



Salcha-Badger Road Area Draft Plan

AK APA Conference
February 11, 2020



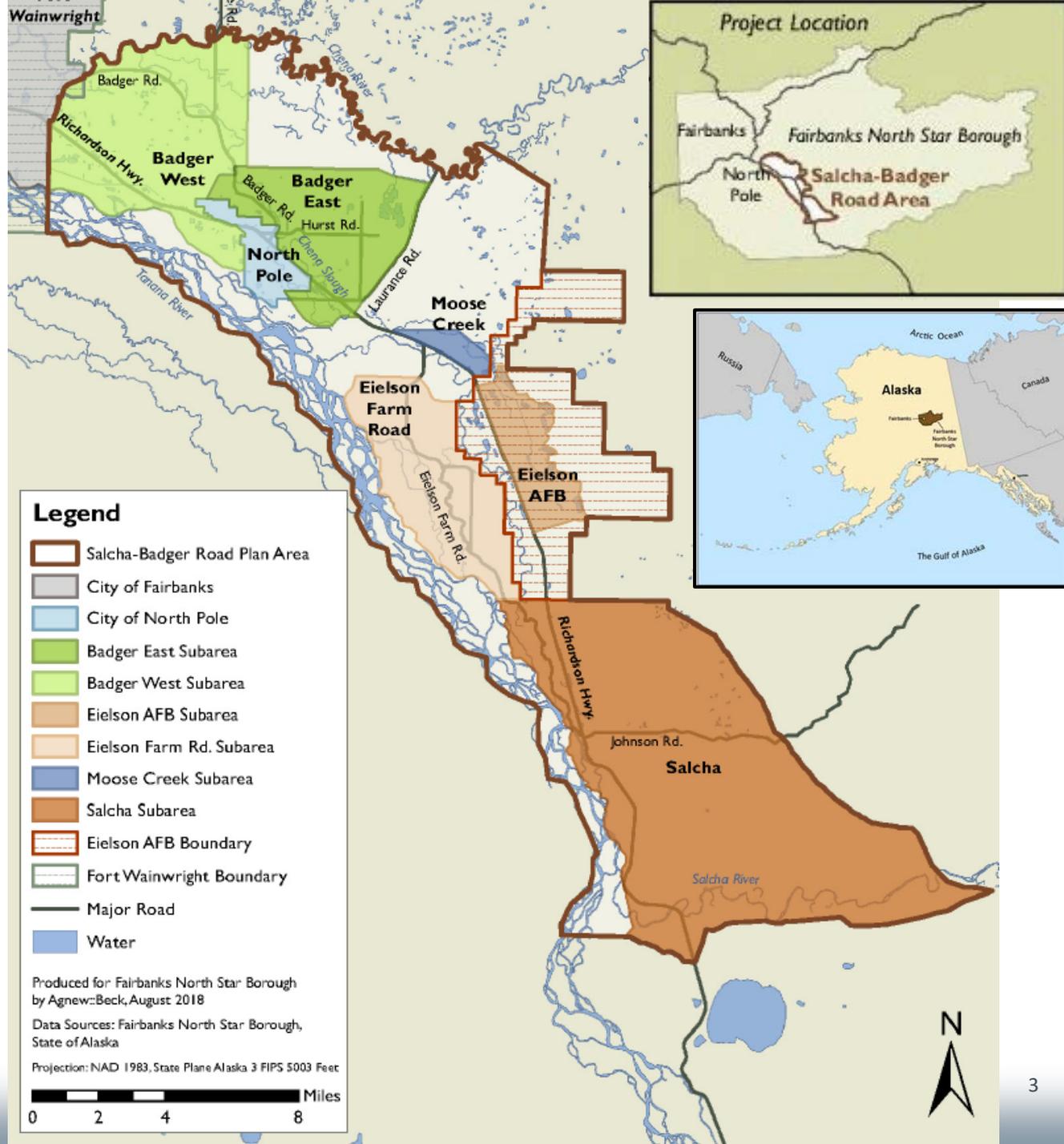
Project funded through Department of Defense Office of Economic Adjustment Grant

Why plan?

Why focus on this area?

What is the purpose of the plan?

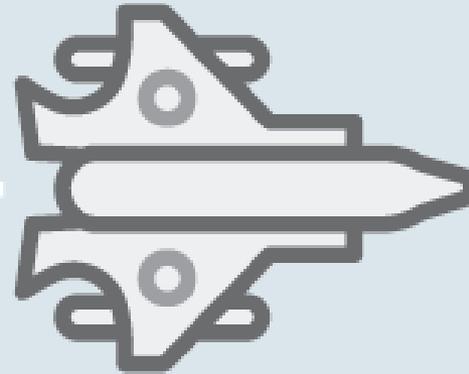
Focus Area



Eielson Air Force Base and the F-35s

Eielson Air Force Base (AFB)
is receiving two squadrons
of F-35 fighter jets

+ 3,300 residents



Impact:

85% of new residents are anticipated to live in the Salcha-Badger Road area, resulting in increased demand for housing and related programs and services.

The Salcha-Badger Area is Changing

The Salcha-Badger Road area is the **most rapidly growing** part of the Fairbanks North Star Borough.



 4,061 people

Sources: 2000 estimate from the U.S. Decennial Census. 2017 estimate from the American Community Survey 2013-2017 Five-Year Average.

Population changes in project area



* 4,061 increase over time. Fastest growing area in FNSB.

Veterans

16% of civilian population are veterans in FNSB

Veteran population varies within project area: from **20% to 50%** (North Pole) (Moose Creek)

* one of the highest concentrations in AK

of civilian population are veterans in project area

BADGER WEST & BADGER EAST



3/4 of the area's population is in Badger West and Badger East

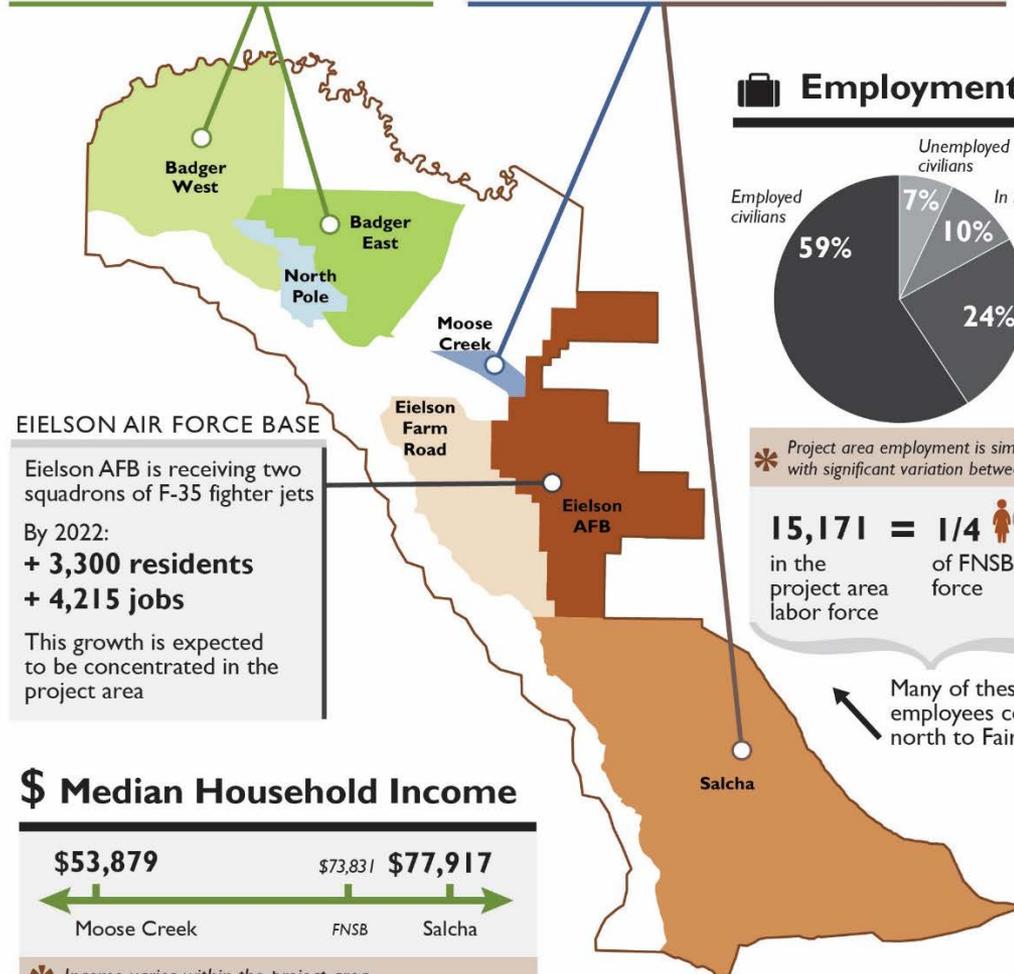
MOOSE CREEK & SALCHA



Younger families are moving in, including military families



Middle aged and older residents are leaving



EIELSON AIR FORCE BASE

Eielson AFB is receiving two squadrons of F-35 fighter jets

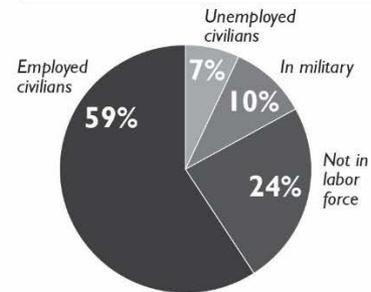
By 2022:

+ 3,300 residents

+ 4,215 jobs

This growth is expected to be concentrated in the project area

Employment



* Project area employment is similar to FNSB, with significant variation between subareas

15,171 = 1/4 of FNSB labor force in the project area labor force

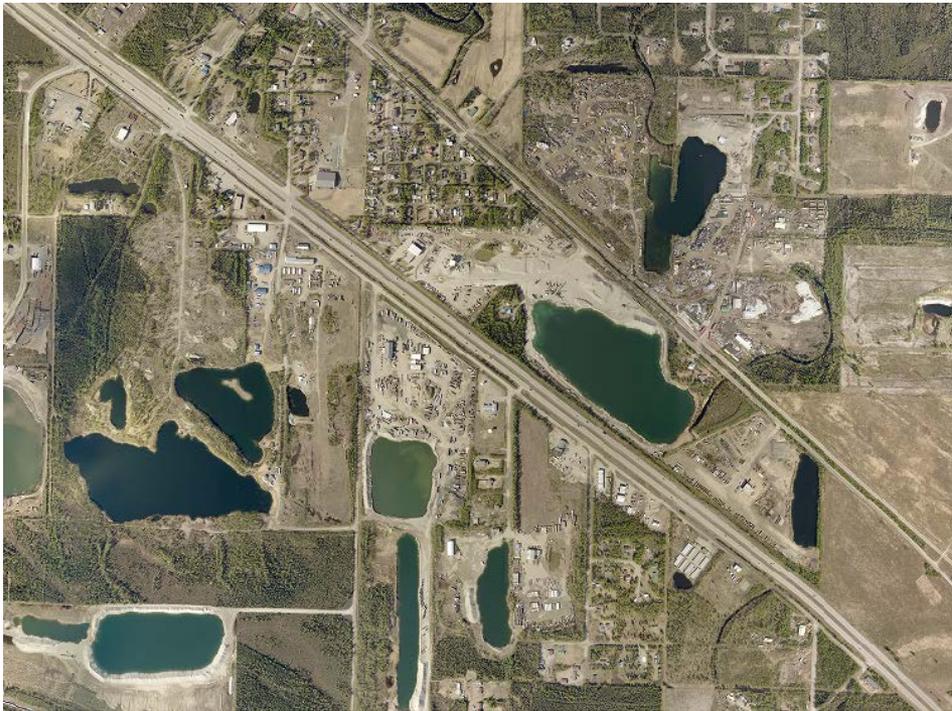
Many of these employees commute north to Fairbanks

\$ Median Household Income



* Income varies within the project area

Current Challenge and Potential Solution



Current FNSB **land use policies for the area do not align** with existing or desired future land use.

The result:

Conflicting land uses and no guidance for future growth.

The proposed area plan **Future Land Use Map** aligns with existing or desired future land use.

The result:

Protection of what residents value most and a **clear guide** for future growth.

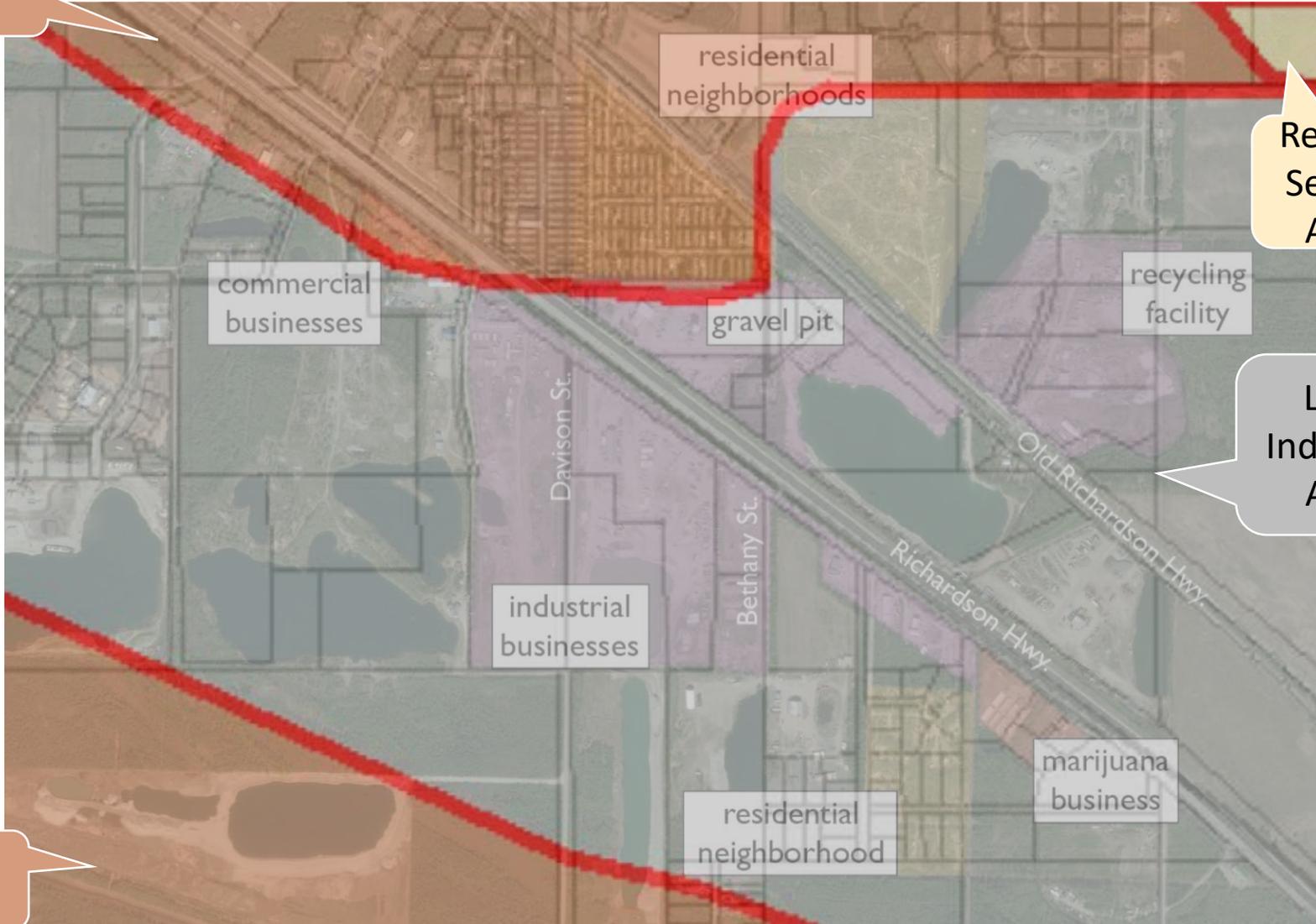
Let's Look at an Example:

Existing land use near the corner of Davison Street + the Old/New Richardson Highways *(in Badger West subarea)*



Current Comprehensive Plan Land Use Designations

Urban Area



Remote Settled Area

Light Industrial Area

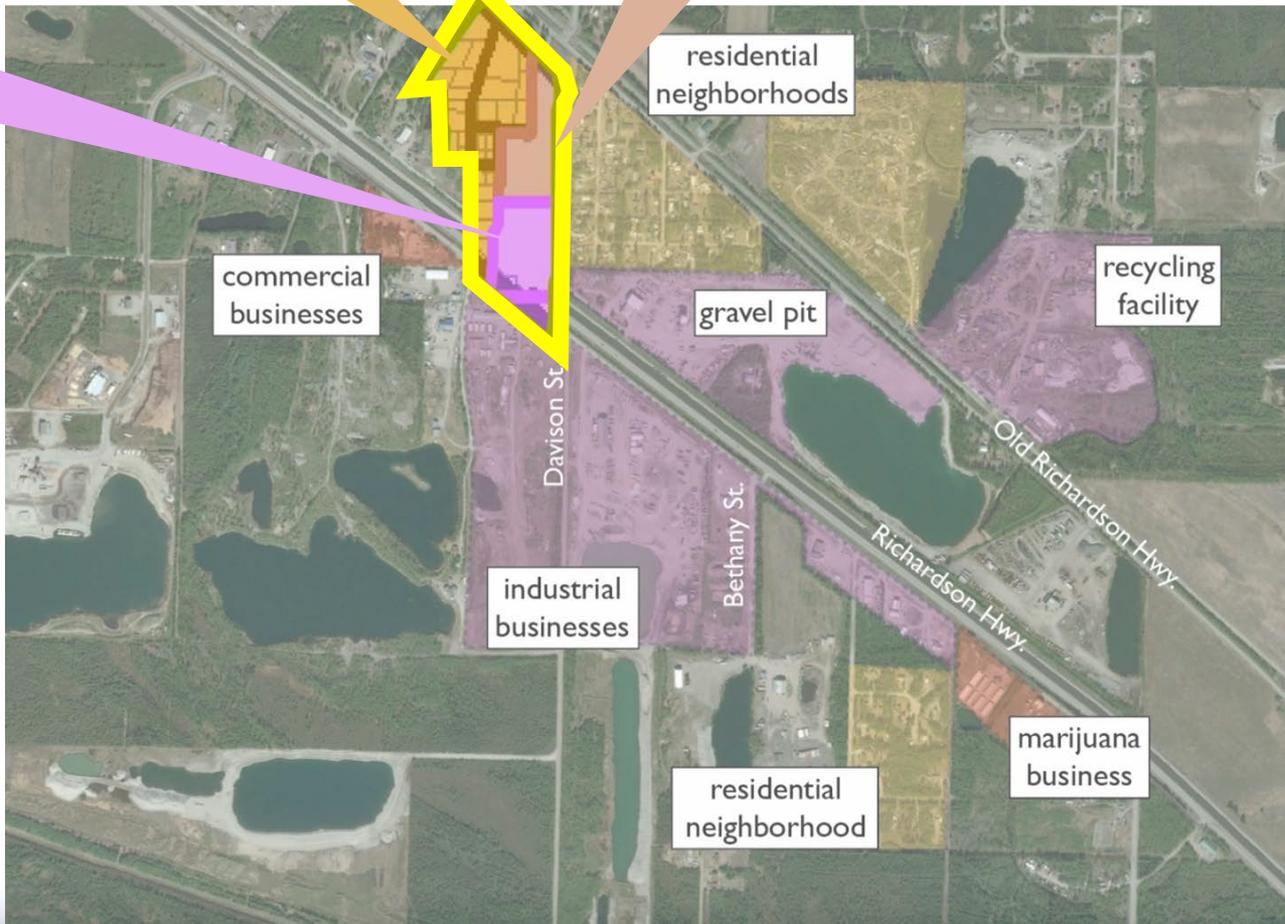
Urban Area

Current Zoning

Zoned Rural Residential

Zoned Agricultural

Zoned Light Industrial

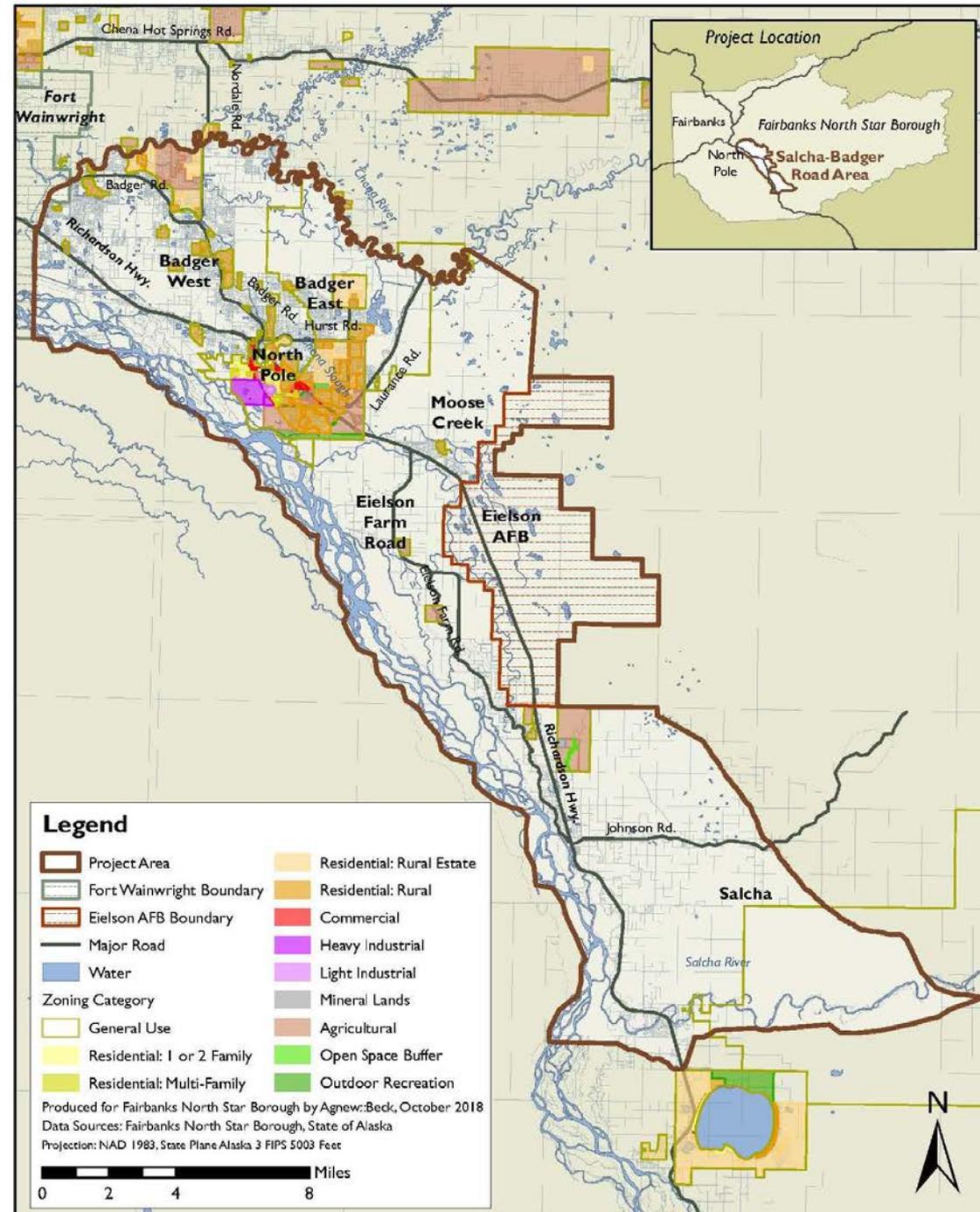


Everything else:

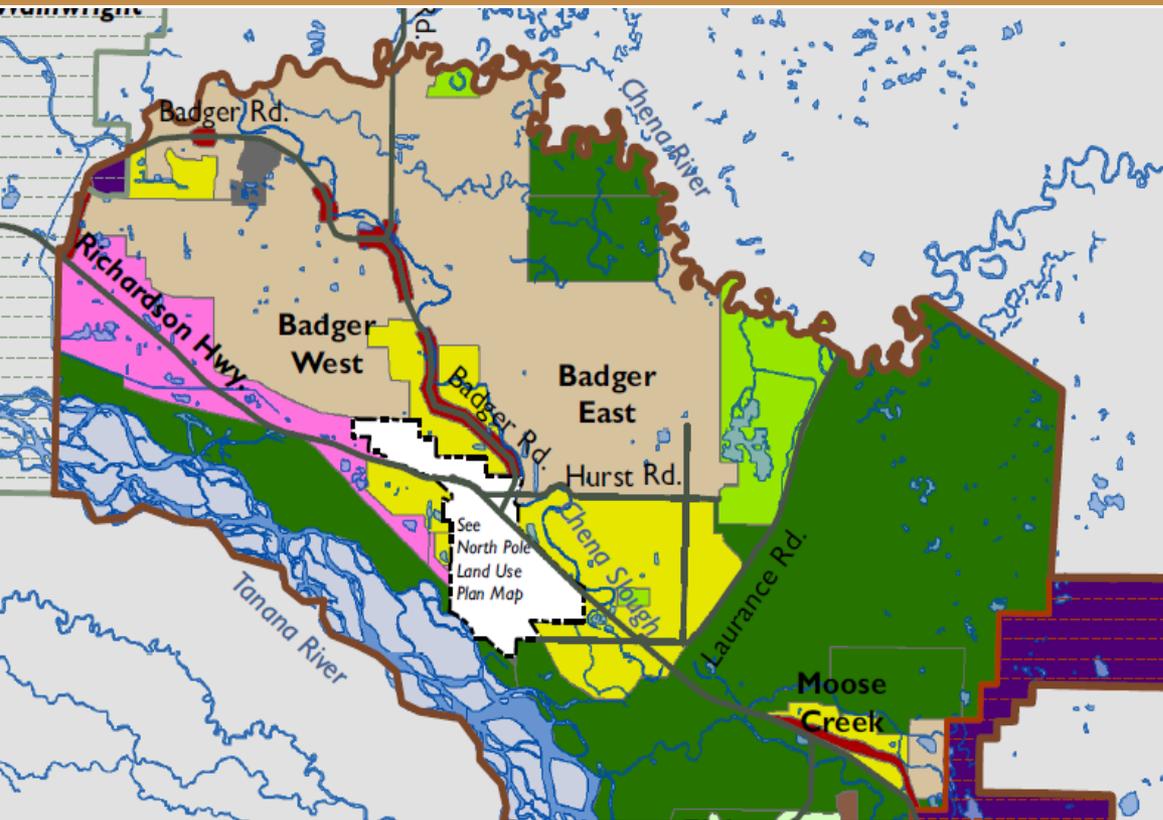
Zoned General Use

Area Zoning

Figure 20: Current Zoning in the Salcha-Badger Road Area



Solution



The proposed area plan **Future Land Use Map** aligns with existing or desired future land use.

Proposed land use categories and recommended zoning improvements provide **more categories and tools to guide growth and development**



Proposed land use category:
Urban-Adjacent



Proposed land use category:
Rural/Suburban Residential



Proposed land use category:
Mixed Industrial/Commercial

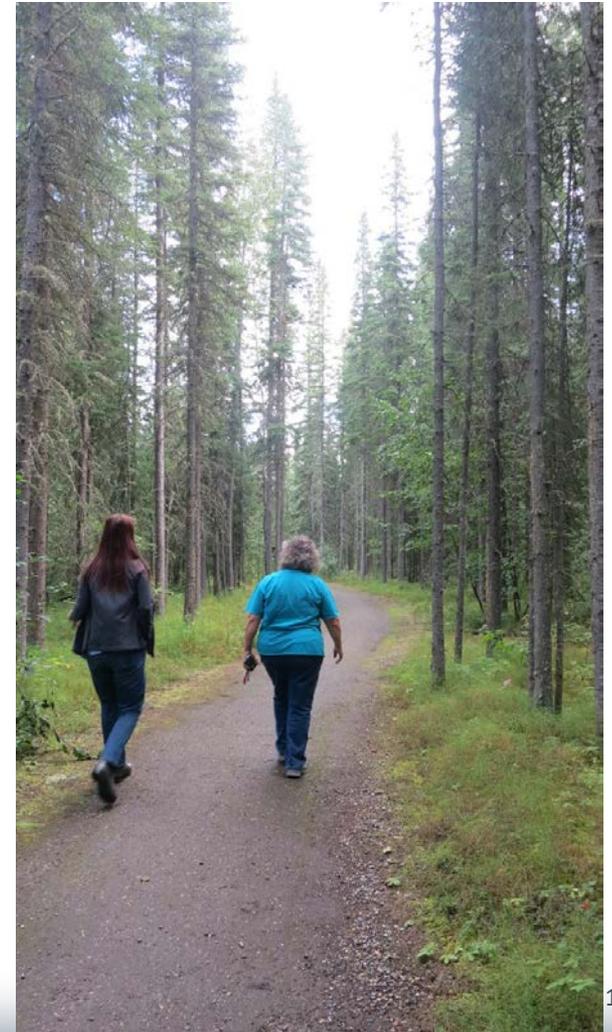
Future Land Use Map

- A **visual guide** for **future land uses** and **patterns of development**.
- Provides a **blueprint** for how the area will **accommodate change** and **meet resident needs**.
- The map compliments the plan vision, goals and strategies.



A Community Resource and Guide – A plan that will...

- **Protect what residents value most** about the Salcha-Badger Road Area
- **Enhance quality of life** for current and future residents
- **Address immediate and longer-term community needs** – housing, transportation, utilities, recreation, commerce



Our Process

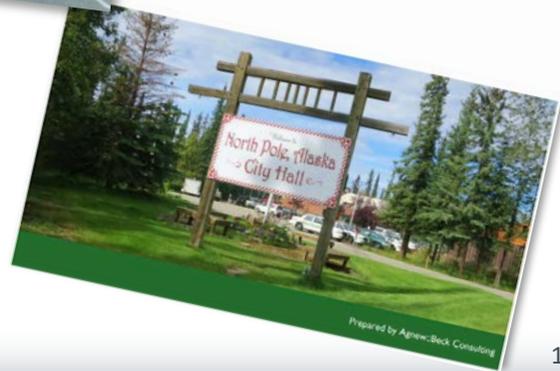
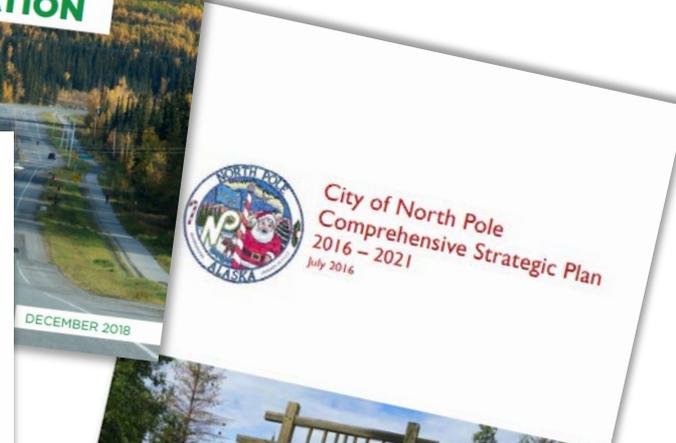
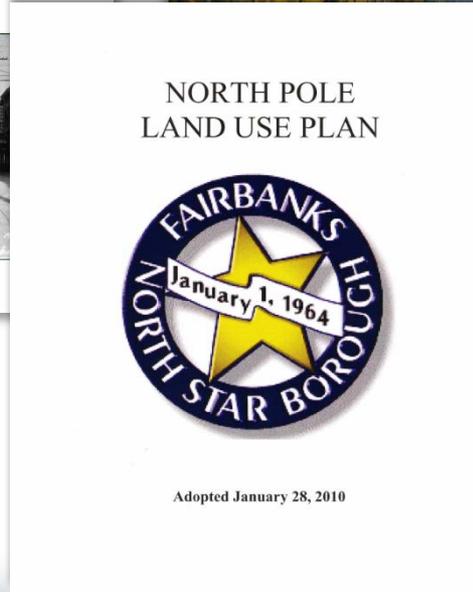
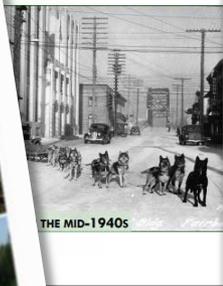
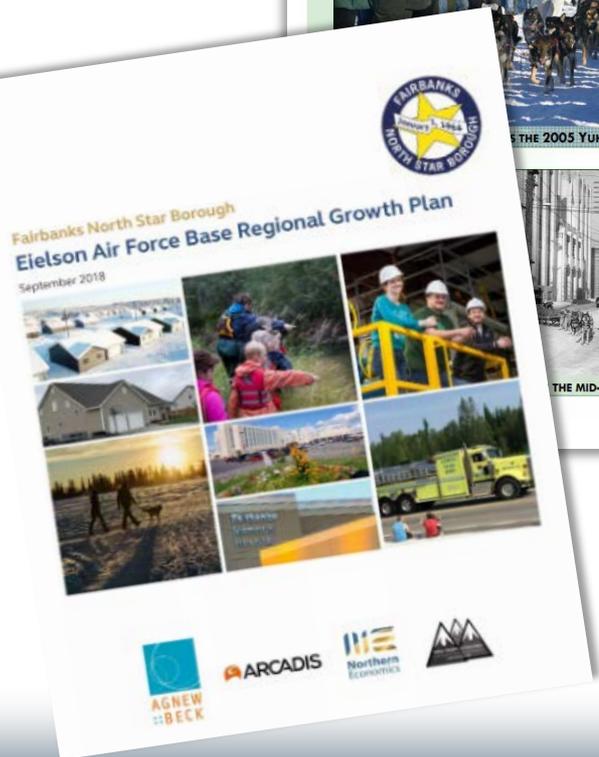
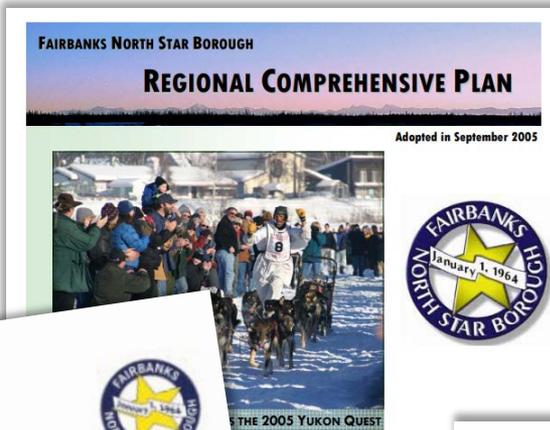
Relationship between Salcha-Badger Road Area Plan and existing FNSB Comprehensive Plan

- FNSB recognizes value of an **“area plan approach”**
- Salcha-Badger Road Area Plan is **first of a series of FNSB area plans:**
 - Addresses **unique needs of residents** using an **areawide** vs. boroughwide **perspective**
 - Recognizes and embraces **diverse landscapes and communities**

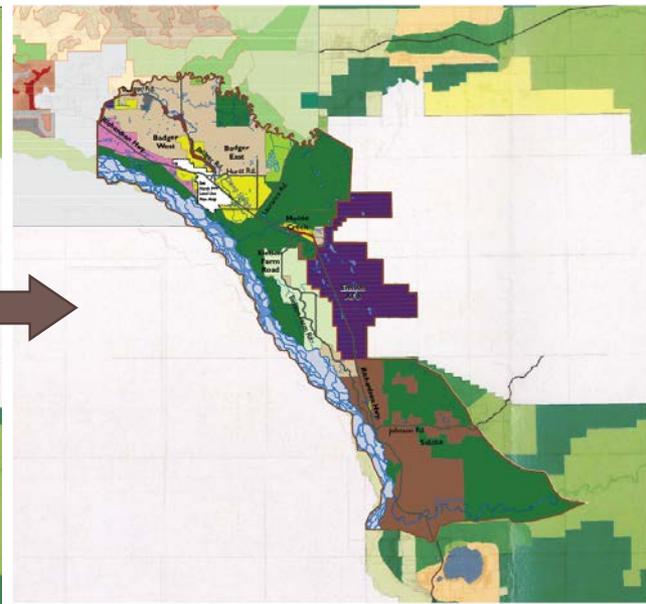
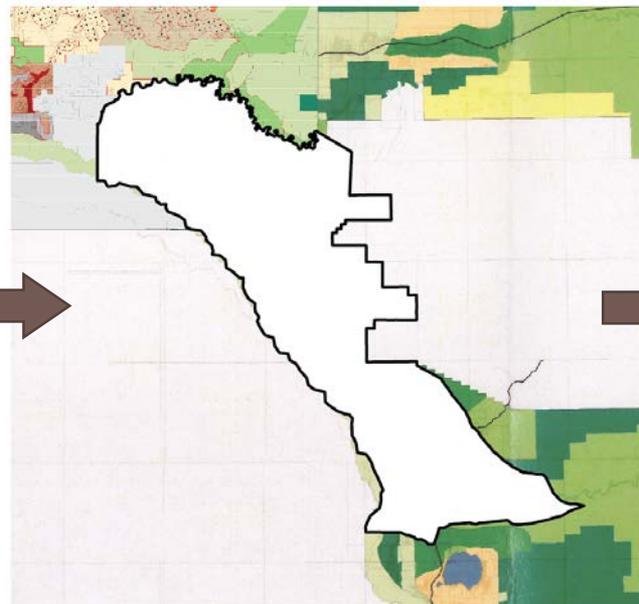
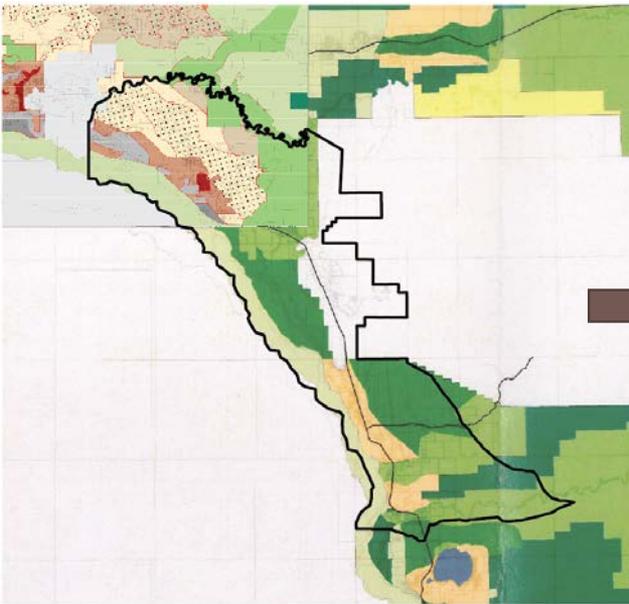
Review of Relevant and Connected Plans

How are these plans considered, incorporated?

1984 FNSB Land Use Map



Relationship between Salcha-Badger Road Area Plan and existing FNSB Comprehensive Plan



**1984 FSNB
Comprehensive Plan:
Future Land Use Map**

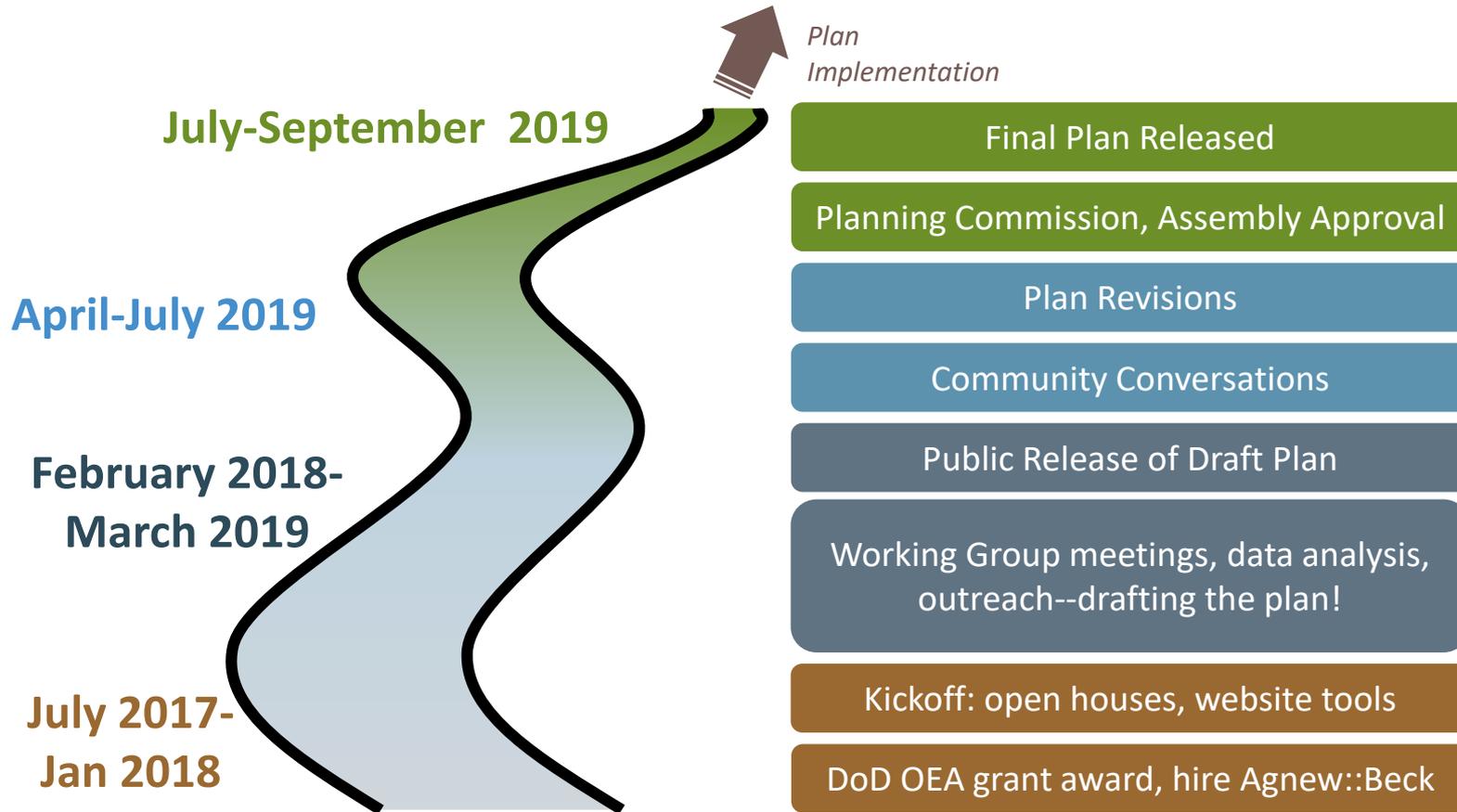
Salcha-Badger area
outlined



**Salcha-Badger
Road Area Plan:
Future Land Use
Plan Map**

(Excludes City of
North Pole)

Project Timeline Overview

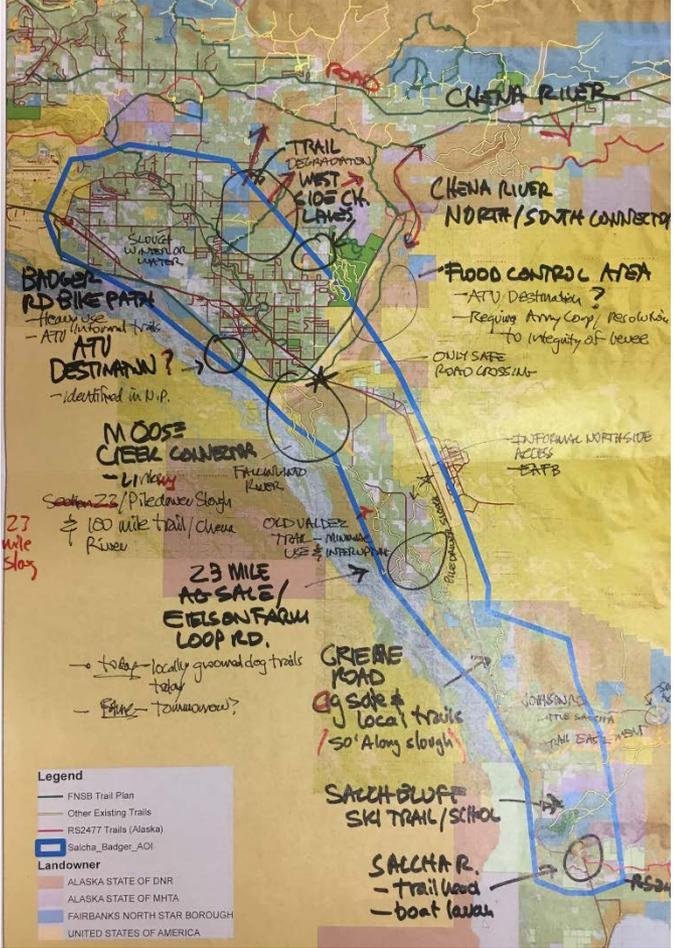


- Meetings with the project Working Group
- Open houses in North Pole and Salcha
- Community survey
- Booth at the Tanana Valley State Fair
- Review of community and regional plans

- Interviews
- Interactive mapping tool
- Community Perspective in the Fairbanks Daily News-Miner
- Data collection – What does the area look like today? How has it changed?

← Advisory Working Group

Met with FNSB Commissions, Community Organizations ↓



Tanana Valley State Fair Booth →



Community Perspective in the Daily News-Miner



FAIRBANKS
Daily News-Miner
THE VOICE OF INTERIOR ALASKA

Arctic Cam Dermot Cole Calendar News Obituaries Opinion Photos Features Sports

Planning for growth in the North Pole area

By Kellen Spillman and Melissa Kellner Sep 16, 2018

Community Perspective

f NORTH POLE — Did you know the North Pole — Badger Road area has been the fastest growing area of the Fairbanks North Star Borough since 2000?

Interactive Comment Map



Salcha-Badger Road Subarea Plan 2018 PUBLIC INPUT

We Need Your Input
How do you want the Salcha-Badger Road area to grow? Now is the time to get involved and help shape the future of your community by providing your input in this online interactive map.

This area is one of the fastest growing in the FNSB, and the anticipated expansion at Eielson Air Force Base is expected to have an impact on the area. We need your help in understanding what you like and don't like, your ideas, suggestions, and concerns for the future of the area. Thanks for participating!

Enter Comments or Photo On Map

1. Navigate map to desired location within the Salcha-Badger area
2. Click in the Edit window to select comment topic (Road, Trail, Housing, Commerce etc.)
3. Click on Map to select your comment location
4. Enter Comments in the Comments box of the Public Input window
5. Attach photo from Salcha-Badger area, if you want
6. Click the X in the upper right hand corner of your Public Input window to Close and Save your comment

Comment Topics

- Housing: Housing Choice, Housing Affordability
- Commerce: Office, Retail, Health Care & Economic Development
- Transportation & Parking: Walking, Biking, Transit

Edit

Select a template to create features

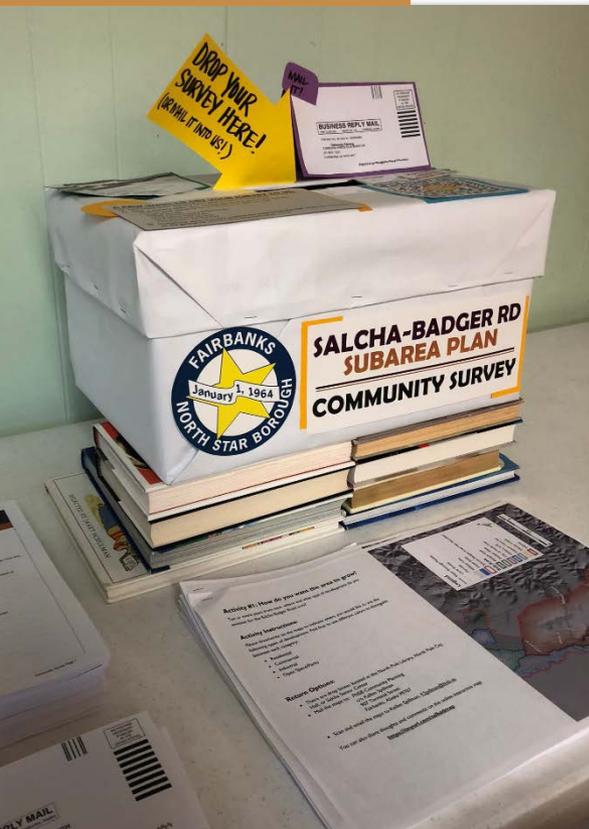
Salcha Badger Road Subarea Input Lines

- Road (including bike path and sidewalk)
- Trail

Salcha Badger Road Subarea Input Points

- Commerce
- Culture
- Housing
- Natural Environment
- Other
- Recreation
- Sense of Place
- Social & Civic
- Transportation

Project Surveys



POSTCARDS!

Comm. Planning
 K & L TRUST
 124 JEFFERSON
 ANCHORAGE AK 995
 13 APR 2015
 PM 1 L

U.S. POSTAGE PITNEY BOWES
 ZIP 99701 \$ 000.35⁰
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Salcha-Badger Road Area Draft Plan
 Preserving what residents value most about the Salcha-Badger Road Area

The Draft Plan is ready for your review!
 Check it out. Tell us what you think!
www.salchabadgerplan.com

Ways to share your comments — due by May 1, 2019!
 3. Email or call the project team.
 North Pole Library (656 NPHS Boulevard); Salcha Senior Center
 Terminal Street) and Noel Wien Library (1215 Cowles Street).

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 ZIP 99701 \$ 000.50⁰
 02 4W
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Fairbanks North Star Borough
 FNSB Community Planning
 907 Terminal Street
 Fairbanks, Alaska 99707

The Salcha-Badger Road corridor is the fastest growing area
 in the Fairbanks North Star Borough. In addition, the F-35
 arrival at Eielson Air Force Base will bring new residential
 development. How and where we plan will be important.

Help Shape the Future of Your Community
Get Involved: Salcha-Badger Road Subarea Plan

Please join us at a
Community Open House
Tuesday, June 12th
7:00-9:00 PM
Salcha Senior Center

to learn about this project and share your thoughts through several hands-on activities. A North Pole Open House will be scheduled in the near future.

How else can you get involved?

- Keep an eye out for paper surveys at the NP Library, NP City Hall and Salcha Senior Center. You can fill one out and drop it in the collection box.
- Visit www.salchabadgerplan.com to:
 - Sign up for project updates
 - Take the survey online
 - Review and leave comments on the interactive map.

Salcha-Badger Road Area Draft Plan
 Preserving what residents value most about the Salcha-Badger Road Area

The draft plan and proposed land use map are ready for your review. Did we get it right?

North Pole	Salcha
Monday, February 25 th 6:30 – 8:30 pm North Pole Library	Thursday, February 28 th 6:30 – 8:30 pm Salcha Senior Center

Learn how the plan: protects resident values | guides future development

Questions or concerns? Contact:
 Kellen Spillman, FNSB Project Manager, 907-459-1266, KSpillman@fnsb.us
 Shelly Wade, Agnew-Beck Project Manager, 907-242-5326, Shelly@agnewbeck.com

Questions or concerns? Contact
 FNSB Project Manager, 907-459-1266
 907-242-5326

Community Meetings



North Pole



Close to 70
participants!

Community Meetings



Salcha



Over 50
participants!

THE PLAN

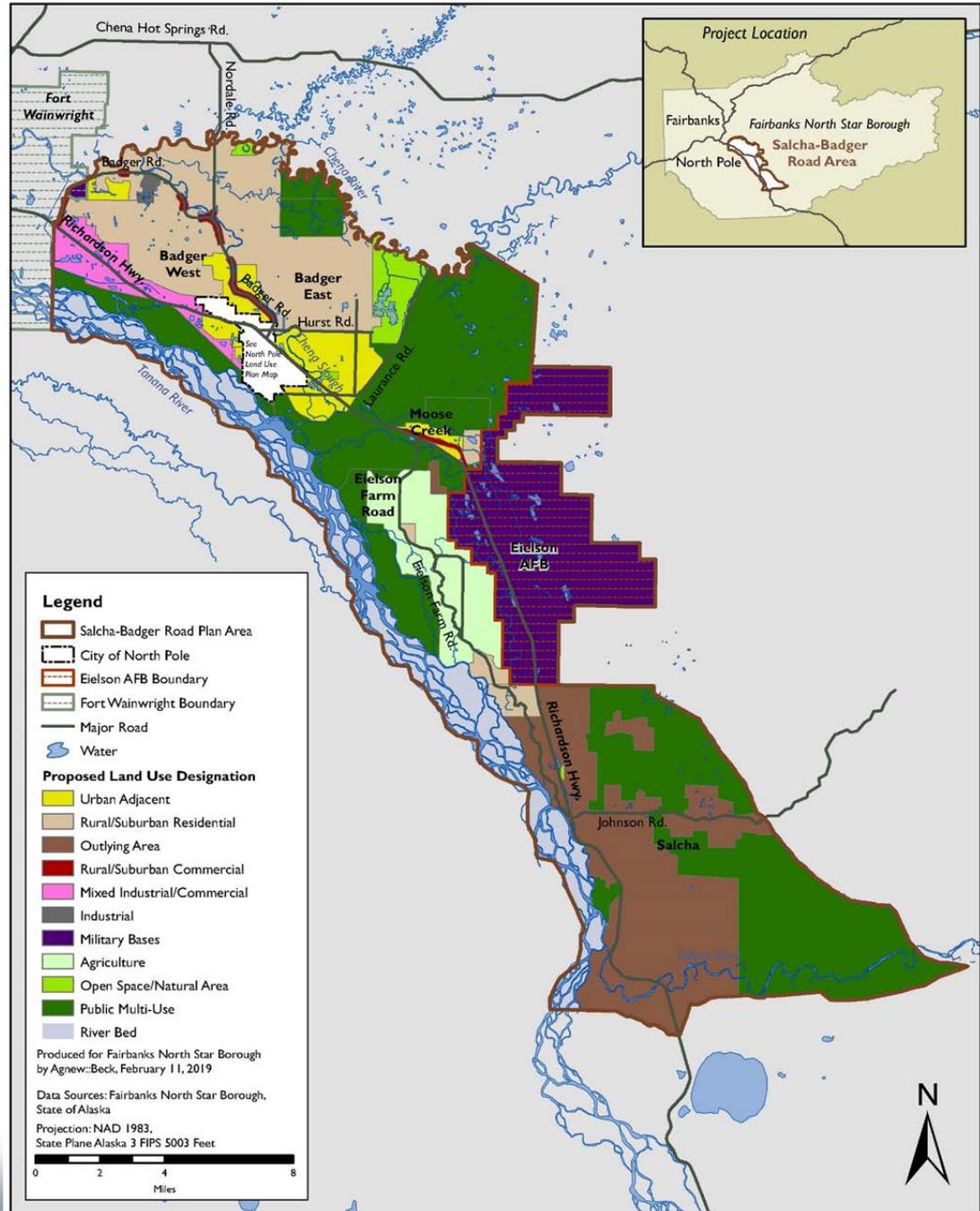
Vision

The Salcha-Badger Road area is a community in the Fairbanks North Star Borough renowned for its:



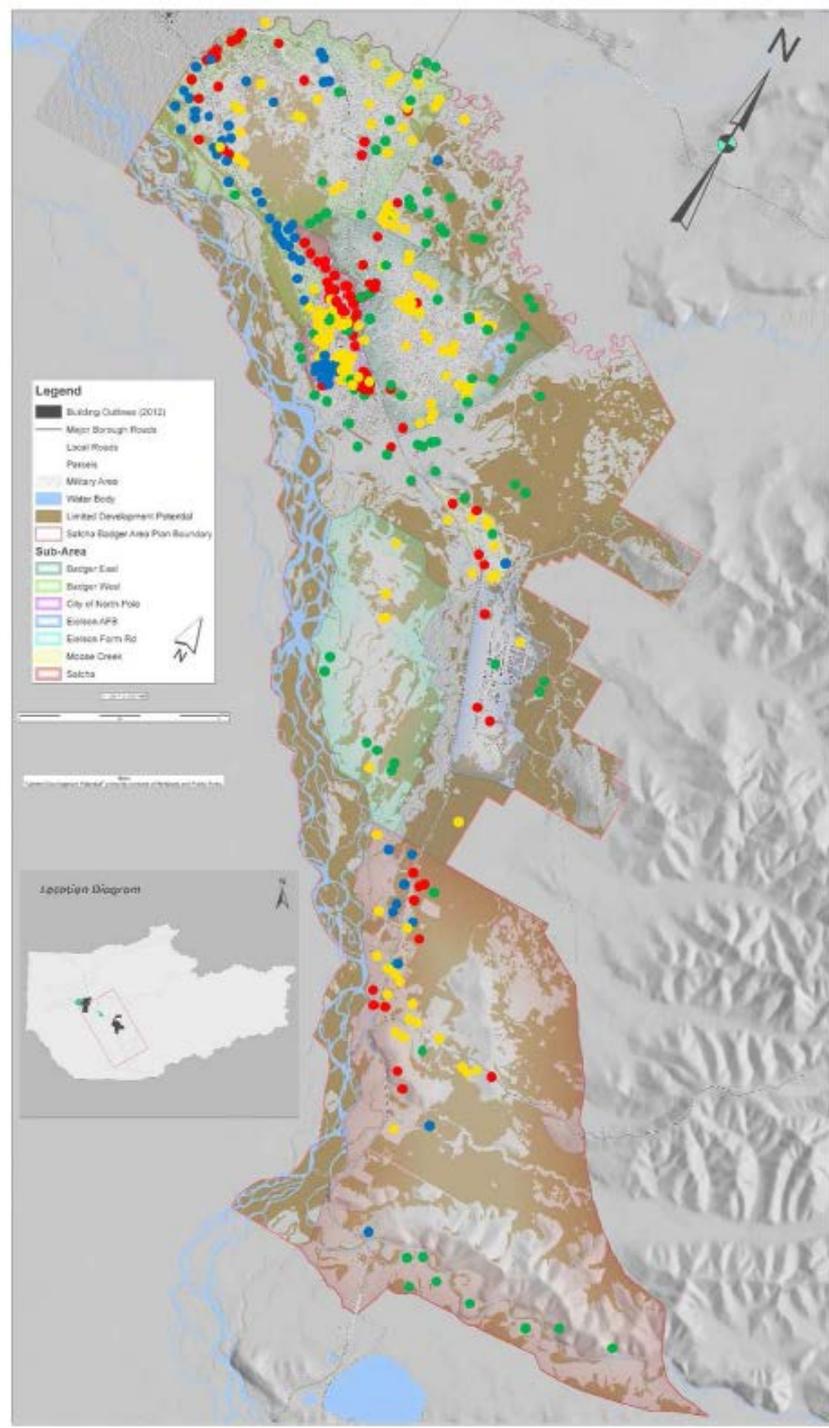
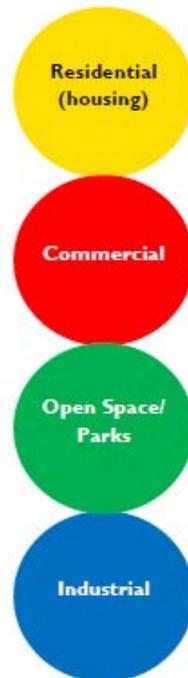
Salcha-Badger Road Land Use Plan Map

Centerpiece
of the Plan:
Future Land
Use Map



Where would you like to see growth?

Figure 3: Preferred Location of Future Growth: Results of Interactive Activity



Where would you like to see development?

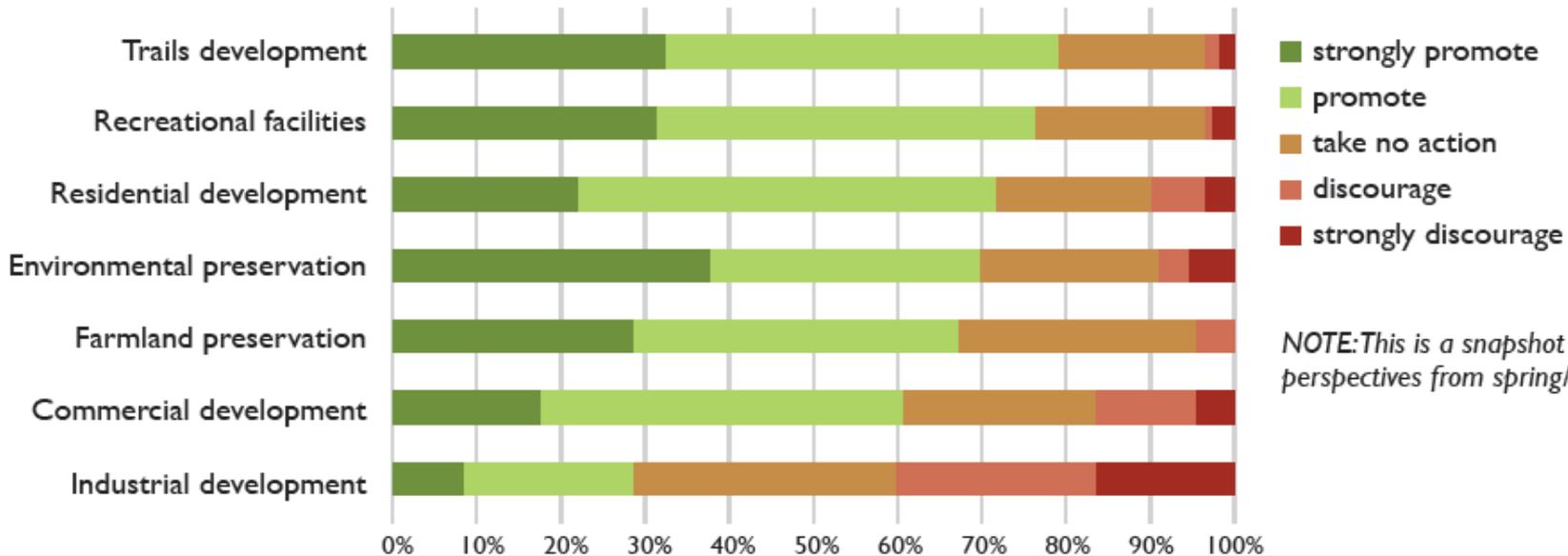
In the Salcha-Badger Road area, should we promote or discourage action in these development categories? *2018 Survey of Salcha-Badger Road Area Residents; 109 responses*

Over 70% of survey respondents want to see **trails, recreation** and **housing** promoted in the area.



PROMOTE

DISCOURAGE



NOTE: This is a snapshot of resident perspectives from spring/summer of 2018.

Proposed Residential Land Use Categories

Residents value:

Vibrant, safe neighborhoods and responsible growth



Proposed land use category:
Urban-Adjacent

Area defined as:

- Residential uses and activities that will not disrupt neighborhood characteristics.
- Lots may be less than one acre as zoning allows.
- Water, sewer and/or natural gas are available now or recommended in the future.



Residents value:

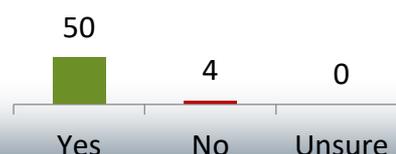
Privacy and solitude of rural neighborhoods



Proposed land use category:
Rural/Suburban Residential

Area defined as:

- Residential uses and activities that will not disrupt the rural residential setting.
- Lots one acre in size or larger, as zoning allows.
- Assumes on-site water and septic systems.



Residents value:

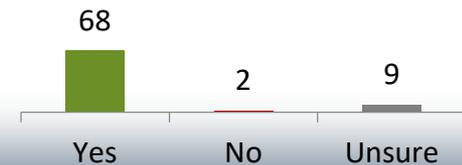
Personal freedoms



Proposed land use category:
Outlying Area

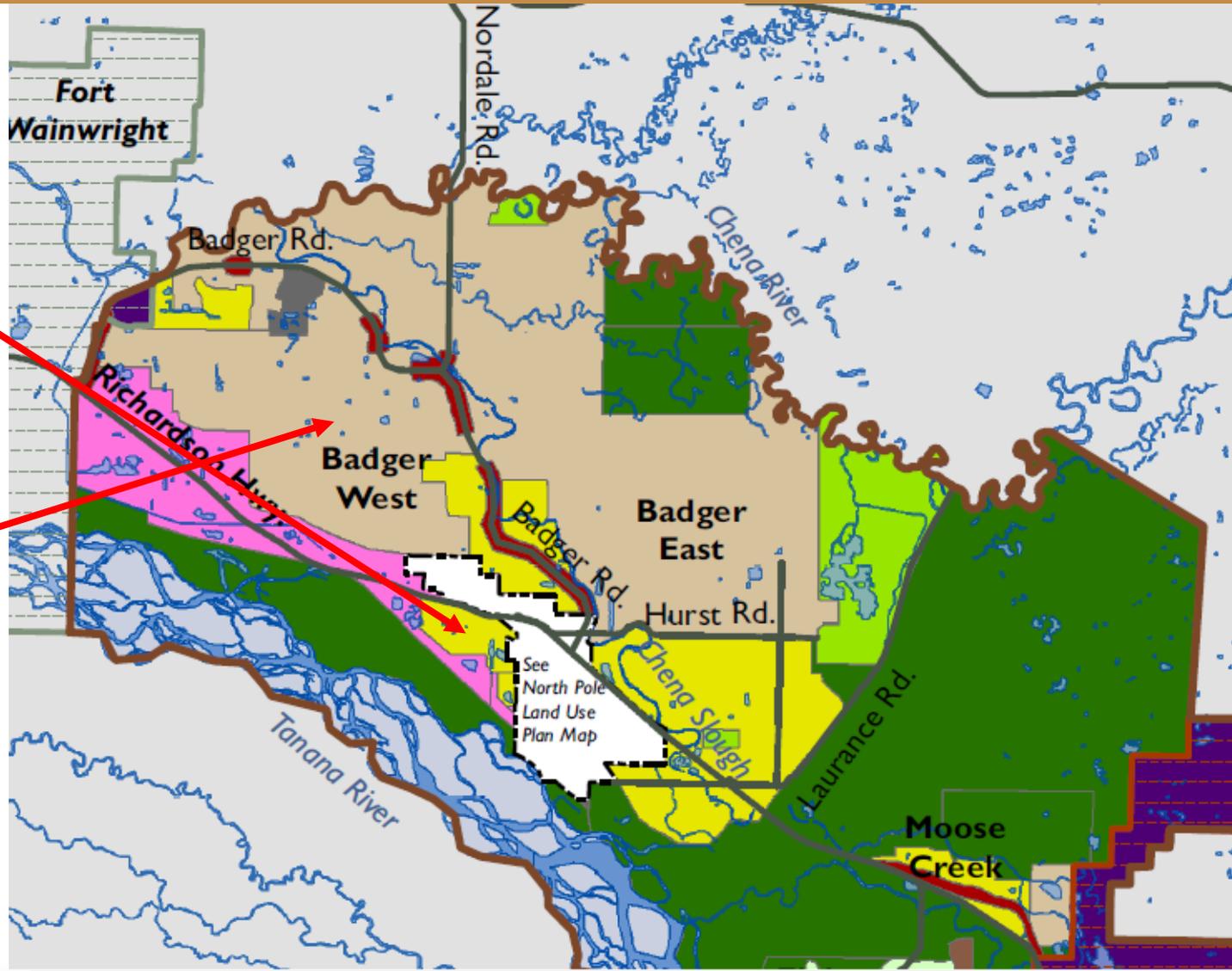
Area defined as:

- Very rural areas.
- Land use conflicts are less likely to occur due to remoteness.



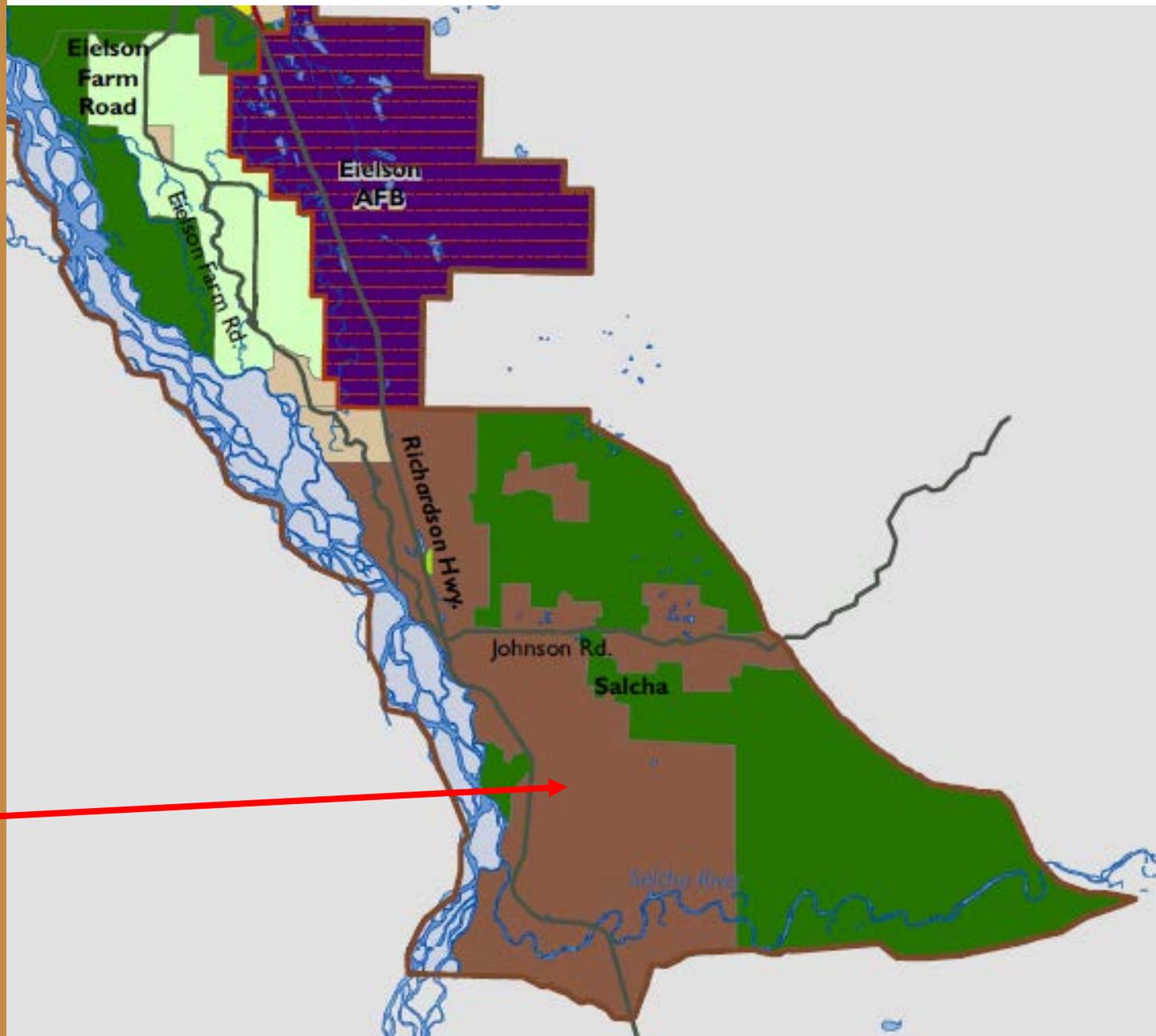
Location of Proposed Residential LU Categories

Urban Adjacent
and
Rural/Suburban
Residential



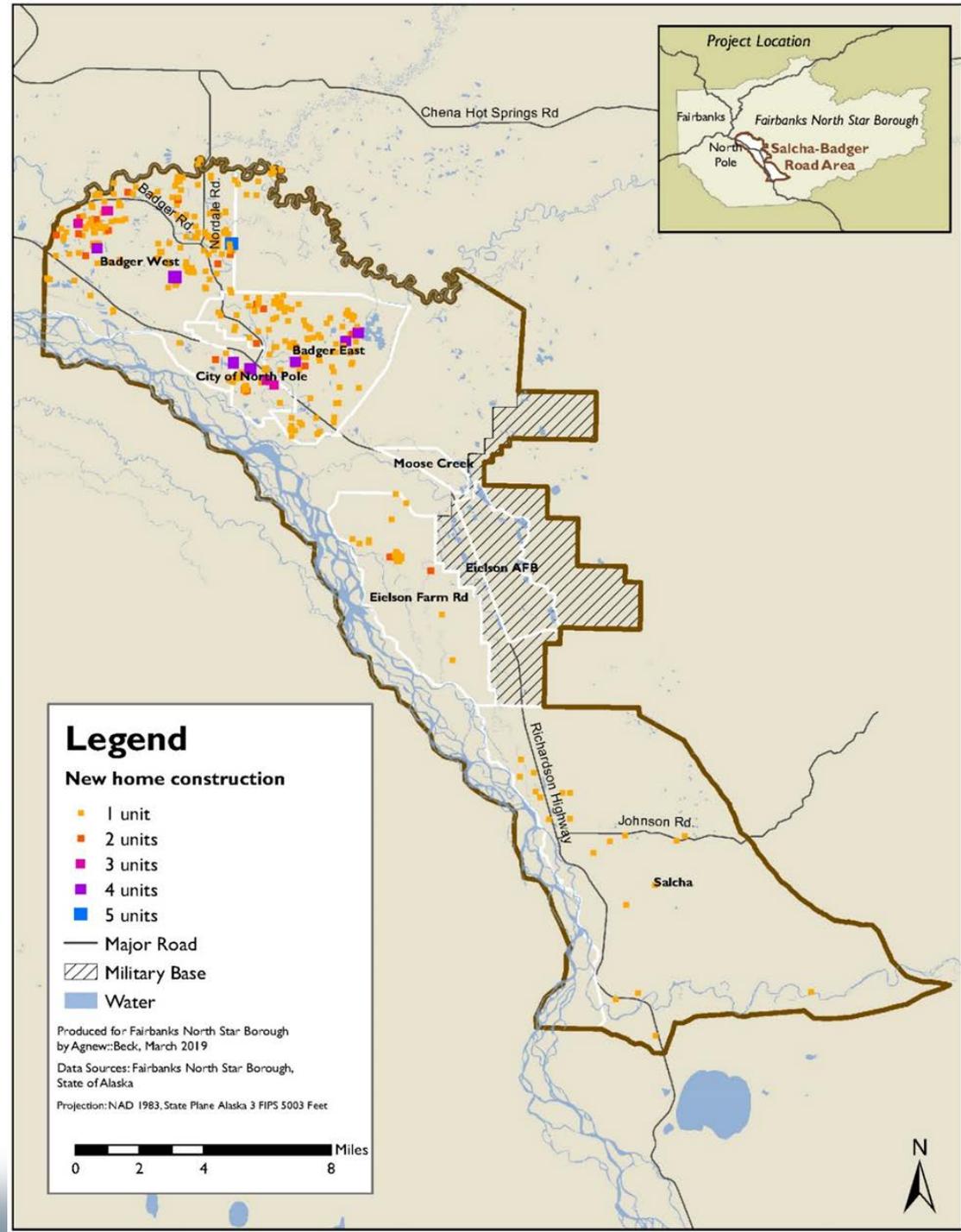
Location of
Proposed
Residential
LU
Categories

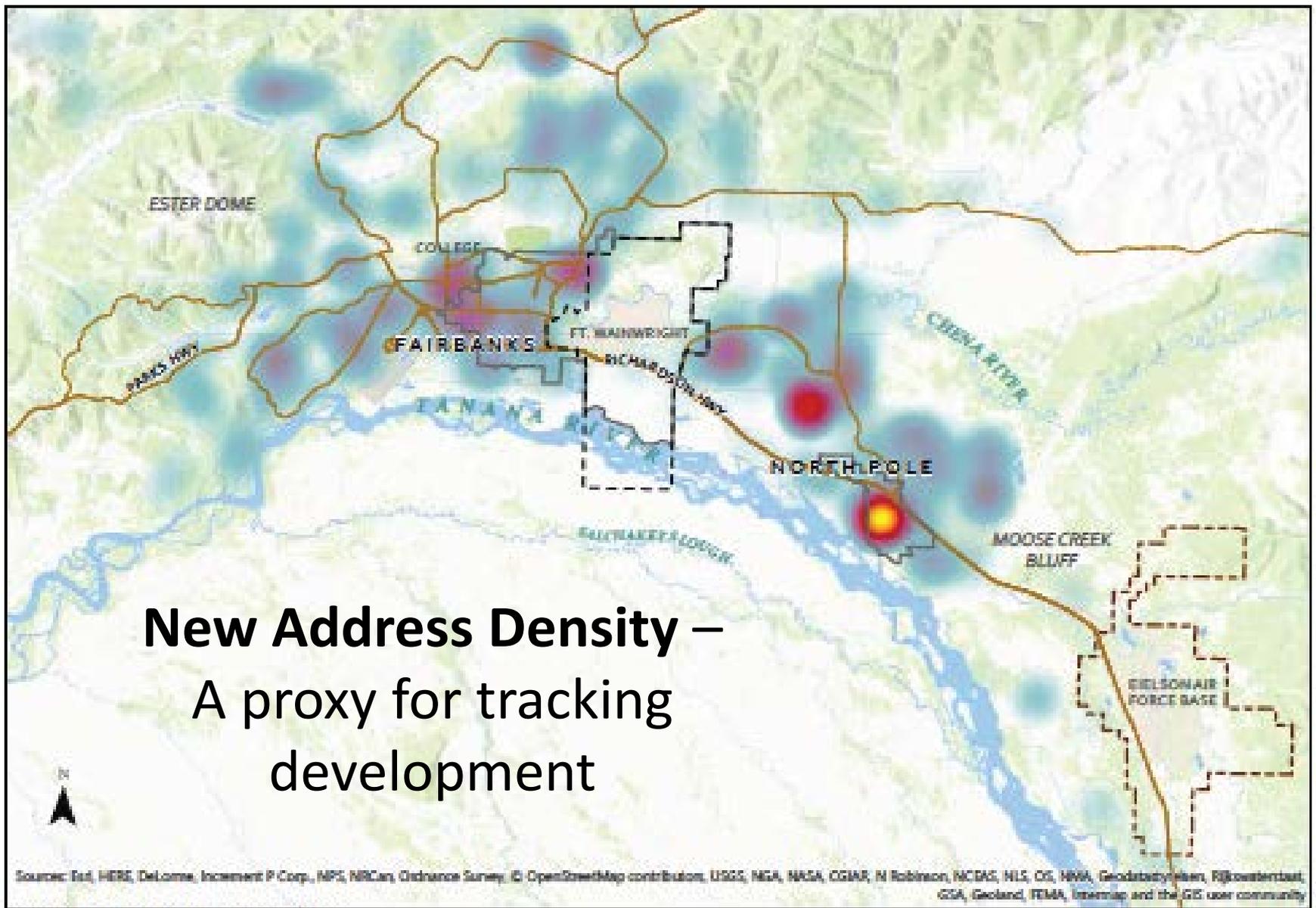
Outlying
Area



Proposed Housing Strategies

Location of New Residential Construction in the Project Area, 2013- 2018





New Address Density – A proxy for tracking development

Source: Esri, HERE, DeLorme, InCREMENT P Corp., NPS, NRCAN, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CIGNA, N Robinson, NCDAS, NLS, CG, NANA, Geodetix, Esri, Reklamant, GSA, Geoland, FEMA, Intermap and the GIS user community

FNSB New Address Point Density 2012-2018



Key Housing Strategies



- Target **new housing developments** in areas with **established/planned infrastructure and services**.
- Encourage **energy efficient construction and energy efficiency upgrades**.
- Incorporate **basic building standards** into zoning requirements for areas outside of Fairbanks and North Pole city limits (*example: more than one ingress/egress – way in and out of the unit*).



More than **40%** of housing units in the Salcha-Badger Road Area are in substandard condition*

*substandard = housing that is poorly constructed and/or maintained; these homes may be energy inefficient and/or have safety issues, making them less appropriate/desirable for rental or purchase.

Source: Eielson Regional Growth Plan based on information from the FNSB Assessor's office and U.S. Census data.

Proposed Commercial/Industrial + Other Land Uses

Proposed Rural/Suburban Commercial Land Use Categories

Residents value:

Access to commercial opportunities

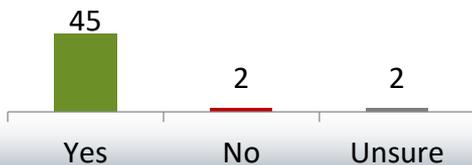


Proposed land use category:

Rural/Suburban Commercial

Area defined as:

- Concentrated activity that serves nearby residents, such as: small businesses and civic uses like community centers, churches, police and fire stations.
- Extends one to two parcels from the roadway, capturing lots visible from the road.



Residents value:

Access to commercial and industrial businesses

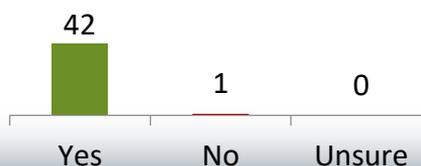


Proposed land use category:

Mixed Industrial/Commercial

Area defined as:

- Wide range of commercial and industrial activities, from low to high intensity.
- Includes limited residential uses.



Residents value:

Limiting high intensity land uses to targeted areas

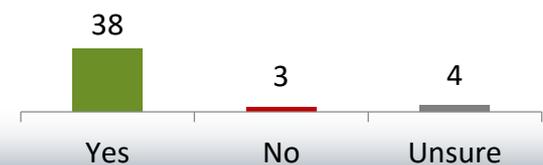


Proposed land use category:

Industrial

Area defined as:

- Large blocks of land devoted to heavy industrial uses.



Other Proposed Land Use Categories + Related Strategies

Residents value:

Access to open space, trails, solitude



Proposed land use category:

**Open Space/
Natural Areas**

Area defined as:

- Undeveloped lands used for parks and recreational activities or identified as important habitat.
- Areas not suitable for more development; may be minimally improved, such as adding a trail to increase access.

Residents value:

Rural character and multi-use lands



Proposed land use category:

Public Multi-use

Area defined as:

- State and federal lands with multiple uses including flood protection, recreation outside of developed recreation areas, and timber.

Residents value:

Healthy waterways



Proposed land use category:

River Corridor

Area defined as:

- Key rivers, wetlands and riverfront areas.
- Includes 25 foot suggested setbacks to recognize riparian habitat (actual regulations will vary by location).
- Includes the following waterways: Chena River, Chena Slough, Salcha River, Tanana River,

NOTE: At this scale, this category is not visible on the map.

Other Proposed Land Use Categories + Related Strategies

Residents value:
Local farming



Proposed land use category:
Agriculture

Area defined as:

- Current farmlands and neighboring large parcels with potential for future agriculture.
- Most private land in this area is restricted by deed for agriculture use only.
- Includes limited residential uses.

Residents value:
Supporting military families
and their service mission



Proposed land use category:
Military Bases

Area defined as:

- Federal lands dedicated for military bases and military reserves.

Key Strategies:

- Support **responsible development of resources**, including agriculture, tourism, timber and mining, to help create a stronger, more diverse local economy.
- **Retain and improve outdoor recreation opportunities.**

Proposed Transportation Strategies

Transportation: Resident Input

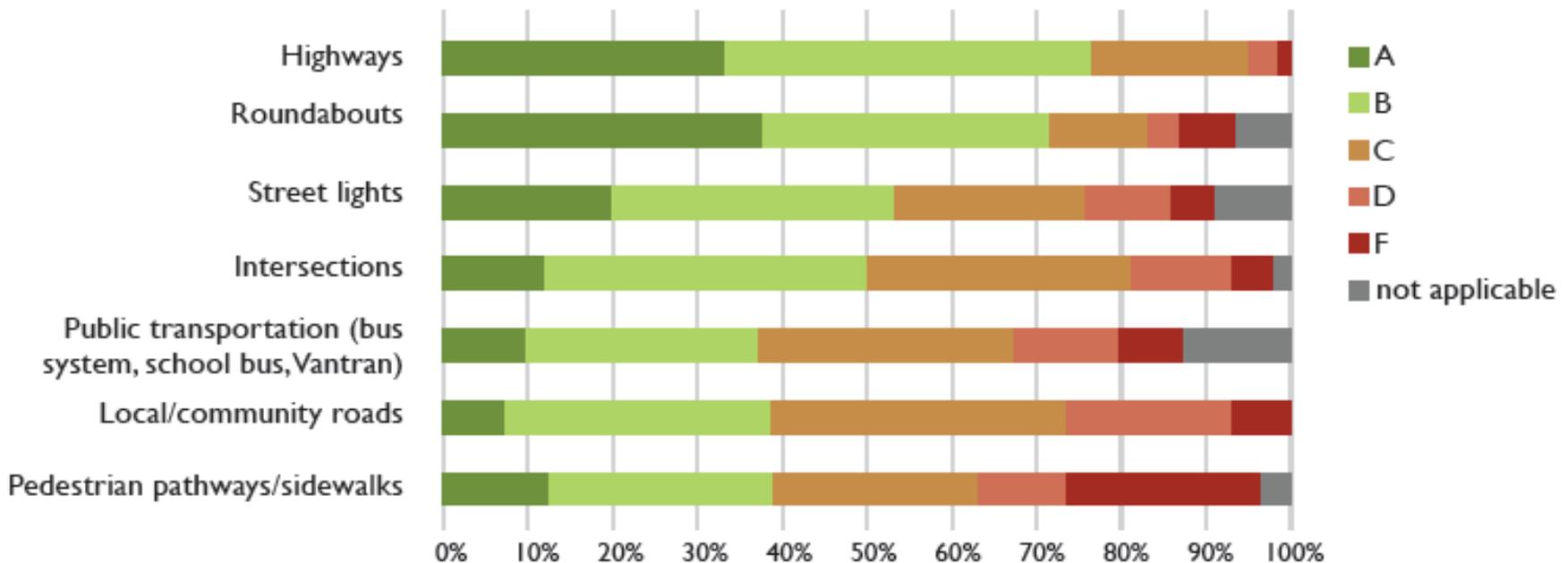
Over **70%** of survey respondents are satisfied with area **highways** and **roundabouts**, giving them an "A" or "B" grade.

Survey respondents were less satisfied with **public transportation, local/community roads** and **pedestrian pathways/sidewalks**.



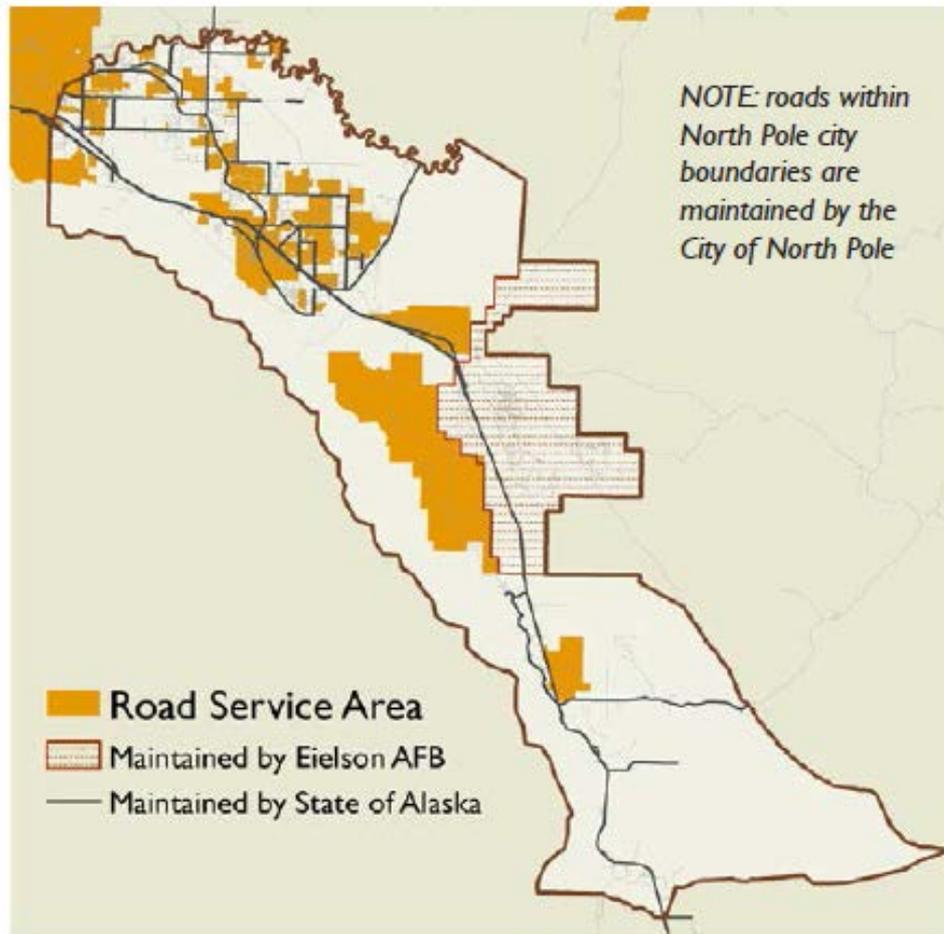
SATISFIED

LESS SATISFIED



Road Service Areas (RSAs)

Almost half of the local roads in the Salcha-Badger Road Area are **not maintained**



There are approximately

540 miles of road in the project area.

215 miles are State DOT, EAFB or pipeline access roads; all are maintained.

325 miles are local roads

- **168 miles** are maintained.
- **157 miles** are **not** maintained.

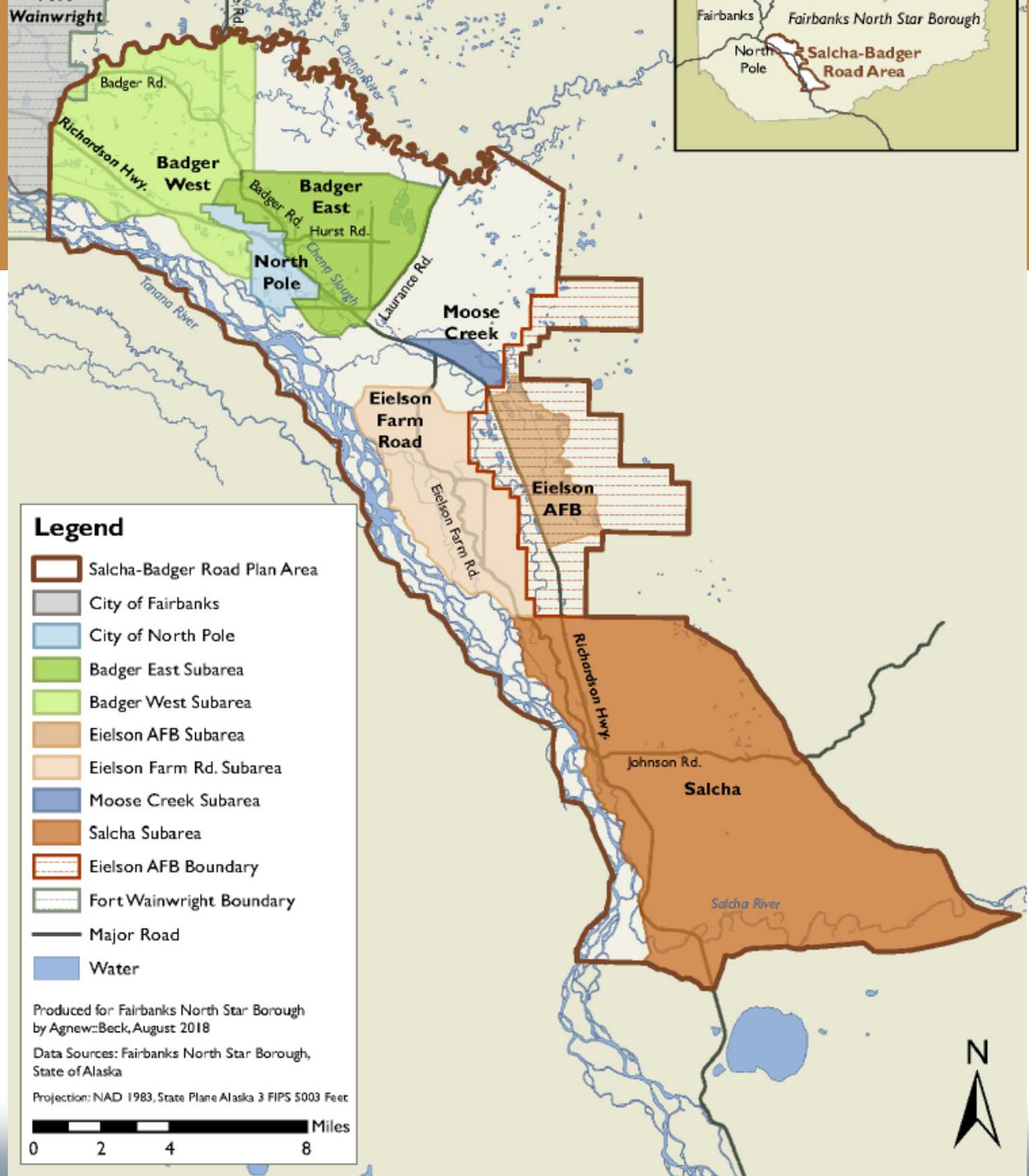
Key Transportation Strategies

- Develop an **improved Road Service Area (RSA) model**. *For example, minimize process for joining/expanding RSAs and consolidate administrative functions.*
- **Improve the FNSB subdivision policy** to address road construction needs for new subdivisions.
- Build infrastructure that encourages and **provides safe, convenient, enjoyable travel for pedestrians and bicyclists**.
- **Support a long-term rail bypass and separated crossings** for the Salcha-Badger Road Area, consistent with the Fairbanks Area Rail Line Relocation, connecting the bridge over the Tanana River.
- **Update the 2006 Comprehensive Recreational Trails Plan**. *The update would include identifying needed trail connections, priorities, maintenance needs.*

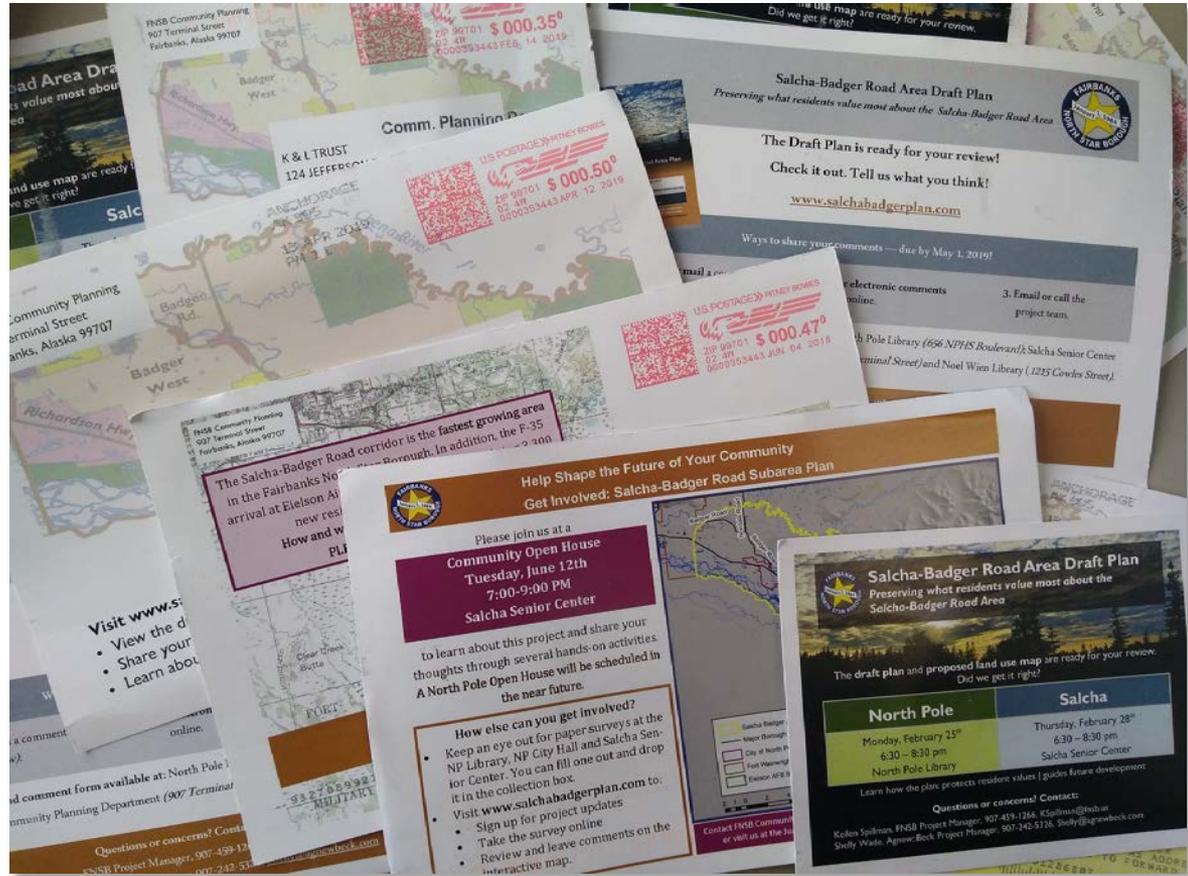
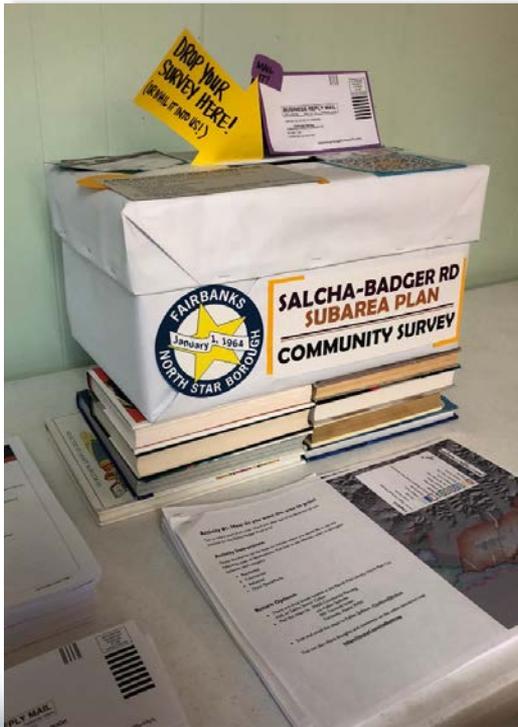


Successes and Lessons Learned

Recognize
unique
communities
within the
planning
area



Communicate in the way residents want



Salcha-Badger Road Area Plan

Executive Summary

JULY 2019



Our Vision

The Salcha-Badger Road area is comprised of communities in the Fairbanks North Star Borough renowned for their:



rural,
small-town
feel



respect for
personal
freedoms



thriving
businesses
& services



access to
year-round
outdoor
recreation

Use an Executive Summary to convey key plan elements

How has the Salcha-Badger Road Area changed?

The Salcha-Badger Road area is the **most rapidly growing** part of the Fairbanks North Star Borough.

Sources: 2000 estimate from the U.S. Decennial Census. 2017 estimate from the American Community Survey 2013-2017 Five-Year Average.



Eielson Air Force Base (AFB) is receiving two squadrons of F-35 fighter jets

+ 3,300 residents



Impact:

85% of new residents are anticipated to live in the Salcha-Badger Road area, resulting in increased demand for housing and related programs and services.

To learn more about anticipated needs and how the FNSB community is planning for the arrival of F-35 families, check out the Eielson AFB Regional Growth Plan: www.eafbregionalgrowth.com.

Plan Purpose *How can we actively shape changes in our community?*

This plan is a community resource and guide that will help:

- * **Protect what residents value most** about the Salcha-Badger Road area.
- * **Enhance quality of life** for current and future residents.
- * **Address immediate and longer-term community needs:**
 - housing
 - recreation
 - transportation
 - commerce
 - utilities

For more information and to review the full plan: <http://salchabadgerplan.com>

Project funded through Department of Defense Office of Economic Adjustment grant

Thank you!

Questions or Comments? Contact us:

Kellen Spillman

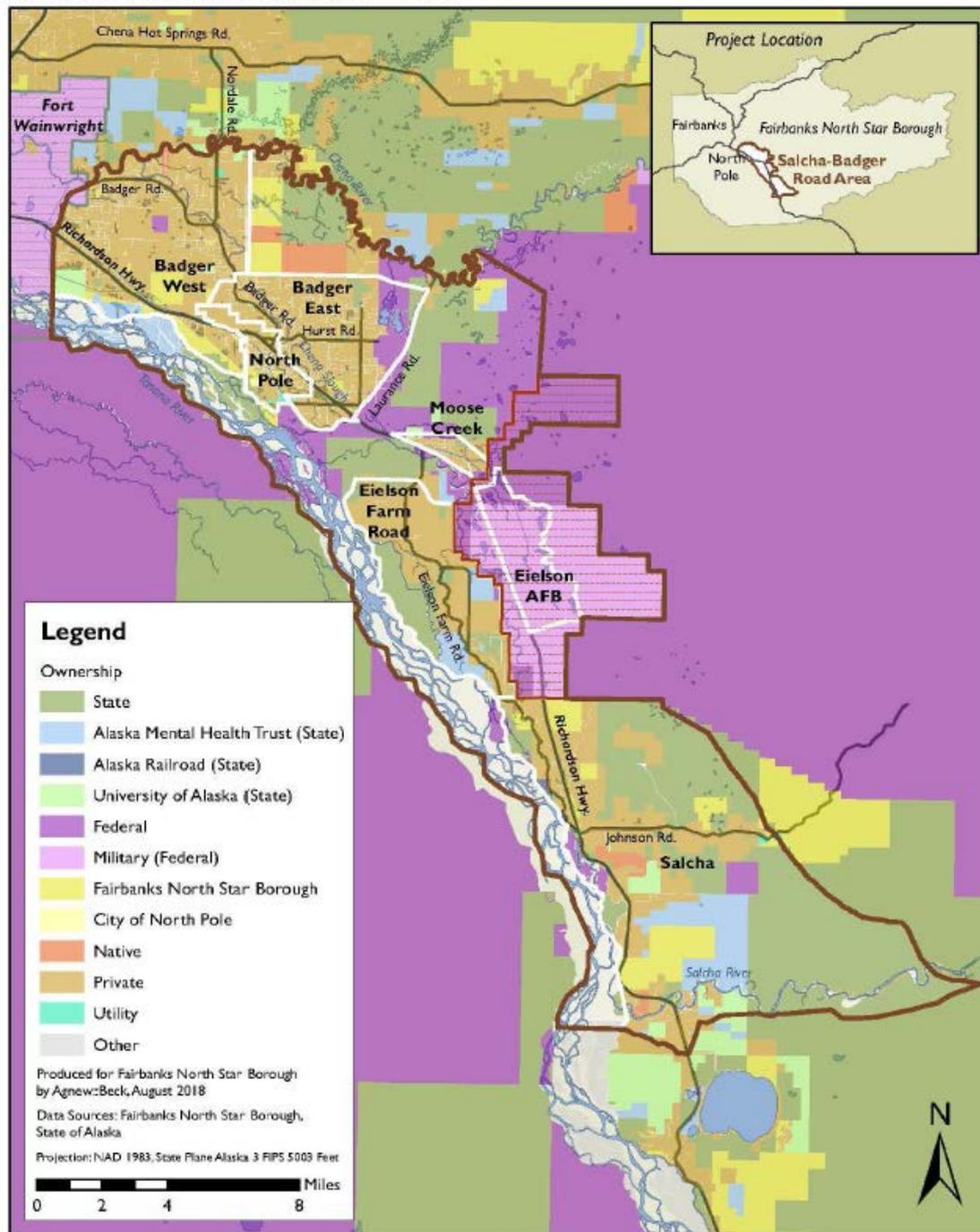
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Reference Maps

Figure 4: Land Ownership for the Salcha-Badger Road Area



Land Ownership

Figure 14: Primary Land Use in the Salcha-Badger Road Area

Existing Land Use

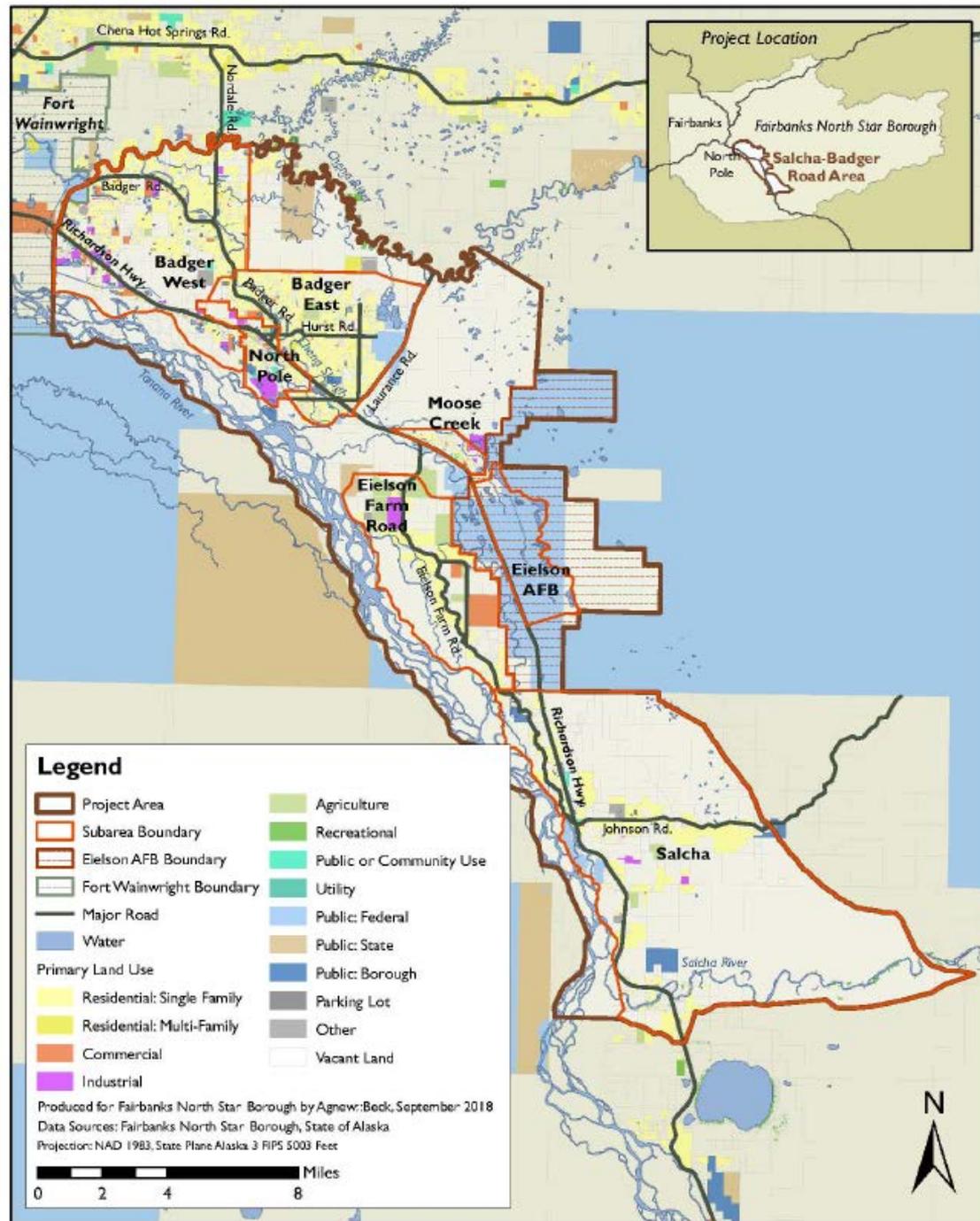


Figure 26: Valley Water Systems coverage (blue) in West Badger Road Area

Current Water, Sewer, Natural Gas

