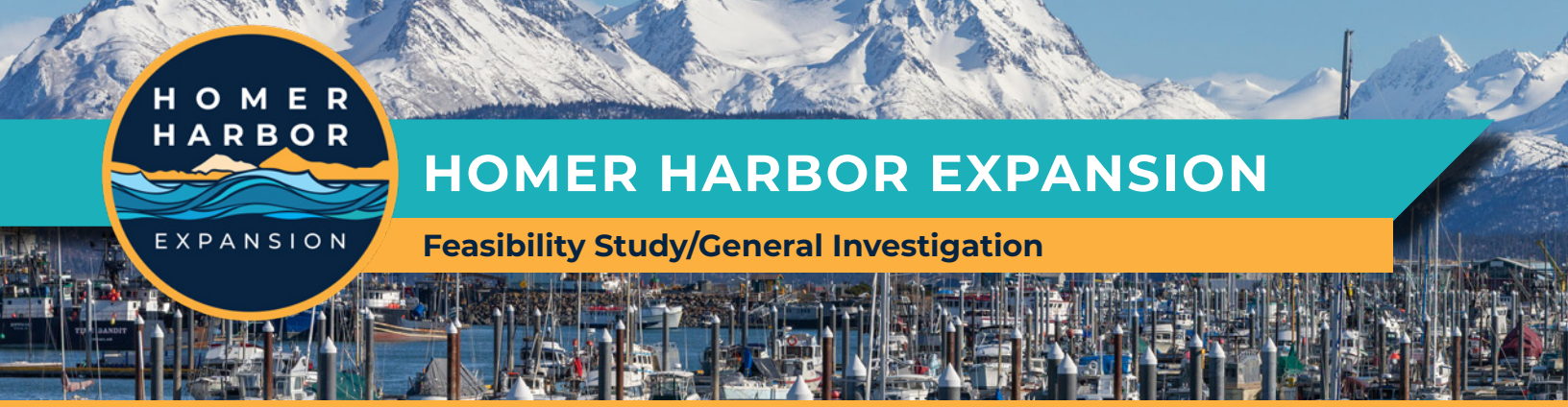
Work collaboratively with all segments of the community to explore opportunities to expand necessary infrastructure while ensuring Homer's maritime future, navigational safety, environmental integrity, and regional connectivity. Align the development of any opportunities with the City of Homer Port and Harbor Department Mission Statement.

Goals and Objectives

- Relieve transportation congestion
- Improve safety and efficiency within the harbor(s)
- Reduce potential for environmental impacts within the harbor(s)
- Foster a collaborative partnership with the U.S. Army Corps of Engineers
- Expand the community's economic base
- Foster the maritime trades industry and other year-round economic opportunities
- Enhance navigational safety and regional connectivity
- To the extent feasible, prioritize incorporation of:
  - » Green energy (e.g., solar, wind, tidal)
  - » Green infrastructure (e.g., adding vegetation, capturing runoff)
  - » Food security (e.g., support reliable delivery of food and supplies needed in regional communities)
  - » Polar security (e.g., provide support for federal security measures related to arctic navigation)
- Deliver a balanced harbor design that:
  - » Performs necessary port and harbor functions
  - » Has pleasing aesthetics
  - » Is within a sustainable construction, operations, and maintenance budget
  - » Maintains environmental integrity and quality of life
  - » Minimizes adverse impacts to the community
  - » Provides for flexibility that promotes smart growth and a blue economy
  - » Supports services for large vessels
  - » Supports the U.S. Coast Guard's mission at land and at sea

Success Factors

- » Proactively collaborate with the community and port and harbor stakeholders to provide meaningful community and stakeholder engagement opportunities
- » Provide transparency of the decision-making process and design development
- » Align with national priorities for investing in future infrastructure
- » Engage scientific agencies through study advancement
- » Promote educational, research, and scientific opportunities
- » Foster collaborative relationships with Department of Transportation and Public Facilities and other key stakeholder agencies
- » Provide applicable utility providers (e.g., water, sewer, electric) with the necessary input to deliver required support infrastructure
- » Promote strong, sustained support and leadership from the City Staff, City Council, and associated Commissions
- » Identify risks early and manage them appropriately
- » Consistently consider community-wide socioeconomic effects that may result from harbor expansion and align with the current community-wide planning policy
- » Create and sustain a safe, respectful, collaborative, and enjoyable work environment for all City, consultant, and contractor staff
- » Complete construction activities on time, to specification, and within target costs
- » Encourage innovation with a focus on reducing costs, enhancing the environment, and fostering thoughtful community growth



HOMER HARBOR EXPANSION

Feasibility Study/General Investigation

Project Fact Sheet

EXPLORING A HARBOR FOR HOMER'S PRESENT AND FUTURE

The need to improve the safety and capacity of Homer's harbor has become more apparent than ever. With an economy grounded in marine trades, a commitment to preserve the natural beauty and environment of Kachemak Bay, and a pledge to foster a sustainable future for our community, it is our goal to work together so Homer continues to thrive for generations to come.

ABOUT THE STUDY

The U.S. Army Corps of Engineers (USACE), in partnership with the City of Homer (City), has launched a general investigation study to assess the feasibility of building a new harbor to improve safety and better accommodate large vessels.

With the help of the Homer community, USACE developed an initial array of alternative designs and is advancing those designs through a robust screening process that includes, among other criteria, an environmental review, an economic feasibility assessment, and community input. The alternatives review phase is expected to last about 9 months.

ENVIRONMENTAL COMMITMENT

The National Environmental Policy Act (NEPA) process, including an initial environmental background and baseline review, will be a critical component of the study and decision-making process. The review will identify potential impacts, both positive and negative. USACE is hosting members of the Homer community in an Environmental Stakeholder Working Group (ESWG) to help facilitate collecting input from some of the community's key environmentally focused organizations. The harbor design alternatives will be reviewed in the context of collected environmental data, and the ESWG's input will serve as one important data source. You can learn more about NEPA and the environmental process by typing "a citizen's guide to NEPA" in your favorite search engine.

GOALS

The general investigation phase is meant to identify a realistic and right-sized solution for Homer's harbor that meets the needs of harbor users, thoughtfully plans for future flexibility, and enhances the Homer community while maintaining environmental integrity. Check out the Homer Harbor Expansion Charter Document for a detailed list of expansion goals and objectives.

HARBOR DEMAND: WHY HOMER?

The Homer Port and Harbor, built in 1964, is busting at the seams. A combination of increased use, larger vessels, and safety concerns has prompted the City to partner with the USACE to thoroughly examine the current and future needs of the harbor for a better tomorrow.

- Demand for moorage exceeds the harbor's capacity, and more than 400 small and medium vessels are on the harbor's stall waitlist.
- Between 2008 and 2018, the local fishing fleet grew by more than 42 percent.
- Large marine vessels are currently being moored three abreast due to space limitations.
- Vessel sizes are increasing, some with lengths that exceed the harbor's largest stalls.

WEB: HomerHarborExpansion.com **Email:** info@homerharborexpansion.com **Phone:** 907-268-2909

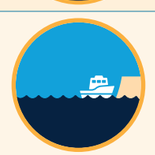
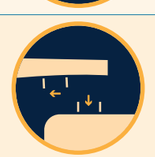
INITIAL ALTERNATIVES SCREENING: ALTERNATIVES CARRIED FORWARD

All US Army Corps of Engineers alternatives below assume that minimum local service facilities will be avaliable as well as meet the needs for both small and large boats.

		Location	Accommodating Current Needs / Future Fleets	Completeness Meets the projects goals and objectives	Effectiveness How well does it meet the goals and objectives	Efficiency What is the cost benefit	Acceptability Does it meet the regulations and requirements	Implementability Is implementation practical	Satisfaction How satisfied will the stakeholders be
ALT 1a	A single enclosed basin where the outer breakwaters of the enclosure create no additional room for local service facilities on the top surface area.	East side of Spit adjacent to existing harbor	Current + Future Needs	High	Medium	Medium	High	Yes	High
ALT 1b	A single enclosed basin where the outer breakwaters of the enclosure have some room for local service facilities on the top surface area.	East side of Spit adjacent to existing harbor	Current Needs + Future Fleet	High	High	Medium	High	Yes	High
ALT 1c	An enclosed T-shape harbor where the outer breakwater of the enclosure have some room for local service facilities on the top surface area.	East side of Spit adjacent to existing harbor	Current Needs + Future Fleet	High	High	Medium	Medium	Yes	High
ALT 1d	A crescent shape enclosed basin where the outer breakwaters of the enclosure have maximum room for local service facilities on the top surface area. Access to basin connects Spit away from existing harbor.	East side of Spit adjacent to existing harbor	Current Needs + Future Fleet	High	High	Low	Low	No	Medium
ALT 2	A basin protected by a breakwater that is detached from the shore, creating a tranquil harbor space.	East side of Spit adjacent to existing harbor	Current + Future Needs	High	Medium	Medium	High	Yes	High

INITIAL ALTERNATIVES SCREENING: ALTERNATIVES NOT CARRIED FORWARD

All US Army Corps of Engineers alternatives below assume that minimum local service facilities will be avaliable as well as meet the needs for both small and large boats.

		Location	Accommodating Current Needs / Future Fleets	Completeness	Effectiveness	Efficiency	Acceptability	Implementability	Satisfaction
				Meets the projects goals and objectives	How well does it meet the goals and objectives	What is the cost benefit	Does it meet the regulations and requirements	Is implementation practical	How satisfied will the stakeholders be
ALT 3a	 An enclosed harbor where the outer breakwaters of the enclosure are floating breakwater structures. Creates minimal room for local service facilities on the top surface area.	East side of Spit adjacent to existing harbor	Current Needs + Future Fleet	High	Low	Low	High	No	High
ALT 3b	 An enclosed harbor where the outer breakwaters of the enclosure are a combination of floating and non-floating breakwater structures; creates some room for local services facilities on the top surface area.	East side of Spit adjacent to existing harbor	Current Needs + Future Fleet	High	Low	Low	High	No	High
ALT 4	 Excavation of some of the uplands around the existing harbor to make more room for boats.	Within existing harbor	N/A	Low	Low	Low	Low	No	Low
ALT 5a	 Creating a new harbor at Diamond Creek.	Off Spit, near Diamond Creek	Current Needs + Future Fleet	Low	Low	Low	Low	No	Low
ALT 5b	 Creating a new harbor east of the Homer Airport.	Off Spit, east of Homer Airport	Current Needs + Future Fleet	Medium	Medium	Low	Low	No	Low
ALT 5c	 Creating a new harbor in Seldovia.	Off Spit, Seldovia	Current Needs + Future Fleet	Low	Low	Low	Low	No	Low
ALT 6	 Reconfigure existing harbor for large vessels; build new harbor for small boats on outside of existing harbor.	East side of Spit adjacent to existing harbor	Current Needs + Future Fleet	Low	Low	Medium	Low	No	Medium
ALT 7	 Rearranging the dock floats inside the harbor.	Within existing harbor	Current Needs	Low	Low	Low	Medium	No	Low

Homer Harbor Expansion Front End Planning Process

HOMER HARBOR EXPANSION

City of Homer - HHE Execution Track

Front End Planning

Execution

1 Appraise Opportunities

2 Select LSF Alternatives

3 Define/Develop LSF Alternatives

Feasibility Study / General Investigation

Execution dependent upon results of front end planning.

USACE- HHE Execution Phases

1 Scoping

2 Alternatives Evaluation Analysis

3 Feasibility Level Analysis

Chief's Report

Draft IFREA

Final IFREA

Chief's Report

US Army Corps of Engineers®

City of Homer Decision to Advance

Integrated Feasibility Report and Environmental Assessment (IFREA)

Local Services Facilities (LSF): Features of the harbor expansion that are not related to general navigation such as floats, docks and uplands.

USACE Report, Document or Deliverable

HHE - Homer Harbor Expansion

WORKSHOP
10:45 - 11:45 AM

Table 1: Uplands Considerations & Aesthetics KC Kent, HDR
Room ___.

Table 2: Resiliency & SustainabilityAngela Schedel, HDR
Room ___.

Table 3: Reduced Environmental ImpactRonald McPherson, HDR
Room ___.

Table 4: Balanced Harbor DesignBryan Hawkins, City of Homer
Room ___.

Table 5: Business & Economic Opportunities Amy Woodruff, City of Homer
Room ___.

HOMER HARBOR EXPANSION

PUBLIC MEETING | 9.23.23

WORKSHOP

10:45 - 11:45 AM

HOMER HARBOR EXPANSION

PUBLIC MEETING | 9.23.23

WORKSHOP

10:45 - 11:45 AM

HOMER HARBOR EXPANSION

PUBLIC MEETING | 9.23.23

WORKSHOP

10:45 - 11:45 AM

September 23, 2023 – Public Meeting

Corvus Charette Highlights by Breakout Table Topic

Table 1: Uplands Consideration & Aesthetics

Facilitator: KC Kent, HDR | Support/Note Taker: Ian Pitzman, PHC

Ideas

- Parking expansion/RV friendly parking
- Storage yard
- Drive-down ramp
- Reserved stalk
- Drive-down landing flat
- Ramp access
- Commercial base ramp
- Circular traffic patterns to ease and designate pedestrian areas
- Water taxi hub with accompanying parking and business touts nearby
- Designated parking for harbor users
- Over slope development
- Public toilets/showers
- Not cold storage – use upland in town
- More restrooms
- Wi-Fi – good high speed
- Industrial separate from tourism
- More accessibility (shuttle, pedestrians)
- Ample power
- Excellent walkability
- Open theatre
- Water access for recreation
- Dog park
- Boardwalk
- Wayfinding
- Car + trailer parking

September 23, 2023 – Public Meeting

Corvus Charette Highlights by Breakout Table Topic

Table 2: Resiliency & Sustainability

Facilitator: Angela Schedel, HDR | Support/Note Taker: Bob Shavelson, PHC (backup = Alice Rademacher, HDR)

Ideas

- Tidal energy
  - Tidal energy through breakwater: utilities
  - Tidal energy component
  - Tidal turbine in breakwater
- Green space
- Mariculture processing
- Open space on west shore, trade retail to new space
- Scenic viewpoints
- Wildlife protections
- Downward lighting “dark sky protection”
- Need sustainable revenue to pay for maintenance
- Need to cater to wide variety of maritime users (human and non-human environment)

Other

- Environmental benefit by reducing fuel usage retaining regional fleet for moorage and service versus travel to the lower 48

Table 3: Reduced Environmental Impact

Facilitator: Ronny McPherson, HDR | Support/Note Taker: Kayla Campbell, USACE

Ideas

- Reduce need for vessels to travel out of AK for maintenance
    - Moorage for federal vessels / government marine
    - Mooring for 300 vessels 100' to 250'
- Vessel movement at all stages of the tide
- Eco-conscious float lighting dock for ocean containers
- Fuel/oil catchment
- Downward lighting "dark sky protection"
- Infrastructure fuel, offloads water, etc.

Other

- Environmental benefit by reducing fuel usage, retaining regional fleet for moorage and service versus travel to the lower 48
- Make Homer a terminal for small coastal freight
- Need to cater to wide variety of maritime users (human and non-human environment)

September 23, 2023 – Public Meeting

Corvus Charette Highlights by Breakout Table Topic

Table 4: Balanced Harbor Design, Logistics

Facilitator: Bryan Hawkins, COH | Support/Note Taker: Amy Woodruff, COH

Ideas

- Year-round water dock
- Work float/wood grid
- Fuel dock on fuel header
- Helipad for the hospital
- More small vessel spots on private marina
- Expand large ramp
- Adequate electricity
- Water sewer
- Facility lighting
- Surveillance cameras
- Second harbor story
- Travel lift
- Dryland shipyard for maintenance and repairs
- Travel lift pier
- Blocking yard
- Electrical serving at vessel work system
- Repair enclosure
- Transient float
- Unloading crane in fishing area: cargo
- Storage yard
- Storage yard electrical service
- 4-story parking – tsunami evacuation
- Premium space/service
- Laundry/shower facility
- Ice
- Cold storage (or use upland in town?)
- Private/secured marina space
- Water access for recreation
- Power water + utilities
- 240V 50-amp electric service
- Fish processing area
- Large vessel travel lift (400T)
- Stackable boat storage
- Dry docks / Large vessel dry dock
- Bigger fuel dock
- Adequate lighting and security
- Ice pant upgrade
- Crane
- Staging
- Roll on/roll off container handling/storage
- Expanded deep water
- Sheltered small boat area / low boats, etc.
- Wharf/pier
- Barge moorage
- Fresh water drains and refill yard

More

- Ability to off-load containers, winter barge, 100T-200T crane
- Back staging/parking close to crane + large enough for semis
- Full utilities at all slips, 300 new large slips, space for marine trades, and more dock space
- Freight movement: loading, truck support, laydown, cross dock, facility, leasable
- Expandability: easy service extension, more small board transient moorage, big sail boats/yachts
- Large vessel service: expanded depth, grid, dry dock, maintenance
- Adequate resources dedicated to large vessels up to 600 feet

September 23, 2023 – Public Meeting

Corvus Charette Highlights by Breakout Table Topic

Table 5: Business & Economic Opportunities

Facilitator: Matt Clarke, City | Note Taker: Crisi Matthews

Ideas

- Public fire safety cop substation
- Retail and commercial industrial wharfage
- Coast Guard vessel
- Parking expansion/RV friendly parking
- Commercial base ramp
- Sales tax fuel
- Government fleet
- Commercial base ramp
- Worker housing
- AVTEC site
- Increased retail/food market
- Designated water taxi/kayak hub
- Water taxi hub with accompanying parking and business touts nearby
- USCG Area
- Lease space for vendors
- Meeting space tech school & licensing

Income Generation

- Cargo wharfage demurrage dockage
- Wharf frontage – retail, etc.
- Haul outs repair facility
- Upland storage leasing
- Moorage
- Fish processing centralized
- Electrical generation (tidal, wind, solar)
- Year-round services
- Paid parking
- Department of Defense
- Upland storage fees
- Harbor moorage fees
- More slips scope
- Wharfage for freight
- Parking
- Vessel repair haul-out
- Private public partners
- Expand wharfage
- Multiple large deep draft vessels
- Lease freight handling building
- Lease space
- Private marina
- Longer term leases
- Travel lift at long term lease
- Container operations
- Lease or sell land
- Freight services
- Federal contracts (coast guard and NOAA)
- Freight wharfage specific docks
- Tidal power
- Combine LVH and large dock
- Vessel haul-out
- Parking
- Sales tax fuel
- More wharfage
- Moorage
- Premium space/service
- Outside gear storage
- Private marina

Table Host Guide

Homer Harbor Expansion
Public Meeting

Kenai Peninsula College
Kachemak Bay Campus
Various Rooms

September 23, 2023

10:00 AM - 12:30 PM

Host guidance and script

NOTE: There will be five tables, each with a flip chart for notetaking and a handout summary of topical highlights from the Corvus design charette held prior to study launch. The goals of the breakout sessions are two-fold: 1) engage participants in the table topic and brainstorm (relatively) practical ideas regarding what is needed as well as how it might be addressed; and 2) encourage participants to ask questions about the study.

Participants should be encouraged to work together to consider and balance the competing interests and constraints. Participants will self-select their table. See details below regarding general instructions you can share with your table.

There is a lot to accomplish during the workshop; please be mindful of the time. Try to keep your intro to 10 mins, the Corvus review/issues identification to 10 mins, the solutions discussion to 30 mins, and your summary for report out to 10 mins. Descriptions of each of these are provided below.

- Welcome participants.
- Share intent and expectations for the table:
    - This workshop offers an opportunity for participants to work in groups to actively brainstorm topical items that need to/should be addressed to help prepare for a successful harbor expansion project, if that should be the resulting recommendation from the study.
        - Remember, the study is expected to take at least 3 years to complete. We are only a few months in, and we are committed to getting the best quality feasibility study that we can. When the study is complete and if a recommendation is made to move ahead with a harbor expansion, then the city and the U.S. Army Corps of Engineers (USACE) will need to determine if and/or how to advance the recommendation.
        - Ten years is a relatively realistic timeline for delivery of a new harbor; there is still plenty of time to address the needs.
    - We plan to collaborate today in a manner that creates a respectful and productive environment for the discussion, fostering meaningful dialogue and problem-solving.
        - Respect one another and the varying perspectives
        - Stay on topic
        - Be solutions-focused
        - Build on ideas
        - Identify actionable steps
        - Respect time limits

        - Defer judgement
        - Share the air space
    - If you want to visit more than one table, you are welcome to do so.
- NOTE: table facilitators will need to be cognizant of new participants; welcome them and bring them briefly up to speed.
- Go over **Table Instructions**
    - This is an opportunity to work collaboratively to identify needs and solutions, specifically related to (name topic). The workshop is generally focused on surface/support facilities,
        - *NOTE: For facilitator awareness, environmentally-focused topics are likely to elicit more study-focused discussion; keep the conversation solutions focused to the best of your ability.*
    - The focus of this table's discussion is X.
    - The other tables are focused on the following, and you are welcome to move to another table if you think it may be better aligned with your interests:

        1) Uplands considerations & aesthetics (KC, HDR; notes/support Ian Pitzman, P&HC)
            - Walking
            - bike trails
            - traffic flow/congestion mitigation
            - parking
            - bathrooms
        2) Resiliency & Sustainability (Angela, HDR; notes/support Bob Shavelson, P&HC)
            - Alternative/Green Energy
            - Green Infrastructure
            - Carbon neutrality
        3) Reduced Environmental Impact (Ronny, HDR; notes/support Kayla, USACE)
            - Construction considerations (windows and methods)
            - Physical footprint (right-sized)
            - Carbon footprint
        4) Balanced Harbor Design (logistics) (Bryan, COH; notes/support Amy W., COH)
            - Facilities: floats, fuel, haul out, dock space
            - Utilities – water, power
            - Logistics – duplication of services, move services, loading and unloading equipment
        5) Business/Economic Opportunities (Matt, COH; notes/support Crisi Matthews, P&HC)
            - What are the needs?
                - Public/private partnerships
                - Private enterprise
            - Lease endeavors?
            - What would be good revenue generators: local and regional?
            - What are some specific drivers for our maritime trades economy?
    - Some of you may have participated in the Corvus design charette that was held prior to the launch of the HHE study. While the study represents a restart of the design process, the work that was done previously – particularly related to surface facilities – was valuable and is a good starting point for our discussion.
    - We'll spend about 10 minutes building on the Corvus content, further identifying key topics and/or areas of concerns.

    - We'll spend about 30 minutes brainstorming solutions and/or methods/ideas/opportunities for advancing solutions.
    - We'll spend about 10 minutes identifying the highlights from our conversation in preparation to report back to the full team.
    - If you have questions about the study, you are also welcome to raise them during our discussion. I'll answer if I can or write down your question and have a member of the project team follow up with you.

- Please plan to capture key themes, questions, and concerns on the flip chart for future project team reference (as well as to acknowledge to the table that they are being heard). You don't need to take robust notes, but we'd like to capture high points.
- Encourage discussion and collaboration that might drive alignment among competing priorities; guide participants to collaborate and to drive solutions.
        - See sample questions at the end of the document.
        - Reference back to the table descriptions above for ideas on specific topics for your table.
    - Promote collaboration and respectful dialogue and redirect conversation as needed to maintain this atmosphere.
- Answer questions and/or make note of questions you can't answer and the individual who asked the question; pass the information along to a member of the project team (either during the meeting or after; various support staff will be floating around the room and available to answer questions).

NOTE: Some of your audience may be non-technical or may be unfamiliar with not just this project but marine projects in general. If this is the case, try to share information in a non-technical way. Avoid acronyms and jargon.

Questions to help guide progress

- Is there anything critical missing from this initial Corvus list? If yes, what?
    - Let's spend a few minutes identifying additional ideas/opportunities.
    - Are there things on the list that are over-ambitious that we should remove or scale-back?
- Now that we have identified the issues we want to address, let's brainstorm solutions and ideas for advancing those solutions.
    - Let's try to come out of this with some realistic potential solutions and actionable ideas the City might use to progress solutions.
- How can we collaborate and compromise to deliver solutions that work for the majority of users and/or perspectives at our table or in our community?

Attachment C

Email Blasts

From: Homer Harbor Expansion
To: Pantaleone, Pearl-Grace
Subject: Homer Harbor Expansion: Public Meeting
Date: Monday, August 28, 2023 9:59:43 AM

View this email in your browser

HOMER HARBOR EXPANSION

Public Meeting Notice

JOIN US ON SEPTEMBER 23rd!

We want your feedback and ideas

The U.S. Army Corps of Engineers (USACE) has completed the design alternatives milestone as part of the Homer Harbor Expansion Study. Thirteen innovative design concepts were evaluated and narrowed down to five alternatives. These designs will move into the design alternative formulation and analysis phase.

The public is invited to attend the public meeting for an update on the study and to share your ideas. Conversations will be facilitated by project staff from the City of Homer, USACE, and HDR Engineering.

Meeting Details

Join Us!

Saturday, September 23

10am - 12:30am

Kenai Peninsula College, Kachemak Bay Campus Room 201

533 E Pioneer Ave, Homer, AK 99603

Additional information

homerharborexpansion.com

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Subject: Homer Harbor Expansion: Public Meeting
Date: Monday, September 18, 2023 9:59:38 AM

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HOMER HARBOR EXPANSION

Public Meeting Notice

JOIN US THIS SATURDAY!

We want your feedback and ideas

The U.S. Army Corps of Engineers (USACE) has completed the design alternatives milestone as part of the Homer Harbor Expansion Study. Thirteen innovative design concepts were evaluated and narrowed down to five alternatives. These designs will move into the design alternative formulation and analysis phase.

The public is invited to attend the public meeting for an update on the study and to share your ideas. Conversations will be facilitated by project staff from the City of Homer, USACE, and HDR Engineering.

Meeting Details

Join Us!

Saturday, September 23

10am - 12:30am

Kenai Peninsula College, Kachemak Bay Campus Room 201

533 E Pioneer Ave, Homer, AK 99603

Additional information

homerharborexpansion.com

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HOMER HARBOR EXPANSION

Public Meeting Notice

JOIN US TOMORROW!

We want your feedback and ideas

The U.S. Army Corps of Engineers (USACE) has completed the design alternatives milestone as part of the Homer Harbor Expansion Study. Thirteen innovative design concepts were evaluated and narrowed down to five alternatives. These designs will move into the design alternative formulation and analysis phase.

The public is invited to attend the public meeting for an update on the study and to share your ideas. Conversations will be facilitated by project staff from the City of Homer, USACE, and HDR Engineering.

Meeting Details

Join Us!

Saturday, September 23

10am - 12:30am

Kenai Peninsula College, Kachemak Bay Campus Room 201

533 E Pioneer Ave, Homer, AK 99603

Additional information

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Attachment D

Advertisements

Homer Harbor Expansion Study Update

Public Meeting Notice

The City of Homer is continuing the design alternative formulation and analysis phase of the Homer Harbor Expansion study. Please join us at a public meeting to share your ideas.

Public Meeting Details

Saturday, September 23, 2023
10am – 12:30pm

Kenai Peninsula College
Kachemak Bay Campus Room 201
533 E Pioneer Ave
Homer, AK 99603

HHE Public Meeting / 9-23-2023
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HOMER HARBOR EXPANSION

Public Meeting
September 23, 2023

SATURDAY

WHEN?
09/23/23
10AM - 12:30PM

WHERE?
KENAI PENINSULA COLLEGE
KACHEMAK BAY CAMPUS ROOM 201

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HOMER HARBOR
EXPANSION
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For more details

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Attachment E

Meeting Flyer

HOMER HARBOR EXPANSION

Homer Harbor Expansion Study Update
Public Meeting 9/23/2023

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10am – 12:30pm

Kenai Peninsula College
Kachemak Bay Campus Room 201
533 E Pioneer Ave
Homer, AK 99603

Feedback may be submitted via email or phone:
Email: info@homerharborexpansion.com
Phone: (907) 268-2909

For additional information visit:
homerharborexpansion.com

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HHE Public Meeting / 9-23-2023 homerharborexpansion.com

Attachment F

Meeting Results

Sign-In Sheet
Meeting Notes
Workshop Notes
Comments

Sign-In Sheet
Please
Print Legibly

Homer Harbor Expansion

Public Meeting - September 23, 2023

Kenai Peninsula College 10:00 AM-12:30 PM

Name (Please print)	E-mail	Address, City, State, Zip Code	Gender* (M/F)	Race* (W, AN, N, B, A, P, O)
Donna Hall	dterphall@gmail.com		F	
Lacey Verssko				
Julie Engebresen				
Michael Tipper	mtipper@kpb.us			
Bruce Friend	bruce.friend@gmx	PO Box 103 Homer, AK 99603	M	
Caroline Venuti	fcvenuti@gmail.com	818 Smoky Bay Way, #134 Homer, AK	F	C
ERIK VELSKO	KanaFisheries@gmail.com	2357 W. HIGHLAND DR. HOMER, AK 99603	M	
Kathy Hill	Kathill@alaska.net	POB 1988 Homer	F	
Lani Raymond	lanibirder@gmail.com	41640 Gladys Ct Homer, AK 99603	F	W
Crisi Mathews	shop@homershores.com	4025 Homer Spit Rd Ste 7	F	W
JARED BRADSHAW	jared@svaboats.com	5709 CLEARWATER DR	M	W

*This information is **voluntary**. Its purpose is to ensure fair and equal representation by the public in all projects and programs administered by the Alaska Department of Transportation and Public Facilities.
Race Categories: White (W), Alaska Native (AN), Native American (N), Black (B), Hispanic (H), Asian (A), Pacific Islander (P), and Other (O).

Sign-In Sheet
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Kenai Peninsula College 10:00 AM-12:30 PM

Name (Please print)	E-mail	Address, City, State, Zip Code	Gender* (M/F)	Race* (W, AN, N, B, A, P, O)
Robert Archibald	robert.e.archibald@gmail		M	
JIM HERBERT	✓			
Paul Allen	✓			
Jon Sundquist	Fishcharacter Homer@outlook.com	Homer Spit	M	
Teal Bishop	✓	✓	F	
Kathryn Carssow	Kcarssow@live.com	Homer	F	W
ALAN JEFFRIES	HARCOURTMUDD@YAHOO.COM	HOMER		
Steven Cannon	SCannon@homerelectric.com	Homer		
Clayton Smith	claytonsmith1628@gmail	Homer	M	
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Jamie Diep	jamie@kbbi.org	Homer		A

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Kenai Peninsula College 10:00 AM-12:30 PM

Name (Please print)	E-mail	Address, City, State, Zip Code	Gender* (M/F)	Race* (W, AN, N, B, A, P, O)
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Dave Erikson	derikson@Alaska.net	Box 15204, Fritz Creek, AK	M	
Ian Pitzman	ian@Fortunesea.net	4254 Svedlund Circle Homer AK	M	
CAROL HARDING	carolgharding1@gmail.com	PO Box 2154	F	
Steve Glasman	steveg@bricewinc.com	1400 Cottonwood Ln	M	
Jennifer Hawkins			F	
Laurie Daniel	lauriedaniel tnc@hotmail.com	Homer		
Lauren Sutton	lsutton7@alaska.edu			
Lori Mikols	relax@bayavenueinn.com	Homer	F	

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Kenai Peninsula College 10:00 AM-12:30 PM

Name (Please print)	E-mail	Address, City, State, Zip Code	Gender* (M/F)	Race* (W, AN, N, B, A, P, O)
Angela Thomas	WildCoastAlaska@gmail.com	30055 Sterling Hwy, Anchor Point, AK 99556	F	W
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Paul Seaton	pkseaton@gmail.com	58395 Bruce Ave Homer	M	W
Loren and Susie Myhill	mysusie@hotmail.com	1343 Myhill Road, Homer	M/F	W
DAN ANDERSON	PARAGONDAN58@GMAIL	4140 CHINK BOOT	M	W
CARL NOSTRAND				
GORDY VERNON		BOX 3 HOMER		

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Name (Please print)	E-mail	Address, City, State, Zip Code	Gender* (M/F)	Race* (W, AN, N, B, A, P, O)
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Heike Merkel		Kachemak Drive	F	
Melissa Blair		Homer		
Jake Schlapfer	Jschlapfer@yhtk.com	Homer	M	
Erik Pellman	epullman@kbaytech.com	Homer	M	
Scott Smith	scott no2@gmail.com	Box 959 Homer 99603	M	
Troy LAKEY	Info@ACDCElectricalSupply.com	528 E. Pioneer Ave	M	
VENUTI	FCvenuti@gmail.com			

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Homer Harbor Expansion Study
Public Meeting

Saturday, September 23, 2023
Kenai Peninsula College, Kachemak Bay Campus Room 201
Homer, AK 99603
10:00 AM – 12:30 PM

Attendees

City of Homer	USACE	HDR	PHC
Bryan Hawkins Amy Woodruff Matt Clarke Julie Engebretsen	Curtis Lee Robin Carr Kayla Campbell	Ronald McPherson KC Kent Angela Schedel Amy Burnett Alice Rademacher Pearl-Grace Pantaleone	Ian Pitzman Bob Shavelson Crisi Matthews Bruce Friend

Public sign-in sheet.

Workshop Report Out

12:00 – 12:30 PM

Table 1: Uplands Consideration & Aesthetics (KC Kent)

7 people attended

1. Parking – shuttle, parking at high school and rink
    a. Pedestrians?
2. Parking

Table 2: Resiliency & Sustainability (Angela Schedel)

8 people attended

1. road sustainability and access
    a. move road to the east
    b. incorporating dredge material to seed material in front of the road
2. Minimize public and private investment and risk on the spit to help increase resilience

Table 3: Reduced Environmental Impact (Ronny McPherson)

6 people attended

1. potential use of linden shoreline – using natural things to mitigate waves (mangroves, oysters, artificial reefs)
2. unknown to habitats in and around the harbor: city to take a strategic approach to monitoring habitats after it's being constructed

   a. adaptive management with monitoring
3. carbon footprint
   a. construction
   b. procurement process and contractors used
      i. local quarry vs Washington
   c. using the analysis and the benefits of the project (travel from project team)

Table 4: Balanced Harbor Design (focused on uplands and public-private partnership) (Bryan Hawkins & Amy Woodruff)

17 people attended

1. electric charging for vessels – small boat harbor issue
2. employee housing – low
3. year-round water – high
4. work float in small boat harbor (drive down)
5. creating additional uplands on breakwater – high
6. barge ramp in new basin – high
7. travel lift pier – high
8. storage yard – high
9. nigger fuel dock – high
10. adequate light and security – high
11. cranes (privately owned) – high
12. barge moorage outside new basin – high
13. dedicated space for cargo ships and cruise ships – high
14. electric - high
15. wastewater (black and disposal) - high
16. boat yard – create additional uplands – high

Table 5: Business & Economic Opportunities (Matt Clarke & Crisi Matthews)

9 people attended

3. Marine trade: workforce and labor development
   a. Affordable housing and cost of living
4. Marine Trades Supporting fleet: public-private partnership
5. Tourism + recreation: cruise ship and airport
6. USCG + Military
7. Public Sector/local government: augmenting services and facilities

Questions & Answers

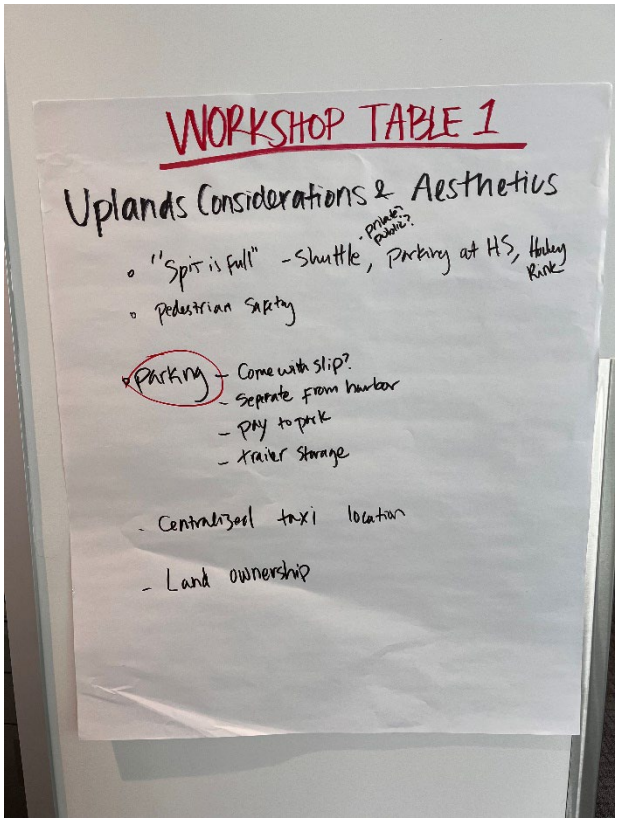
1. **When are we going to get some idea about cost? This will drive public perception.**
    a. It will be tied to the draft feasibility report. As we get the geotechnical information and engineering information of the alternatives that is going to be the point to start assigning costs. This will be at the "draft report release for concurrent review" stage.
2. **Will there also be a review on the financial benefits across the spectrum of the economy and local businesses?**
    a. Yes, the Draft Report will talk about cost and economic benefit including national, local, regional, and environmental benefits. We are looking for a good study rather than a fast study.
3. **If there is a way to tie the economic benefit to sea trade and housing that would be greatly appreciated.**
    a. Thank you.
4. **Europe uses a lot of great materials for their harbors. Will Homer?**
    a. Yes, those materials will absolutely be considered.
5. **Geotechnical is the next big step. Will the next step be to determine if there are uplands or no uplands?**
    a. Yes, geotechnical or geophysical investigation is next within the study to understand the foundation. Discovering the soils will be important for us to see which alternatives to carry forward. Uplands will also factor into USACE on which ones will raise above according to criteria.
    b. The economic survey for vessel owners who plan to put a boat in the harbor is being developed right now and the next step will be to send the survey to headquarters. Once it's in headquarters' hands it will take six months for them to process starting at the time of submittal. This will help create economic data to help evaluations and support the outcome.
6. **Who is assessing the fleet? Who is a part of it?**
    a. Please answer the survey. The fleet is developed through economics. USACE is developing a model and there is data from the City about the waiting list to understand trends. We are evaluating a *right-sized* harbor.
7. **The big elephant in the room is reasonable funding. Please address.**

a. The Homer Harbor Expansion received $300,000 in FY23 Congressionally Designated Spending (CDS) funding to initiate the new start General Investigation (GI) study. Due to a misunderstanding between federal entities regarding how the USACE budget and CDS funds would interact for multi-year projects, the study was not included in the FY24 USACE budget. Neither were additional CDS funds allocated; thus, the study is now facing a federal funding gap and delay. Other USACE new-start GI studies funded through FY23 congressionally directed spending are in similar situations, and efforts to remediate the federal funding challenge are underway.
b. Due to the federal funding gap, work on the study will continue at a slowed pace, with a reduced staffing level through January 2023. The USACE project development team has been open to creative solutions to stretch the current federal funding, utilize work in kind, and generally optimize the budget to minimize the delay and its impacts.
c. USACE is actively pursuing two potential sources for federal continuation funding: (1) unused funds in the FY24 Workplan and (2) inclusion in the USACE FY25 Workplan and the President's FY25 Budget. The former would allow study resumption in July 2024; the latter, a more likely option for continuation funding, would allow study resumption in October 2024. While there is no way to secure an advance guarantee of federal funding, failure to fund the completion of an initiated project would be an unprecedented act by USACE. The team will know more in spring 2024 as federal budgets are created.

8. **Will each phase go for bid?**
    a. Three steps: feasibility, preliminary design, and construction. We are currently in the feasibility phase. The design will take 1-2 years. At the construction phase, it will on the Beta.gov website and will go low bit for the entire project.
9. **The city and the state appropriated funds for the three years. Why does the government only appropriate money per year?**
    a. The new start was a part of a congressional study to fund the first year of the study. There was confusion for the remainder of the funds due to misunderstanding on who would submit the funds; therefore, no funds were requested. The Corp has never stopped a study due to no funding.
10. **If the geotechnical funding is outside the study, where are the USACE funds?**
    a. Corps budget is developed annually and divides the funding 50-50 with the city.

11. **It appears we are putting a lot of focus on what we want to accomplish on the next 5 years. Is there an idea on what the next phase of the harbor expansion including the military and if it's been addressed?**
    a. The study itself has a set duration that goes along with it. The alternatives are intended to be useful over a 50-year timeframe after construction is complete.

Table 1: Uplands Considerations & Aesthetics



PARKING

- Pay to park
- Mobile app and lighted parking spots (red/green lights like parking garages have that indicate where open spots are and can be seen on the app
- Shuttle – either private or public along the spit. Shuttle in the summer from the high school or from other parking location
- Need for trailer parking (Day use/week use)
- Parking for delivery trucks/semi-trucks
- Designated parking spots for commercial vehicle ownership
- Spit-limit – only allow a certain number of cars on the spit
- Split the port and harbor to minimize RV's parking on the port side
- No cars allowed unless delivery related

LAND USE

- Lease versus own
- Allowing a processor to own a piece of land so there is incentive to develop it
- Distribution of leased land, length of leases
- Designated dewatering location or a sand bypass through the spit

FACILITIES

- Enough existing restroom facilities for the public
- Adding a shower facility/restrooms/laundry for the commercial side (even if it's a pay per use facility)
- Parking came up again

POPULATION

- Keep tourists adjacent to commercial facilities, not in them
    - Recognized the harbor walk industrial section (by the cranes) is one of the most popular spots
- Want walkability – separated from the road system
    - ADA accessible walkways – movement to bring the elderly down the spit to go on walks
    - Separating walkways such as the lifted wooden walkway that is on one edge of the existing harbor

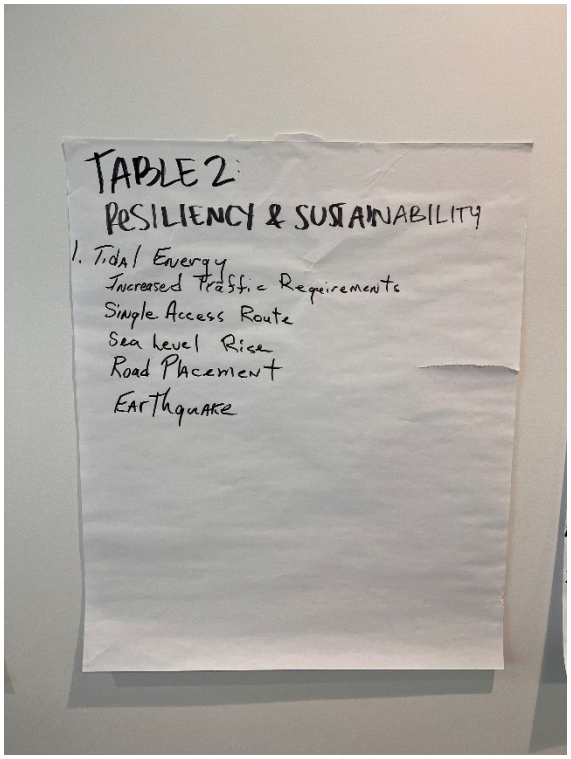
EXTRAS

- NO desire for more amphitheaters, gathering points
- Electric that can handle boats and be used instead of personal generators
- Water taxi hub – collocate them and create a "terminal"
- Wayfinding (more signage) about the history, current facilities, and wildlife

---

- At the uplands/aesthetics group, and besides the topic of parking, which thoroughly dominated our discussion, the group agreed that keeping commercial/industrial separate from tourism/leisure boaters would be key in traffic flow and safety.
- The separation would help to mitigate parking, traffic, pace of operations, and even aesthetics.
- Additionally, we recognized that all types of people enjoy viewing the work that happens on the industrial side of things and it was suggested.
- Walking path around industrial area.
- Designated parking for the commercial/industrial operators is essential.
- The table omitted the topics of dog park and open theatre, however a gathering place, such as an open gazebo or a shelter to temporarily shelter from weather, felt important for the north side of the harbor.

Table 2: Resiliency & Sustainability



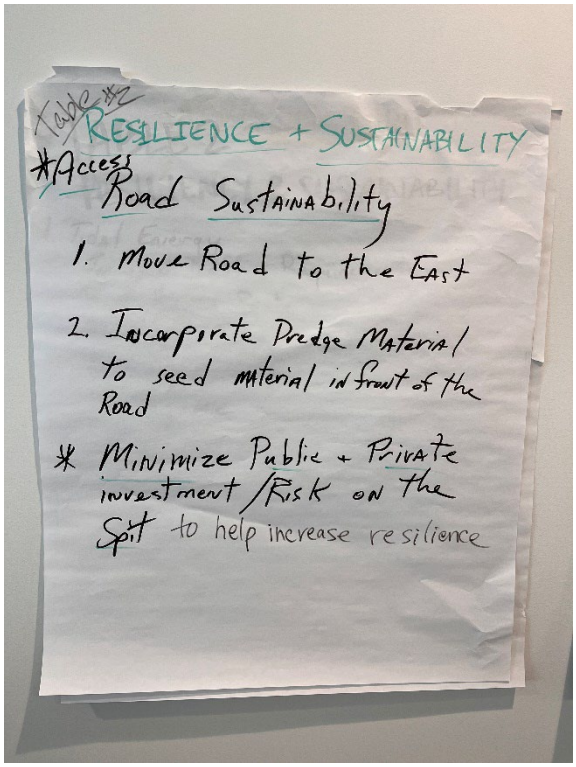
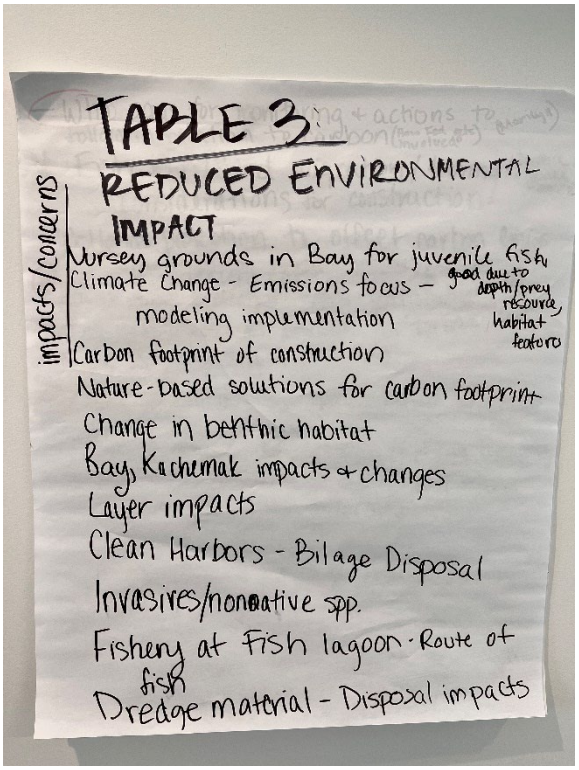


Table 3: Reduced Environmental Impact



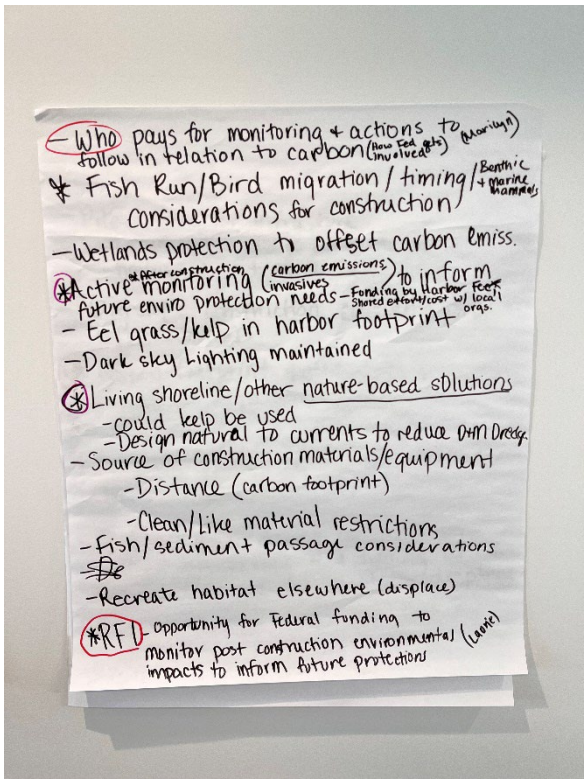


Table 3 continued:

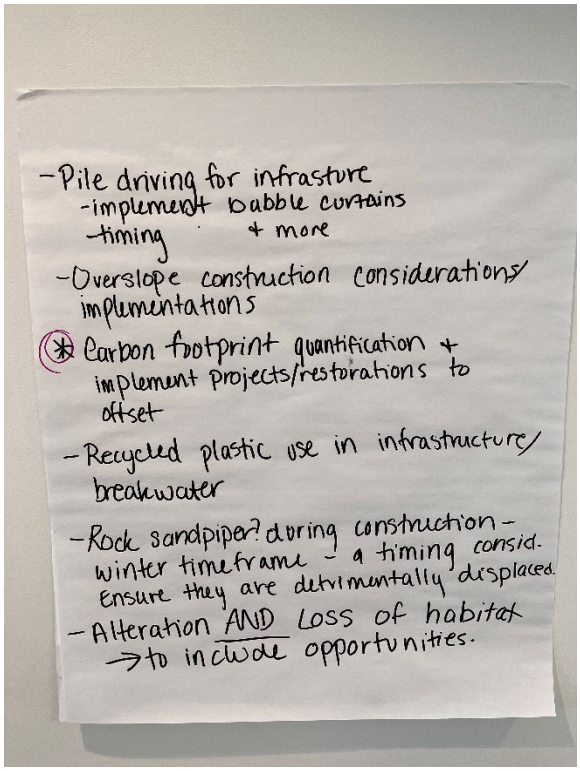


Table 4: Balanced Harbor Design, Logistics

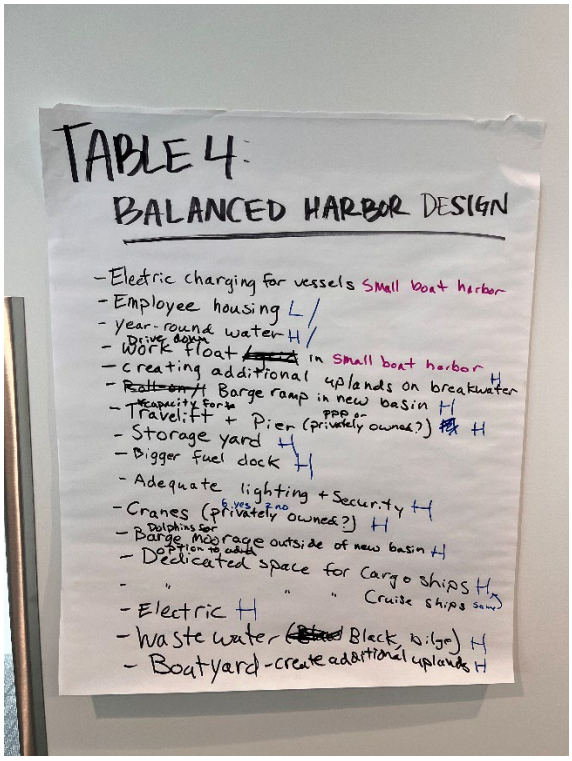
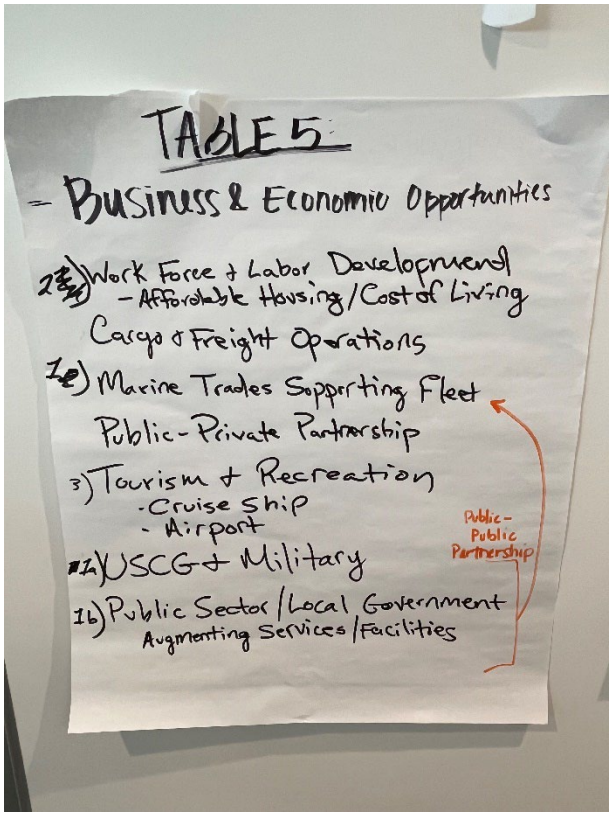
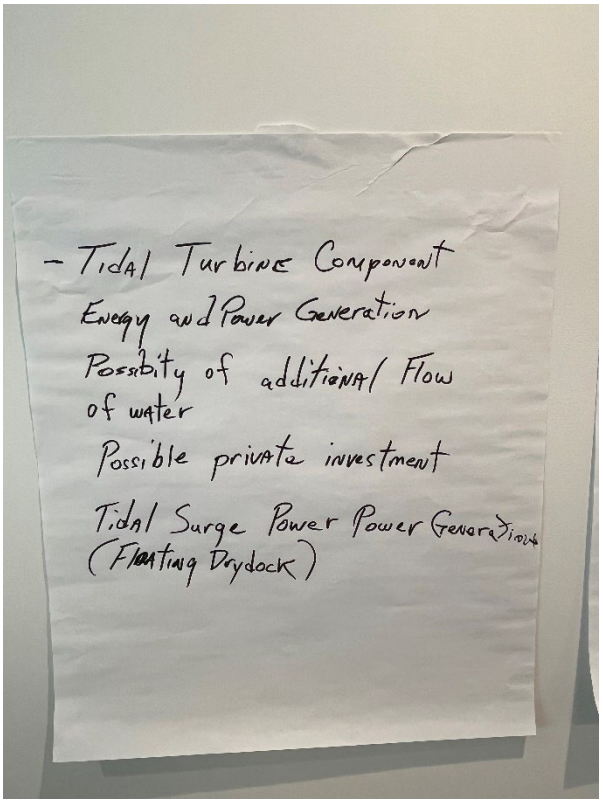
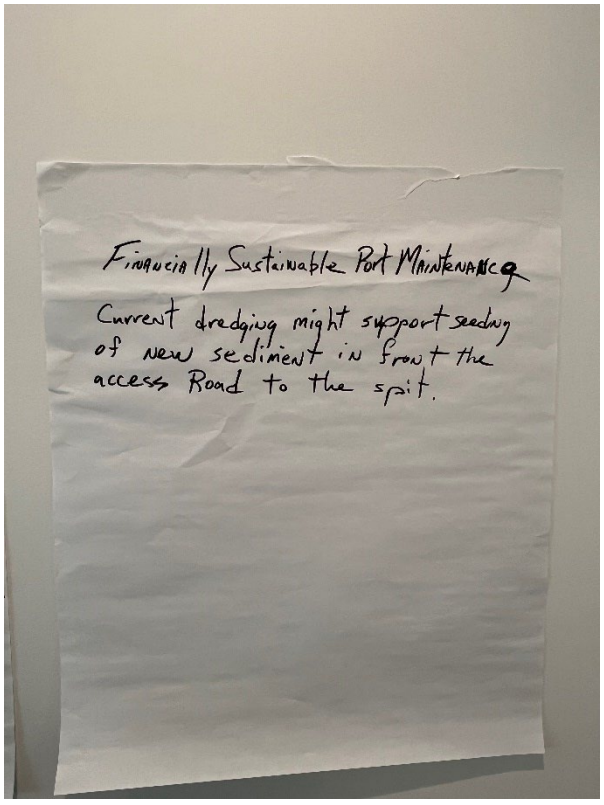


Table 5: Business & Economic Opportunities







Homer Harbor Expansion Project

Please share your comments.

Comments can also be e-mailed to info@homerharborexpansion.com

I believe development of the Spit is a risky business (winter storms from the west, Spit erosion, earthquake subsidence) and that commercial development should be kept minimal (Better Sweater v. Macy's, Grog Shop v. Total Wine, Boat repair v. Boat sales). Keep Homer funky, instead of large developments requiring large $upport (electric, water sewage) by city.

The city owns a lot of land on the spit, if nothing else they should limit high-end development of their lands.

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Email: gogovernon@yahoo.com

Address: Box 3

City: Homer State: AK Zip: 99603

Homer Harbor Expansion Project
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