



# Salcha-Badger Road Area Draft Plan

AK APA Conference  
February 11, 2020



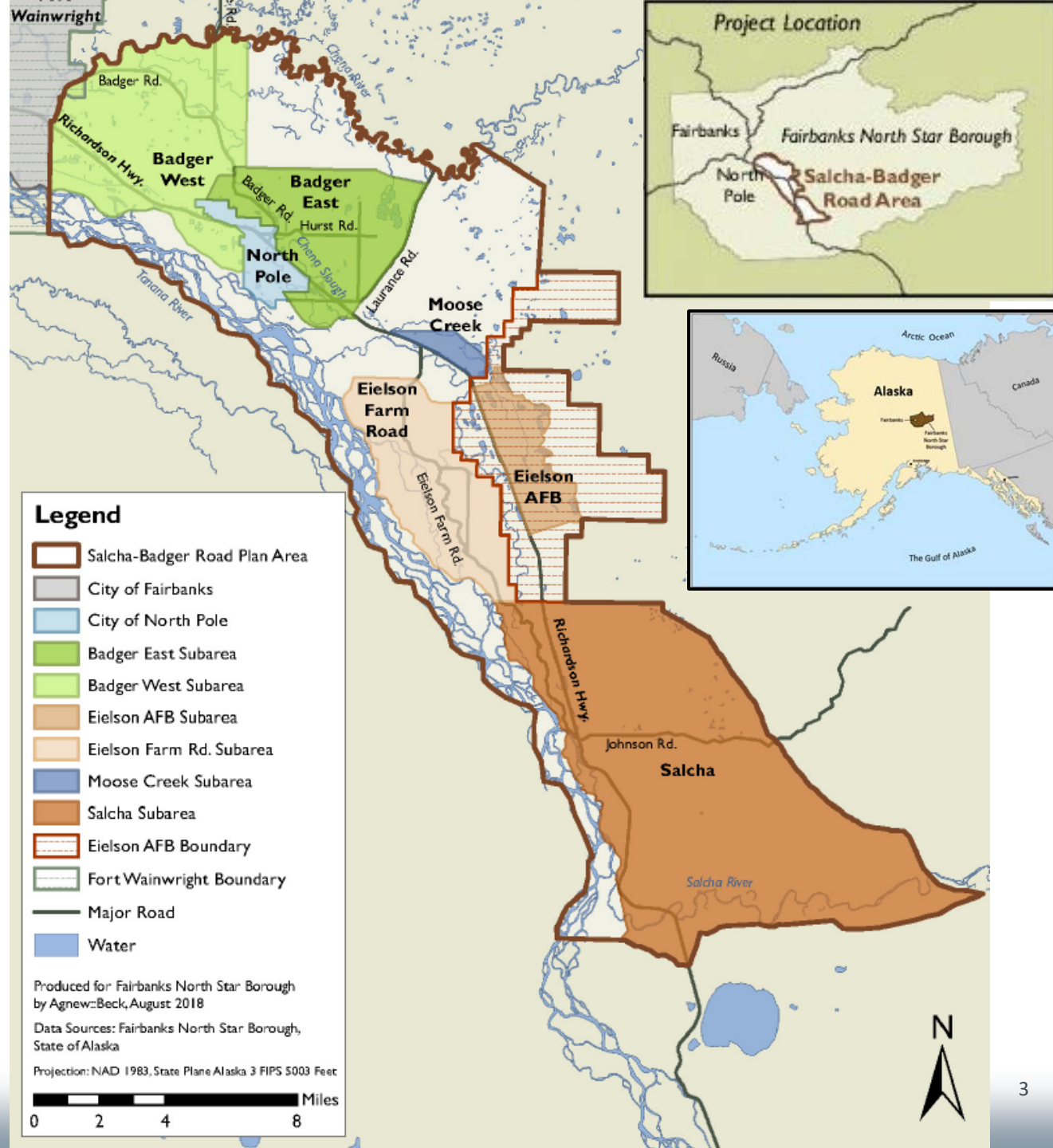
*Project funded through Department of Defense Office of Economic Adjustment Grant*

Why plan?

Why focus on this area?

What is the purpose of the plan?

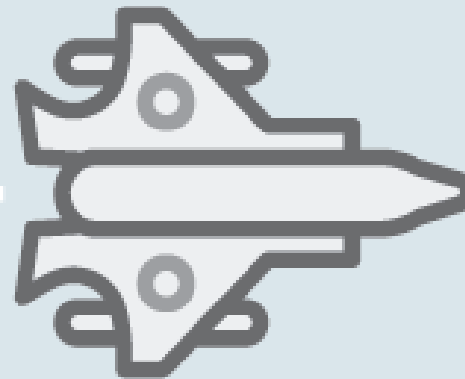
# Focus Area



# 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

\* one of the highest concentrations in AK

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

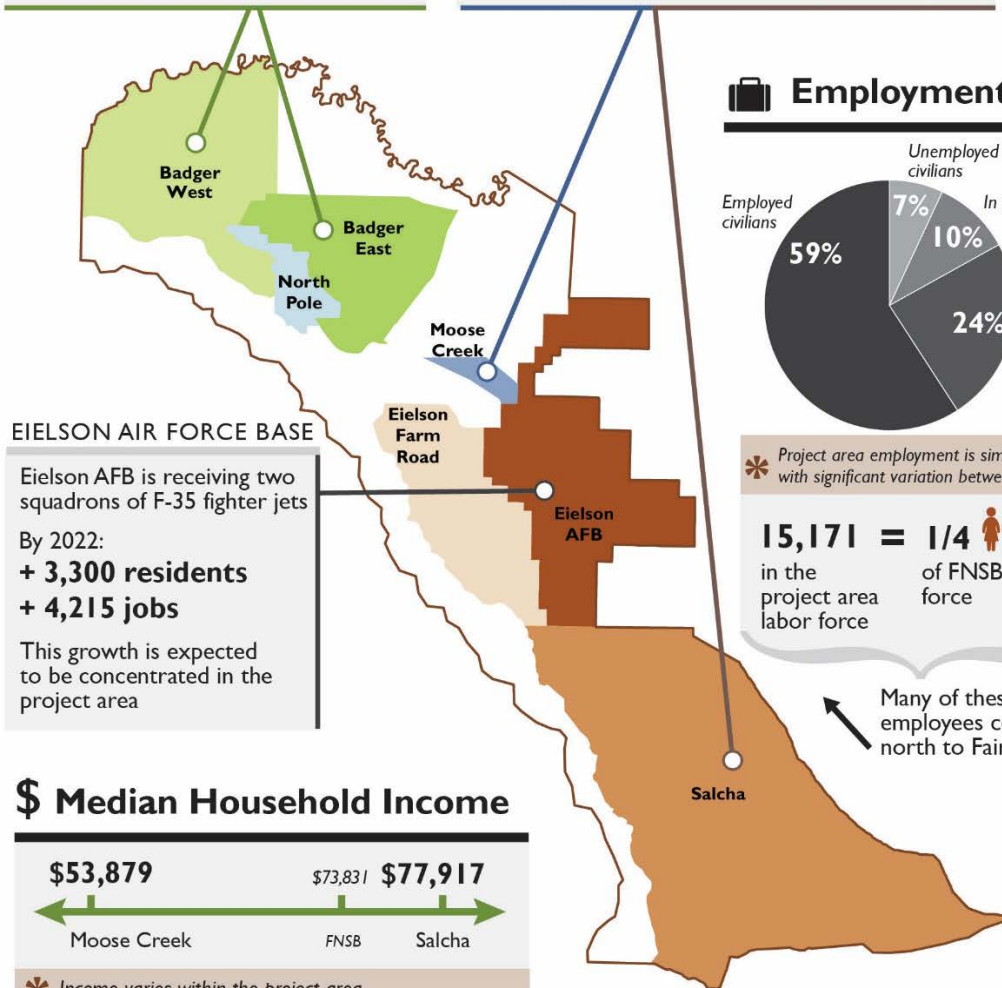
### MOOSE CREEK & SALCHA



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

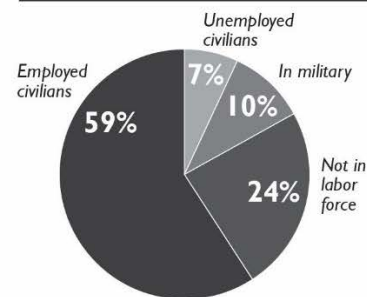
By 2022:

+ 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

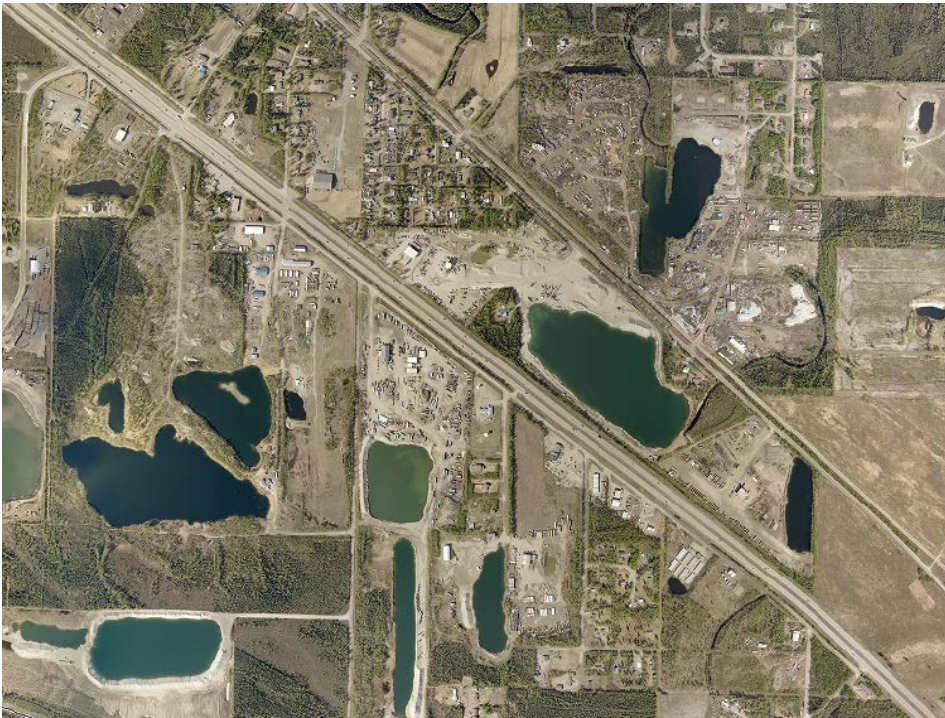
Many of these employees commute north to Fairbanks

## \$ 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:

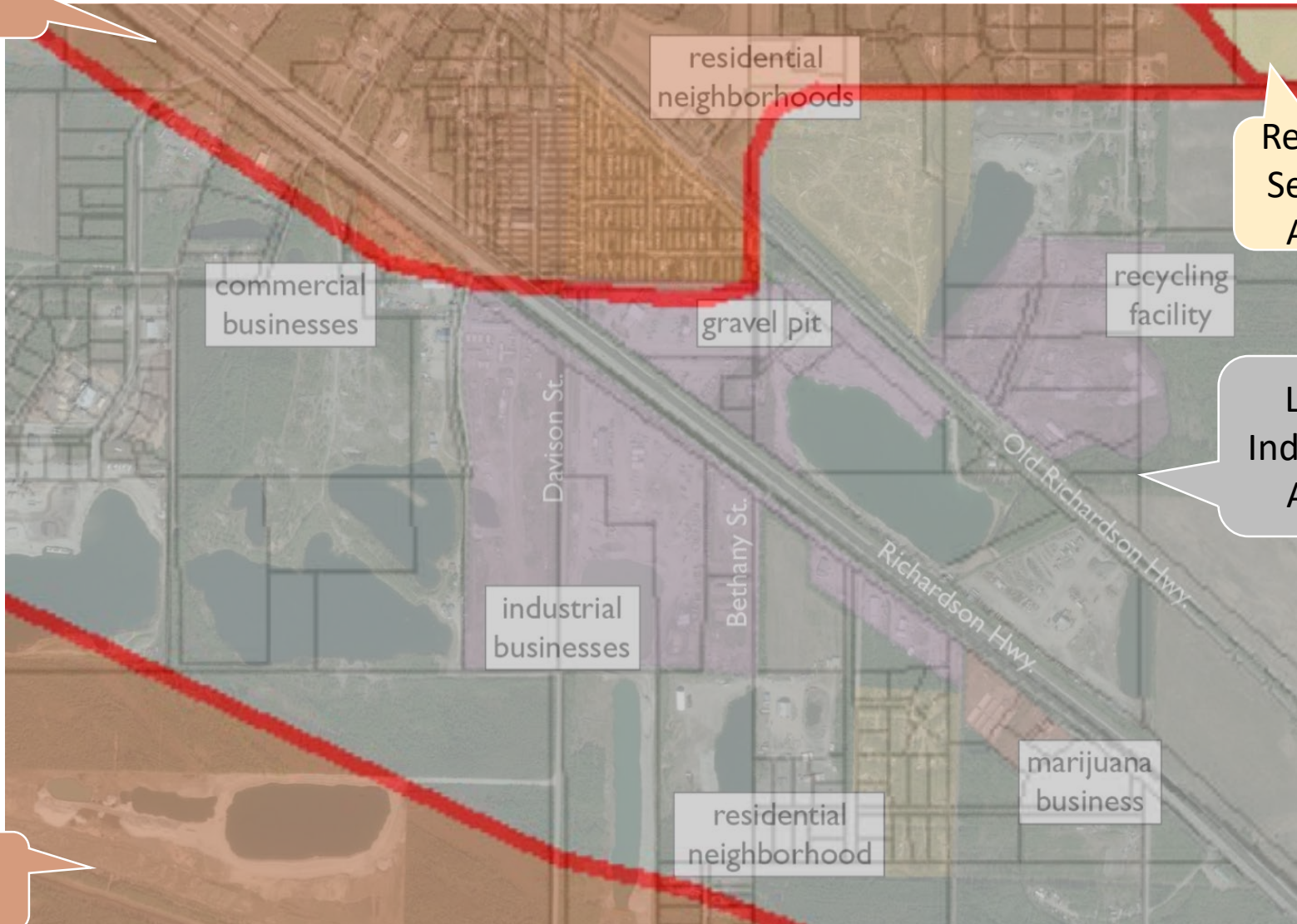
Existing land use near the corner of Davison Street + the Old/New Richardson Highways *(in Badger West subarea)*





# Current Comprehensive Plan Land Use Designations

Urban  
Area



Remote  
Settled  
Area

Light  
Industrial  
Area

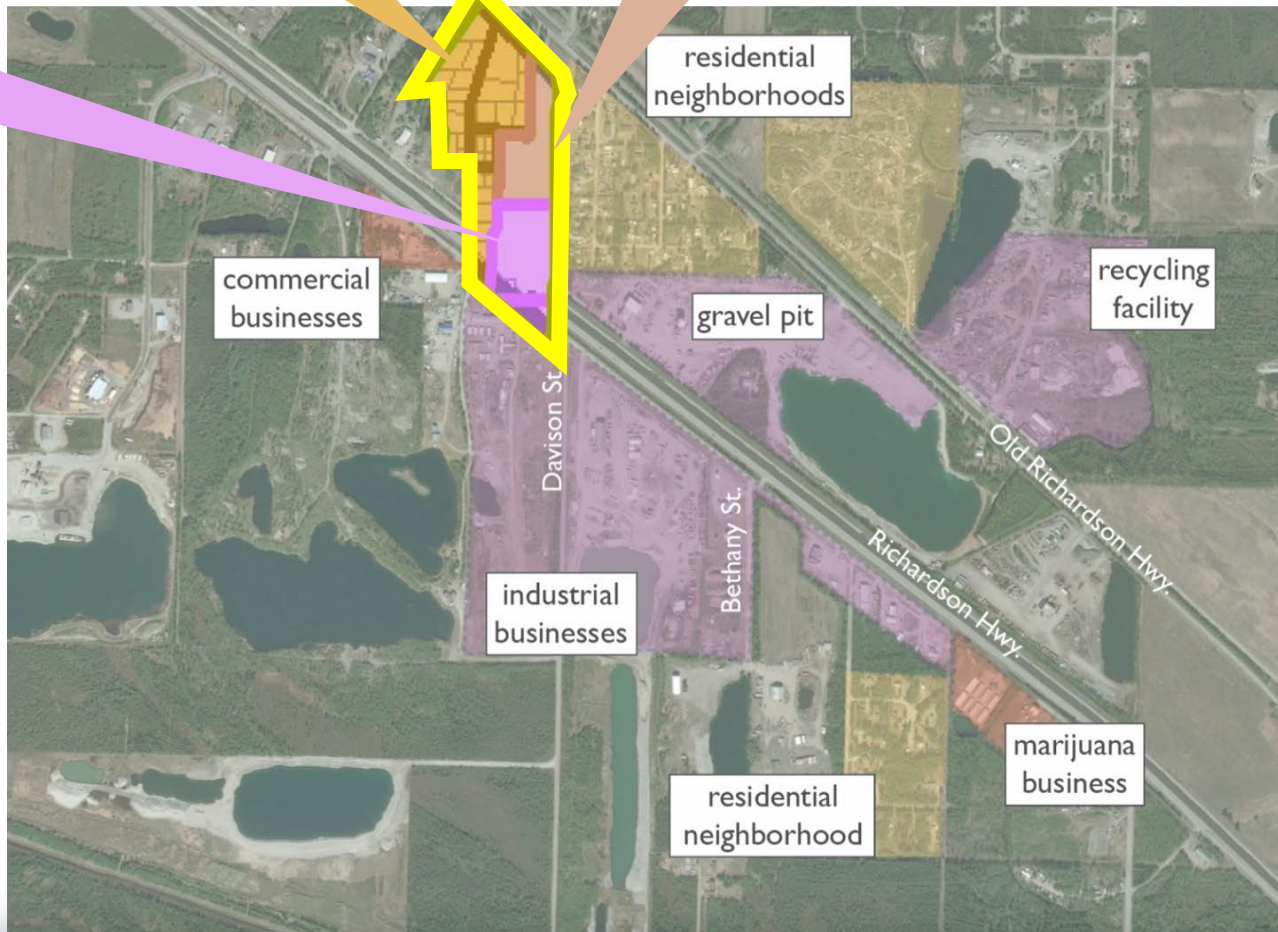
Urban  
Area

# Current Zoning

Zoned Rural  
Residential

Zoned  
Agricultural

Zoned  
Light  
Industrial



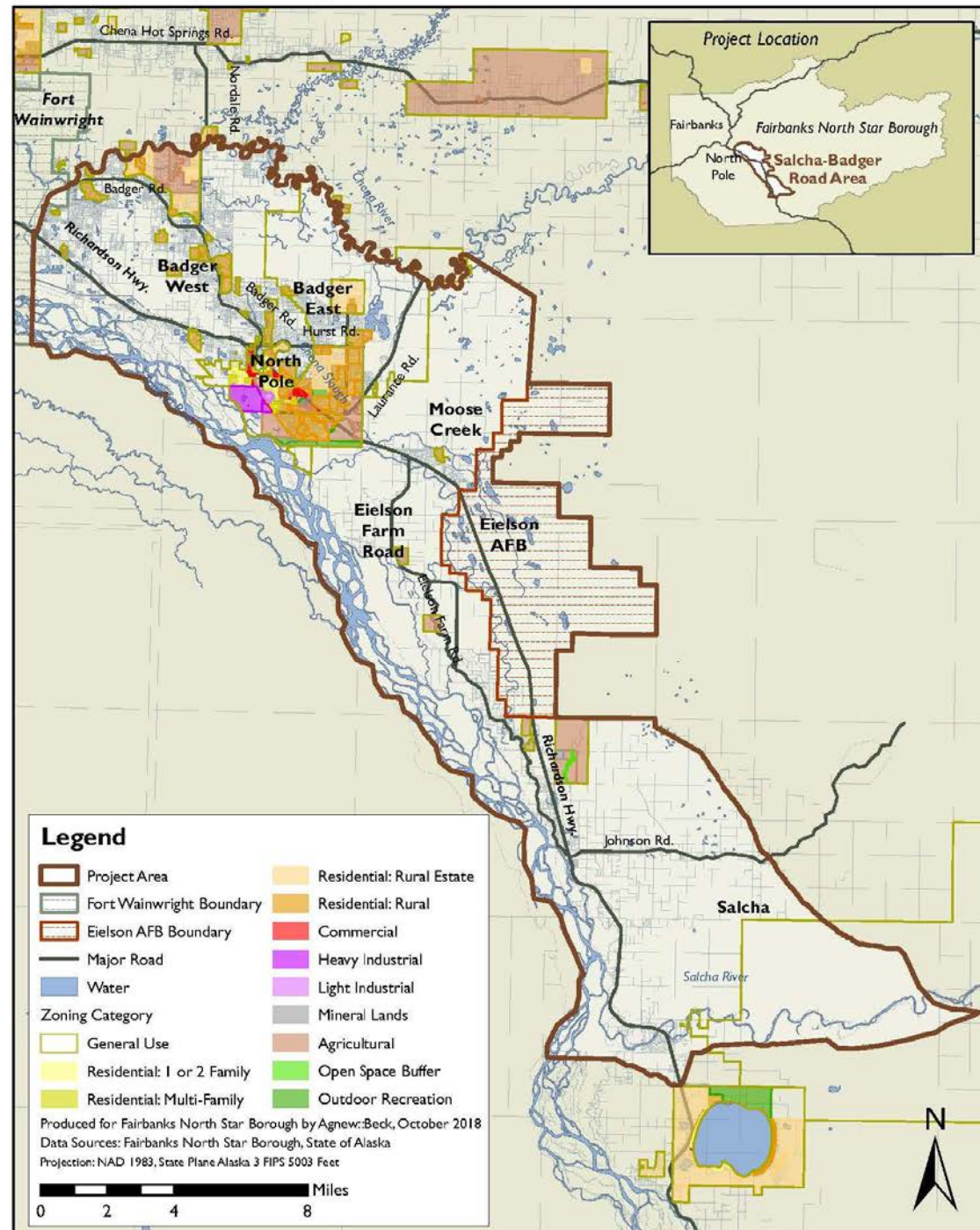
**Everything  
else:**

Zoned  
General  
Use



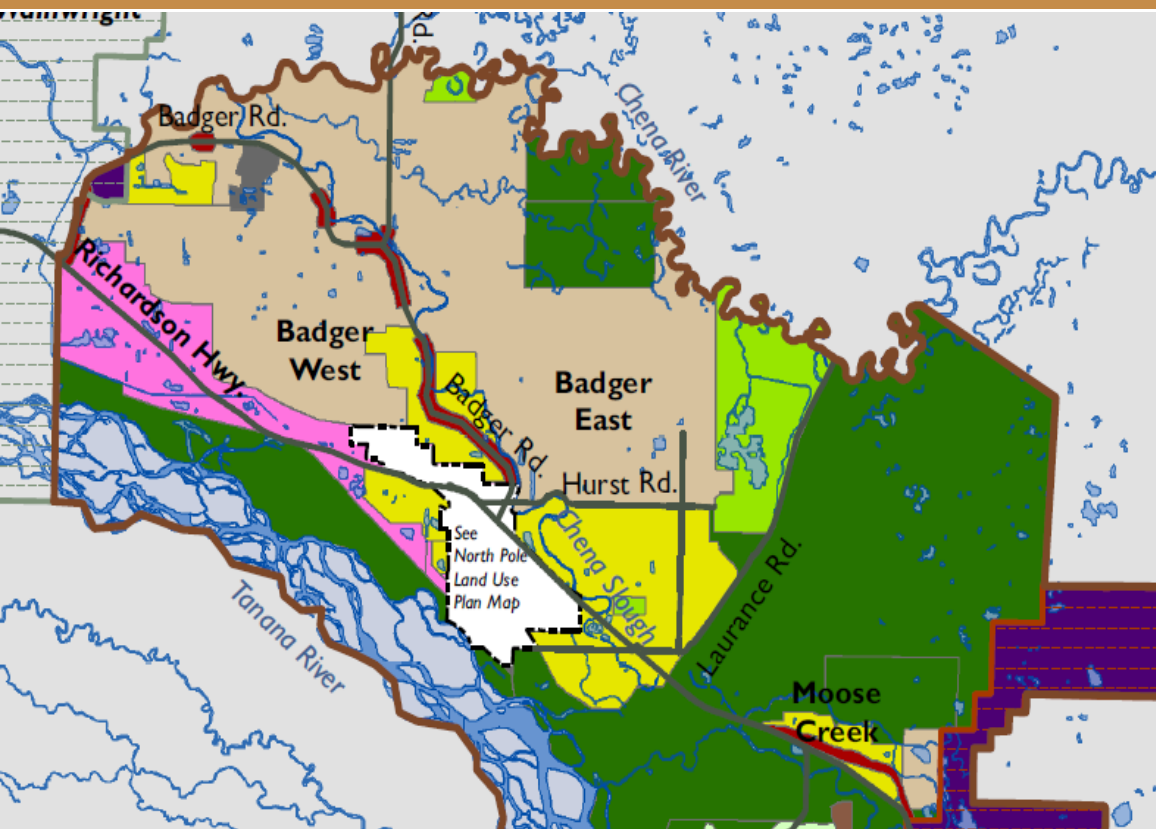
# Area Zoning

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





# Solution



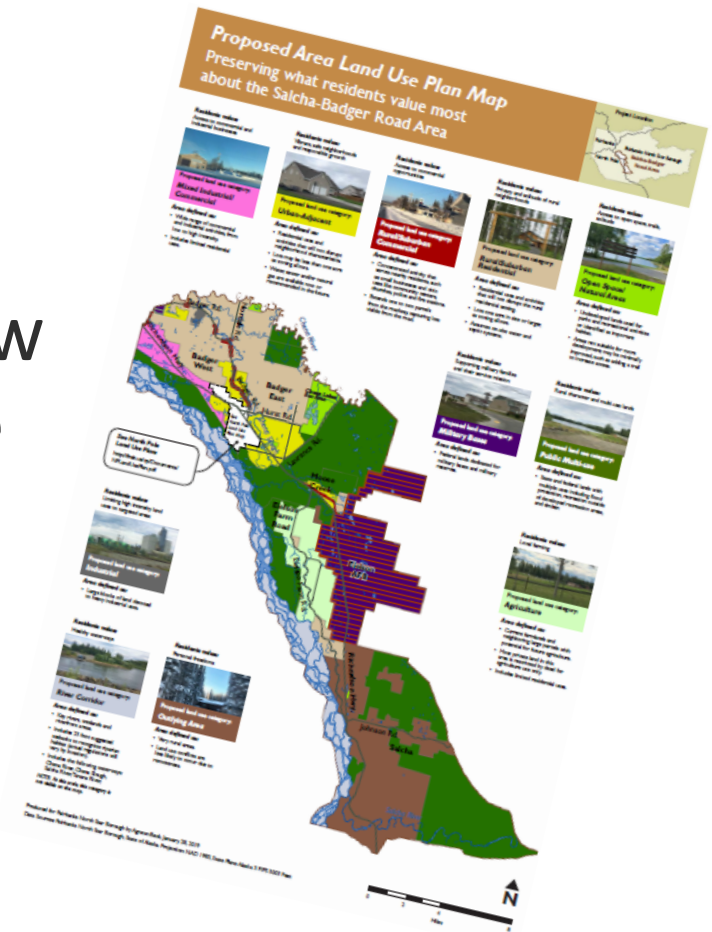
The proposed area plan **Future Land Use Map** aligns with existing or desired future land use.

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



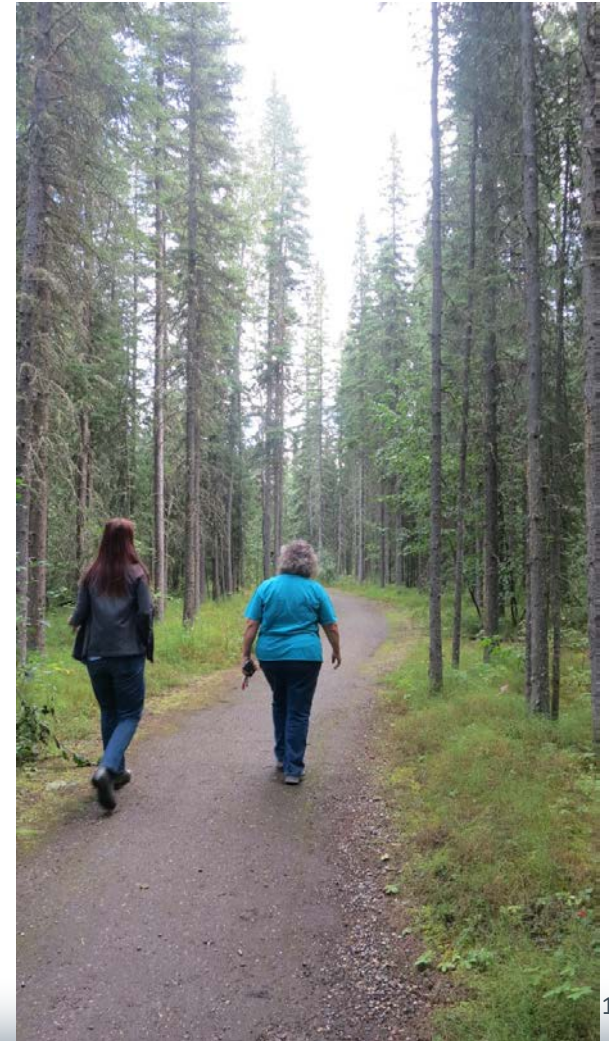
# Future Land Use Map

- 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



### Fairbanks North Star Borough Eielson Air Force Base Regional Growth Plan September 2018

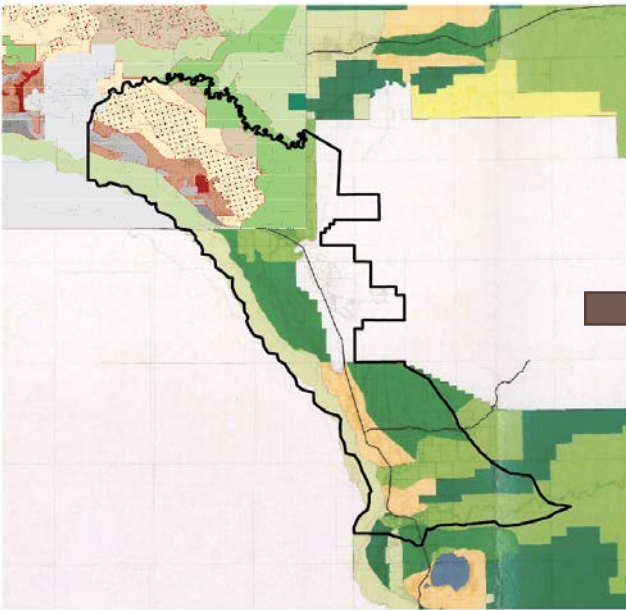


Adopted January 28, 2010





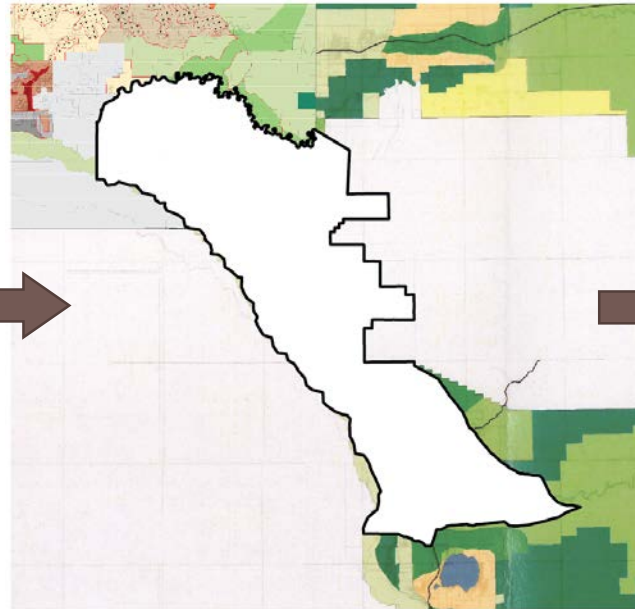
# Relationship between Salcha-Badger Road Area Plan and existing FNSB Comprehensive Plan



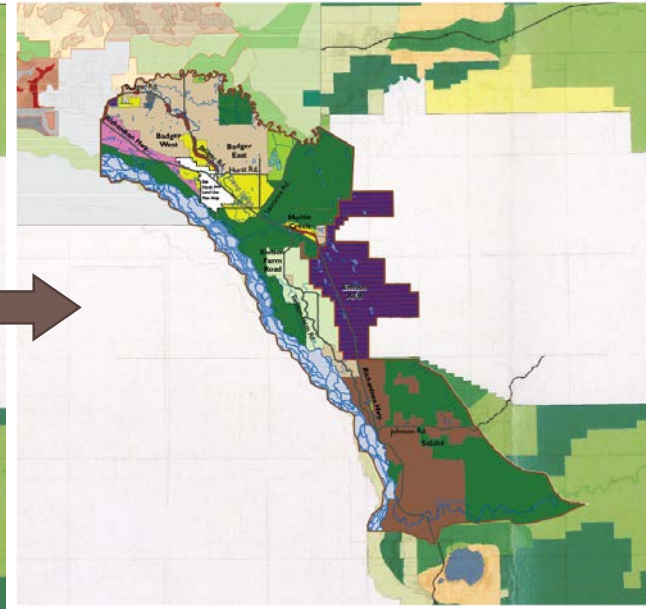
**1984 FSNB**

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

Salcha-Badger area  
outlined



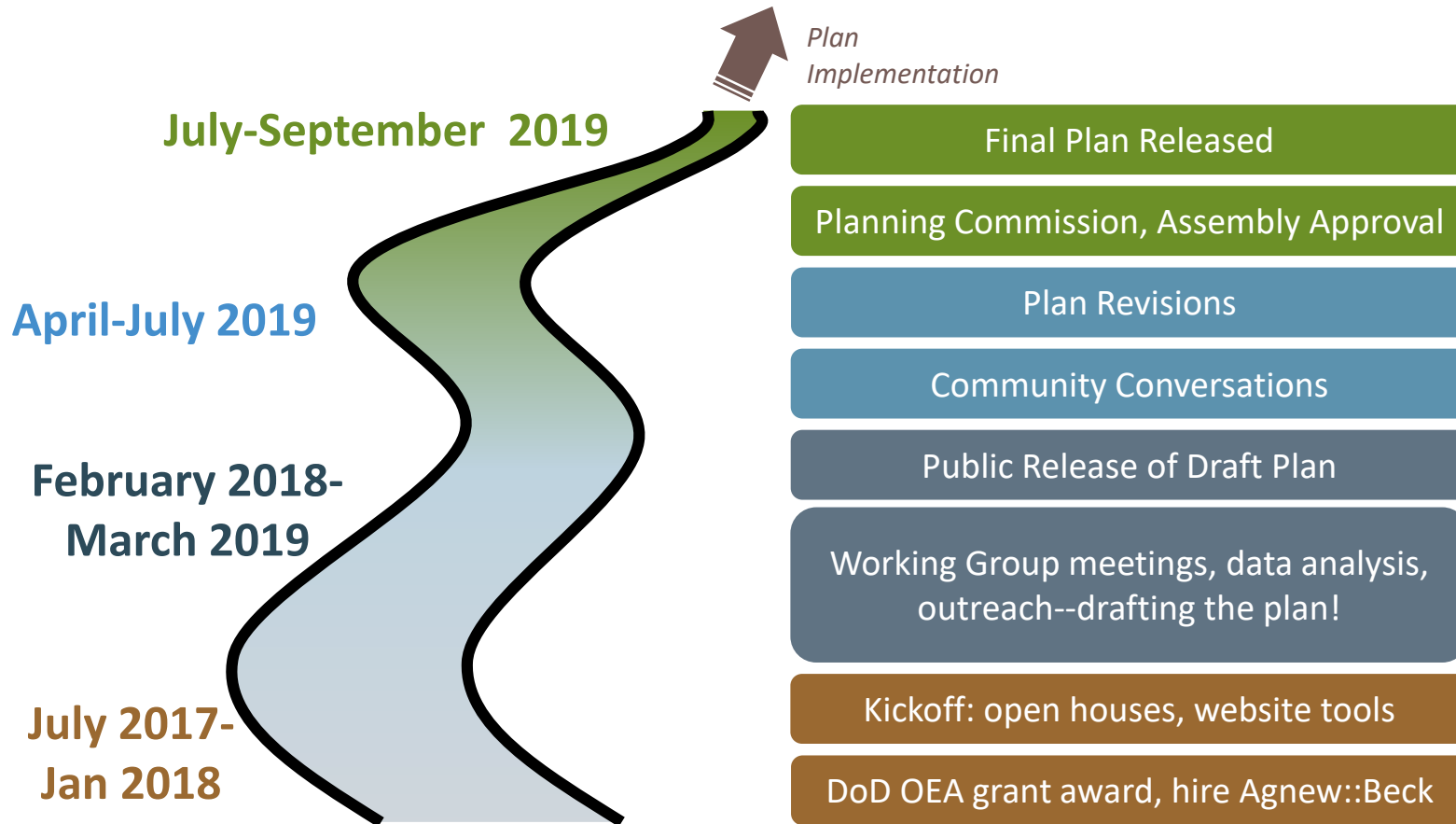
Replaced by...



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

(Excludes City of  
North Pole)

# Project Timeline Overview

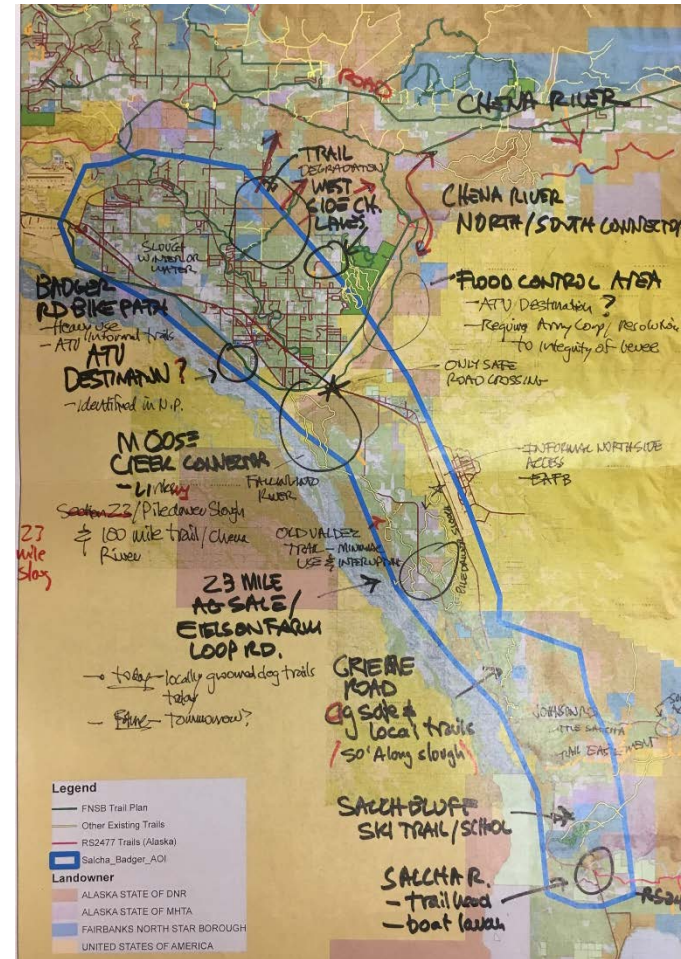


- Meetings with the project Working Group
- Open houses in North Pole and Salcha
- Community survey
- Booth at the Tanana Valley State Fair
- Review of community and regional plans

- 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?

# Met with FNSB Commissions, Community Organizations

## Advisory Working Group

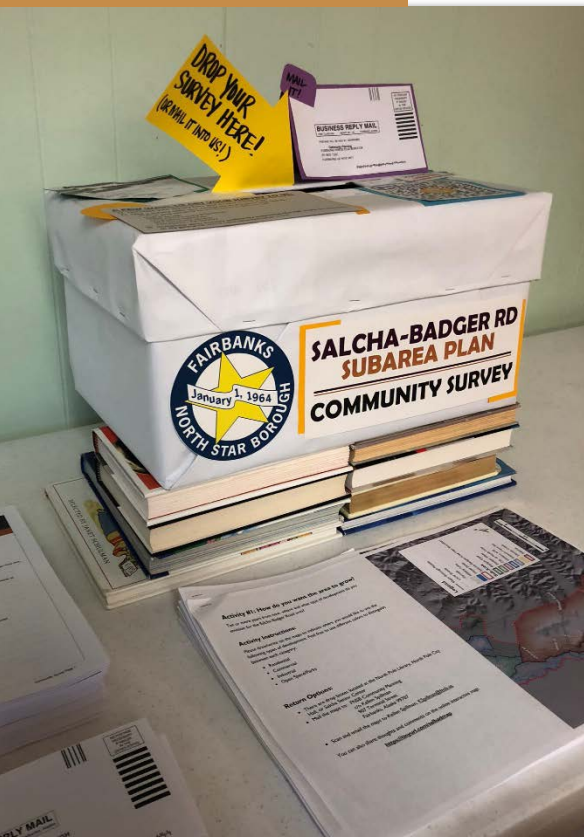
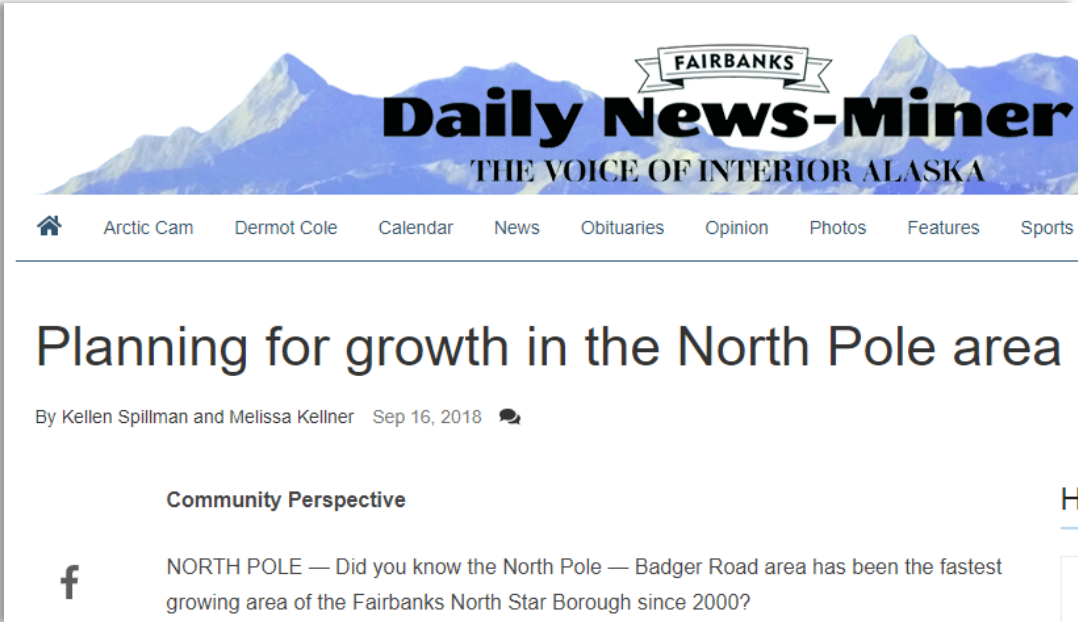


## Tanana Valley State Fair Booth

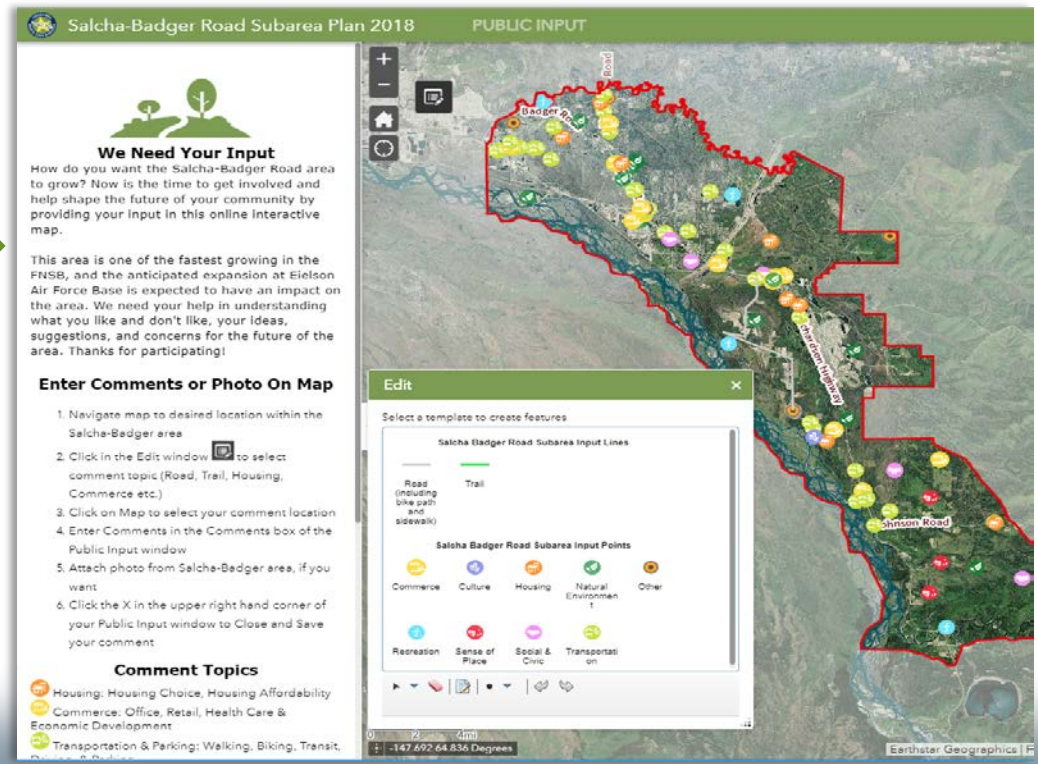




## Community Perspective in the Daily News-Miner



## Interactive Comment Map



## Project Surveys



# POSTCARDS!





# Community Meetings



## North Pole

Close to 70  
participants!



# Community Meetings

Salcha



Over 50  
participants!





# THE PLAN

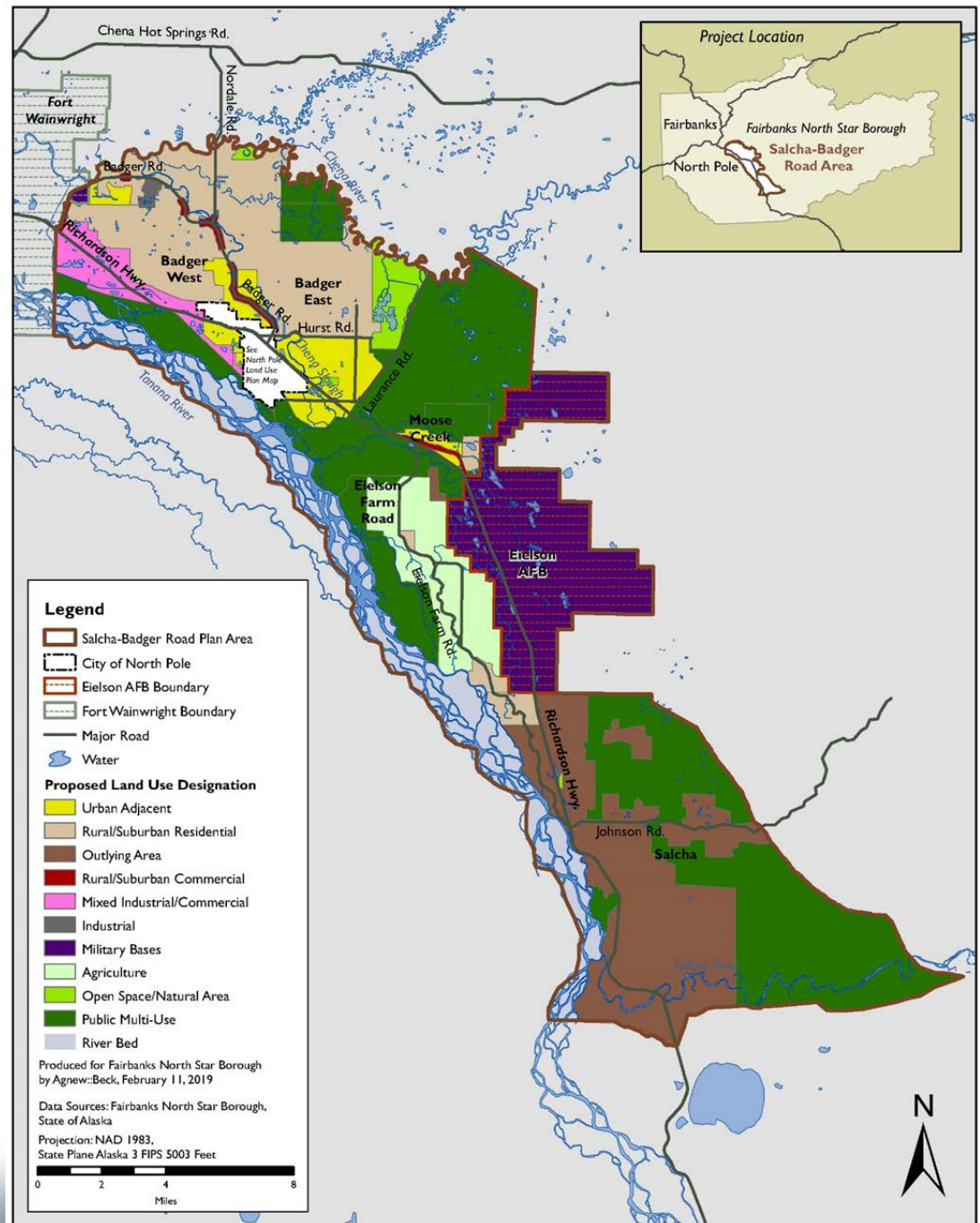
# Vision

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



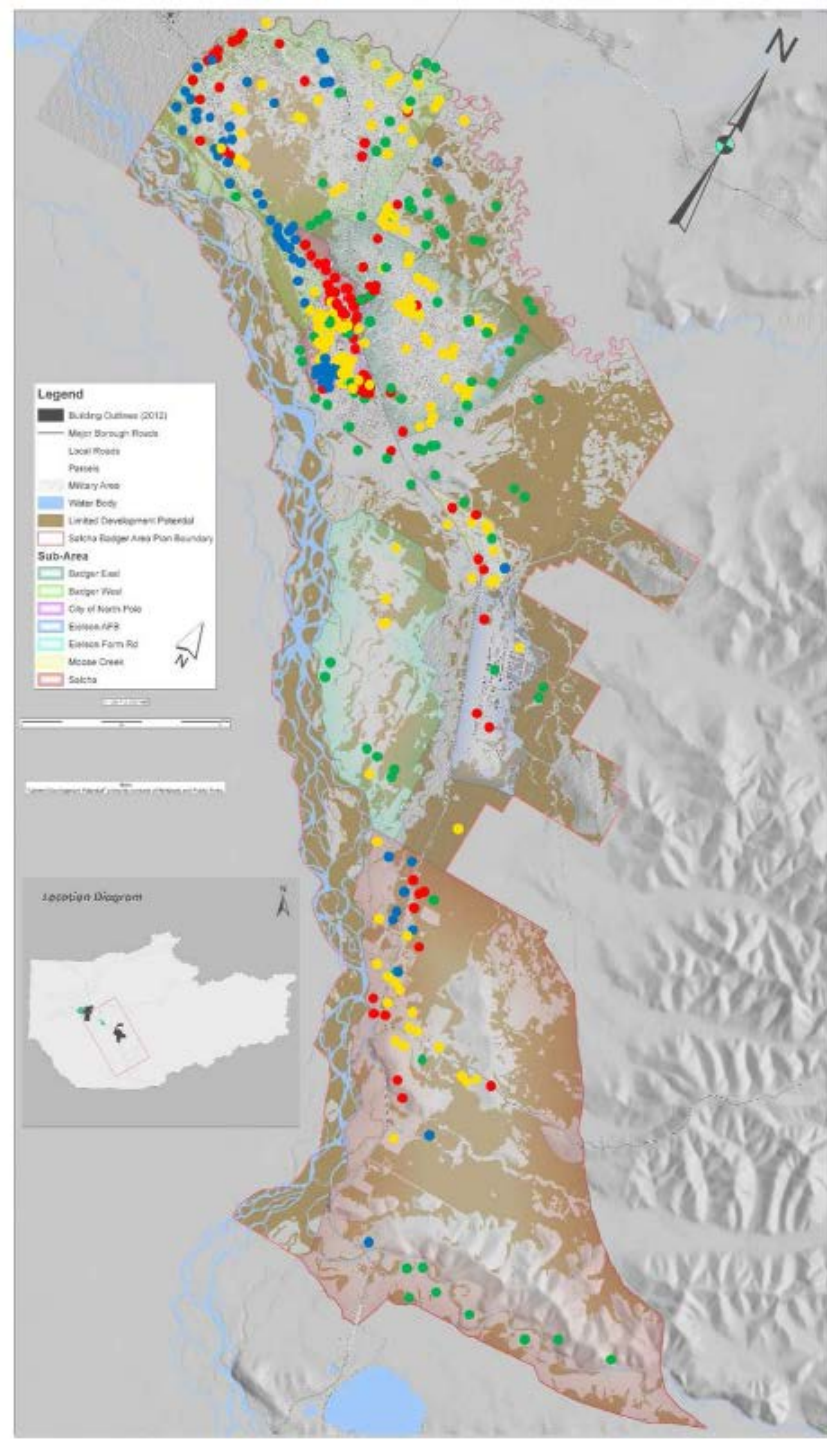
Centerpiece  
of the Plan:

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?

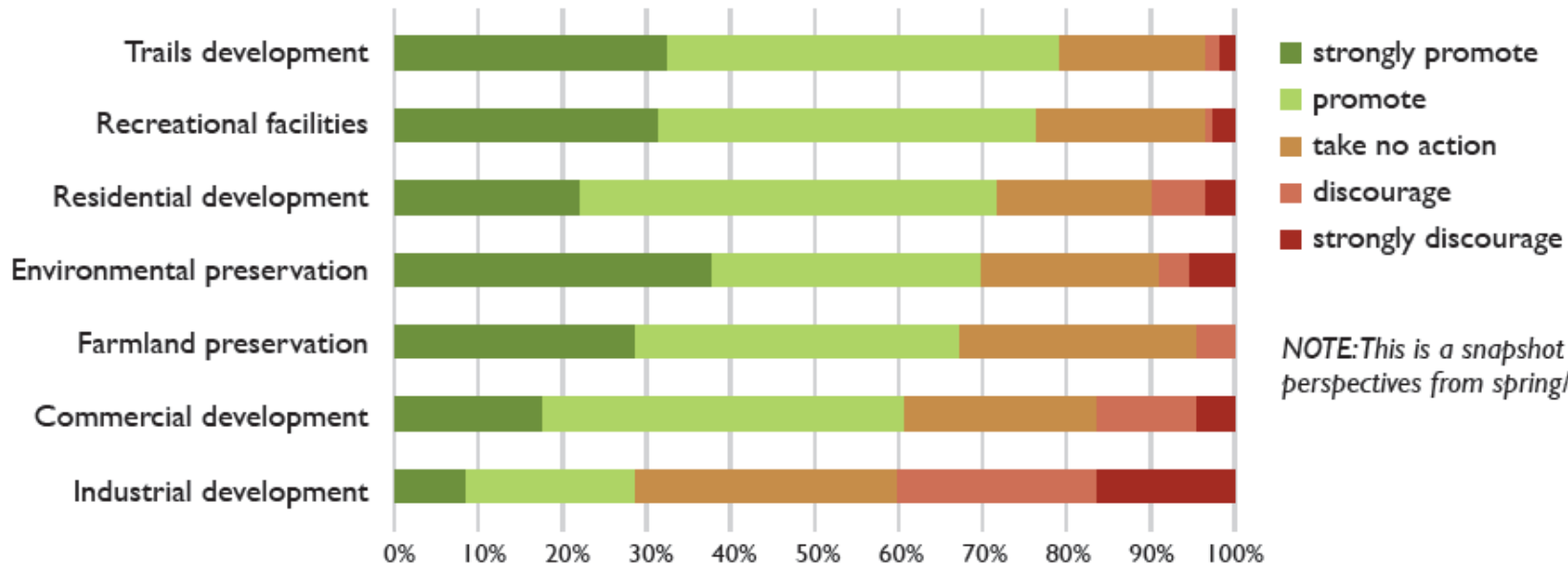
In the Salcha-Badger Road area, should we promote or discourage action in these development categories? *2018 Survey of Salcha-Badger Road Area Residents; 109 responses*

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:**

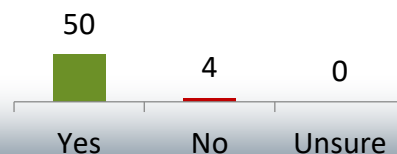
Privacy and solitude of rural  
neighborhoods



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:**

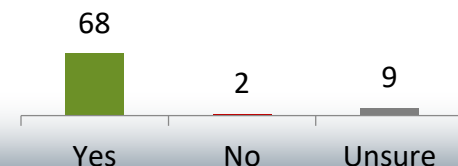
Personal freedoms



Proposed land use category:  
**Outlying Area**

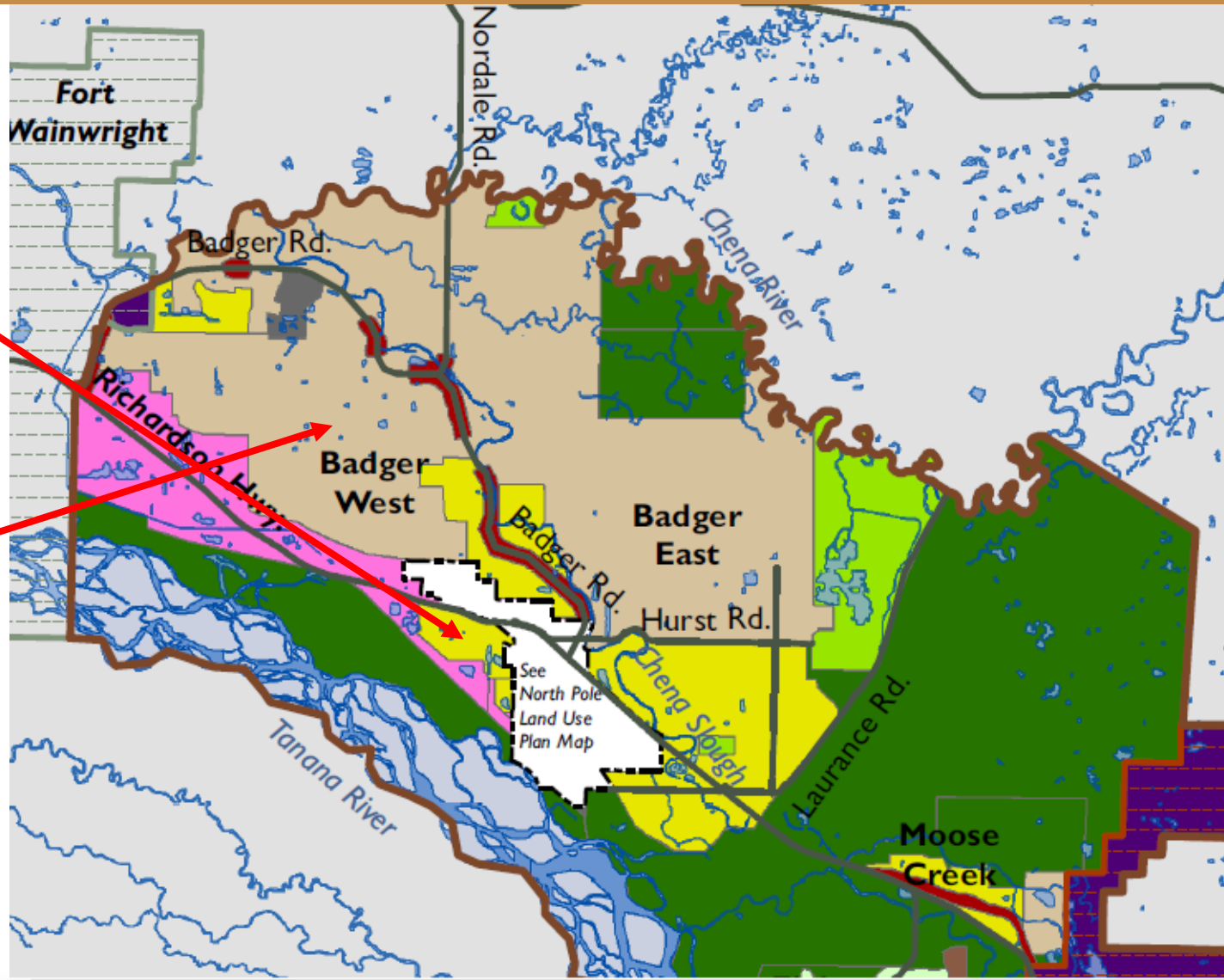
## **Area defined as:**

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



# Location of Proposed Residential LU Categories

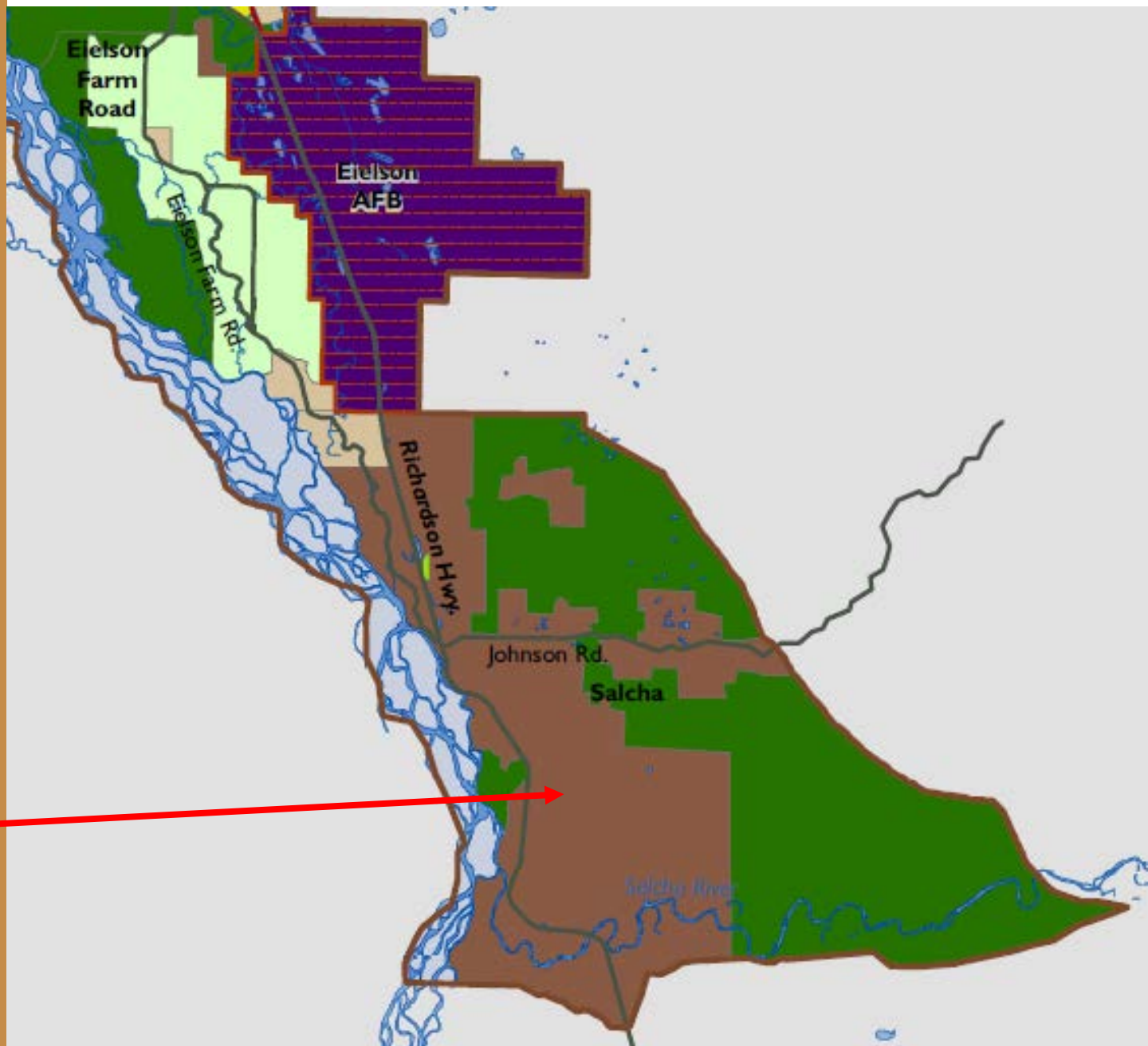
Urban Adjacent  
and  
Rural/Suburban  
Residential





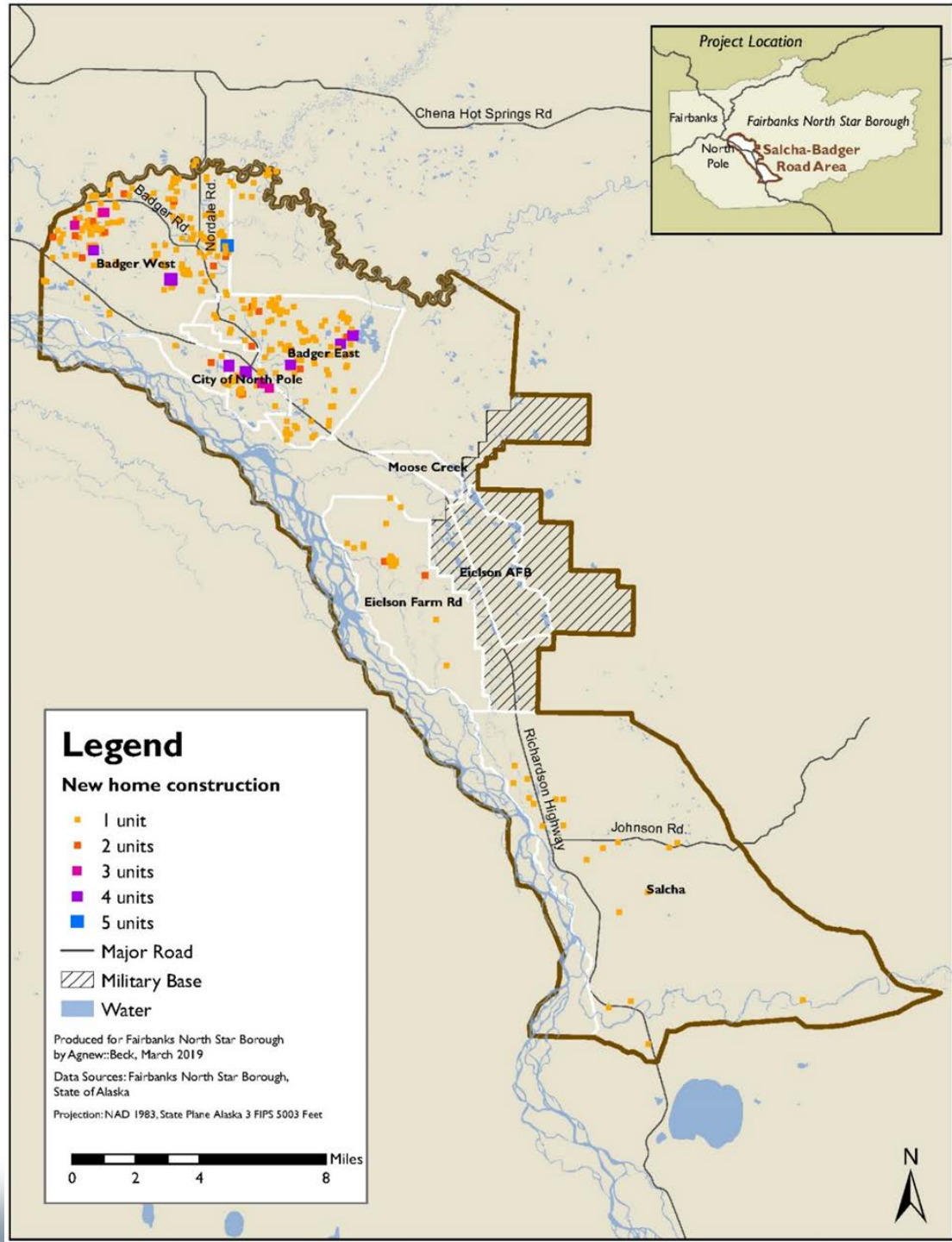
# Location of Proposed Residential LU Categories

Outlying  
Area

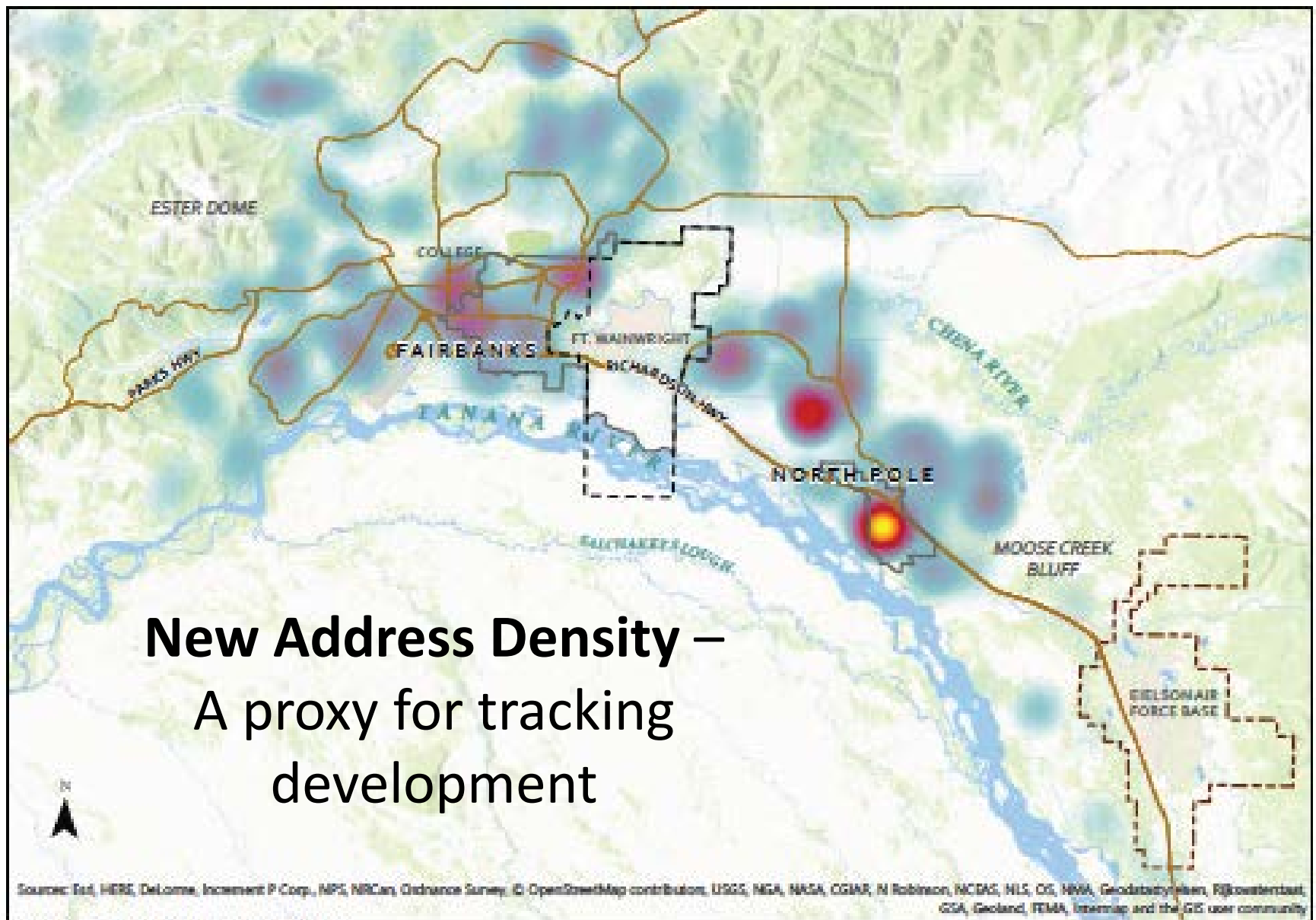


# Proposed Housing Strategies

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







FNSB New Address Point Density 2012-2018



— Eielson AFB Boundary  
— Ft. Wainwright Boundary

— Road  
— City Boundaries



# 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

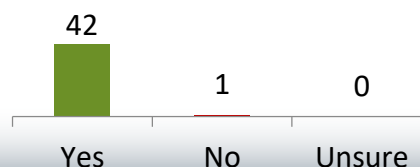


Proposed land use category:

**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

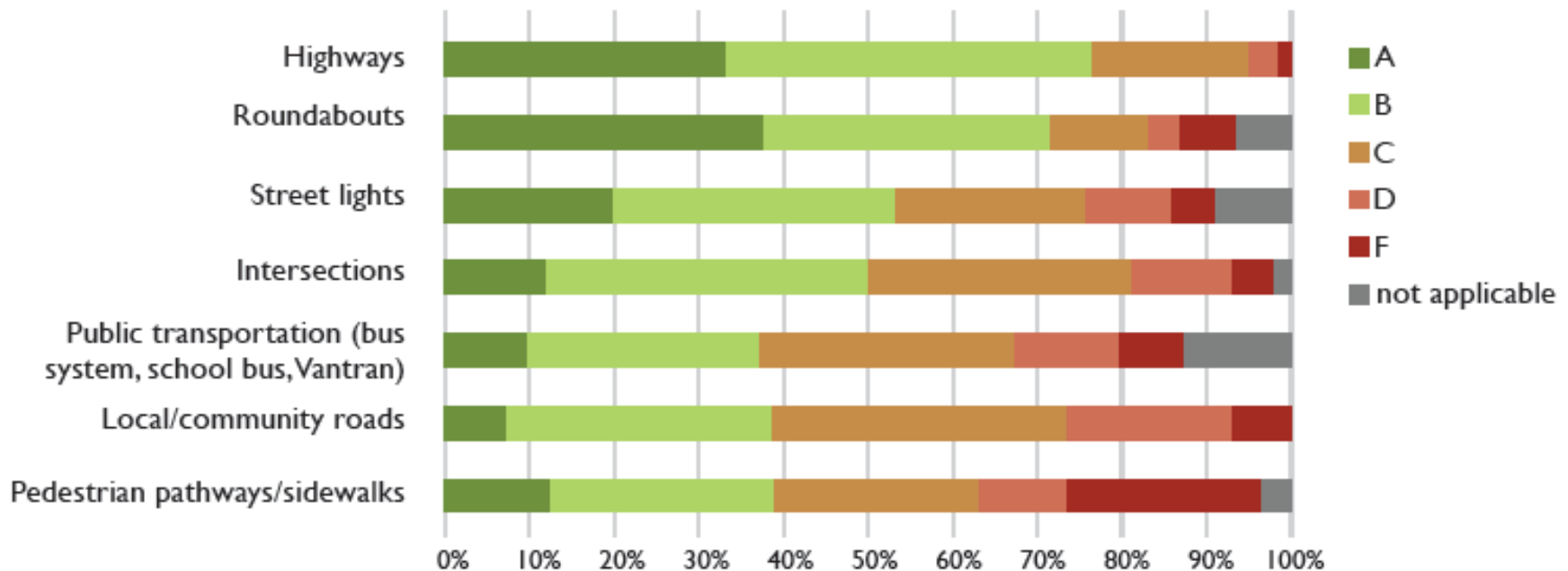
Over **70%** of survey respondents are satisfied with area **highways** and **roundabouts**, giving them an “A” or “B” grade.

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



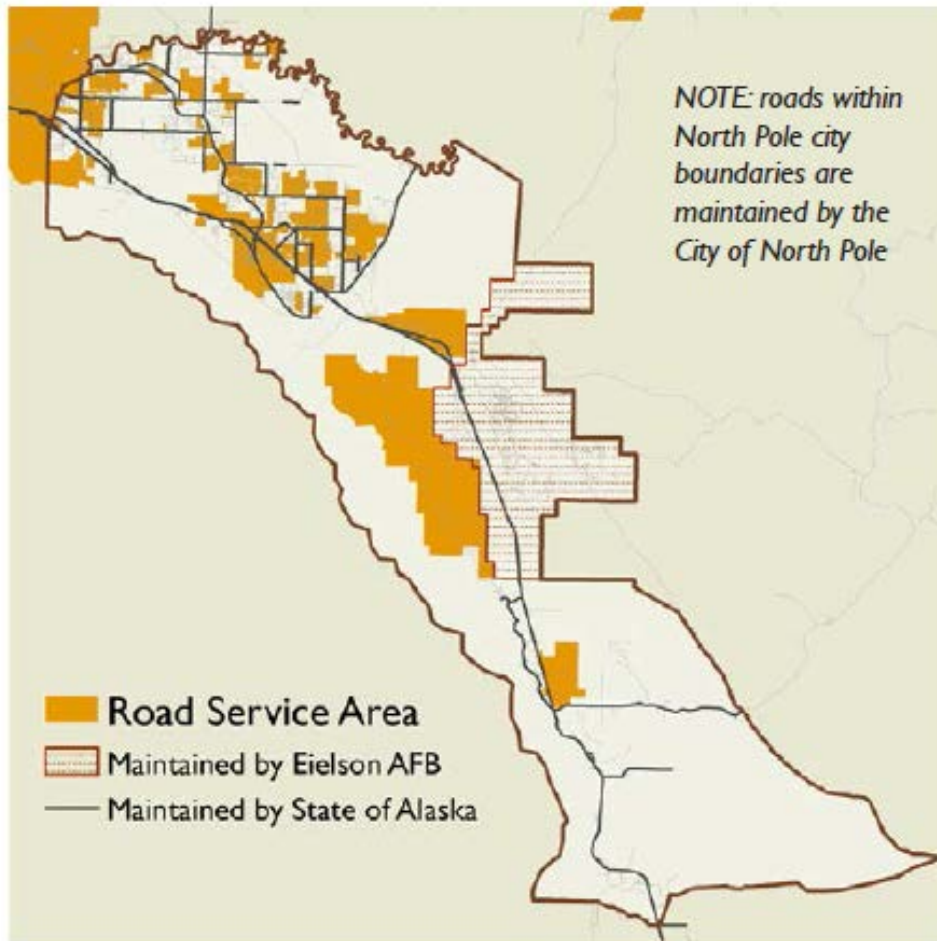
SATISFIED

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***.



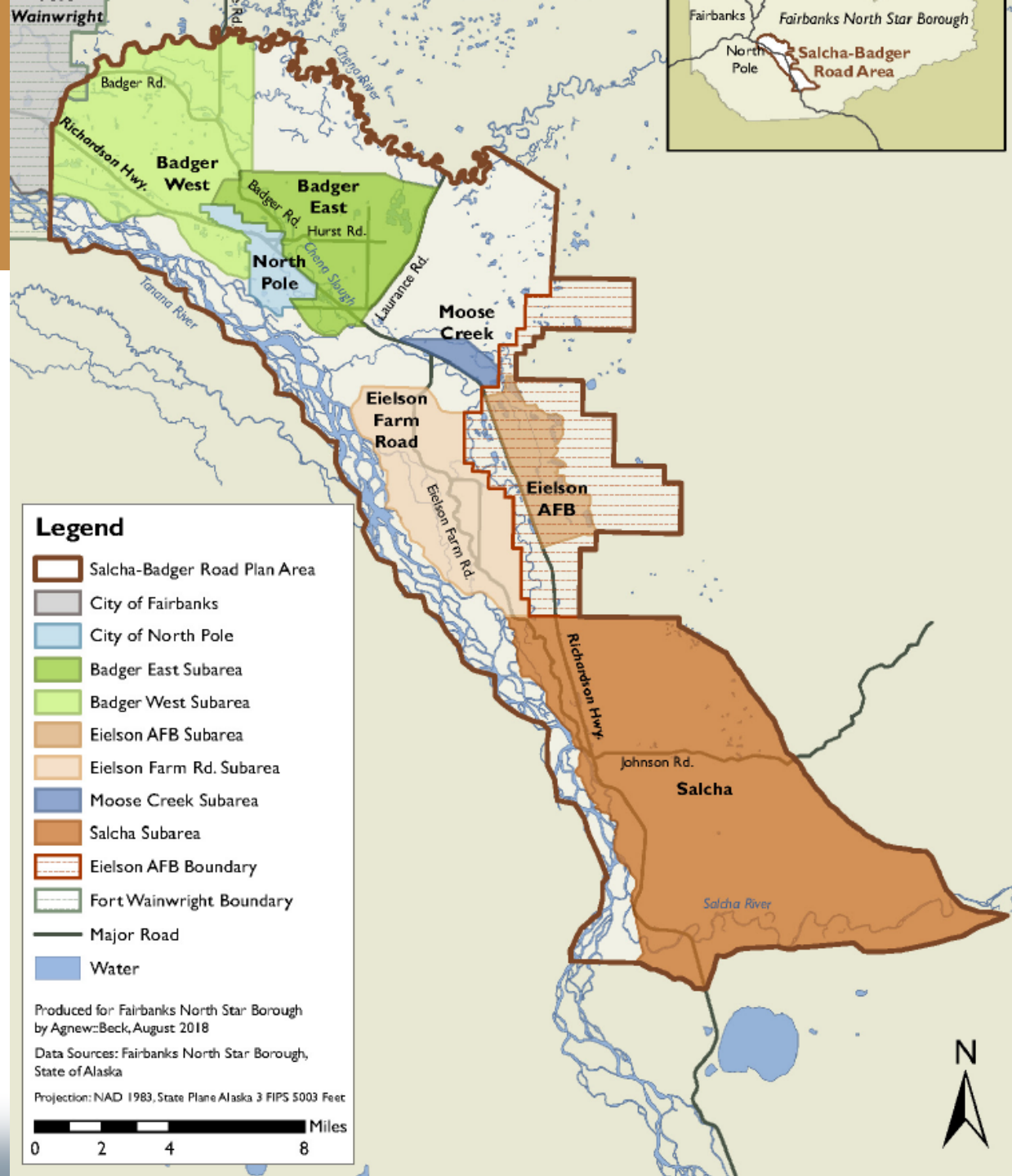
# Key Transportation Strategies

- 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

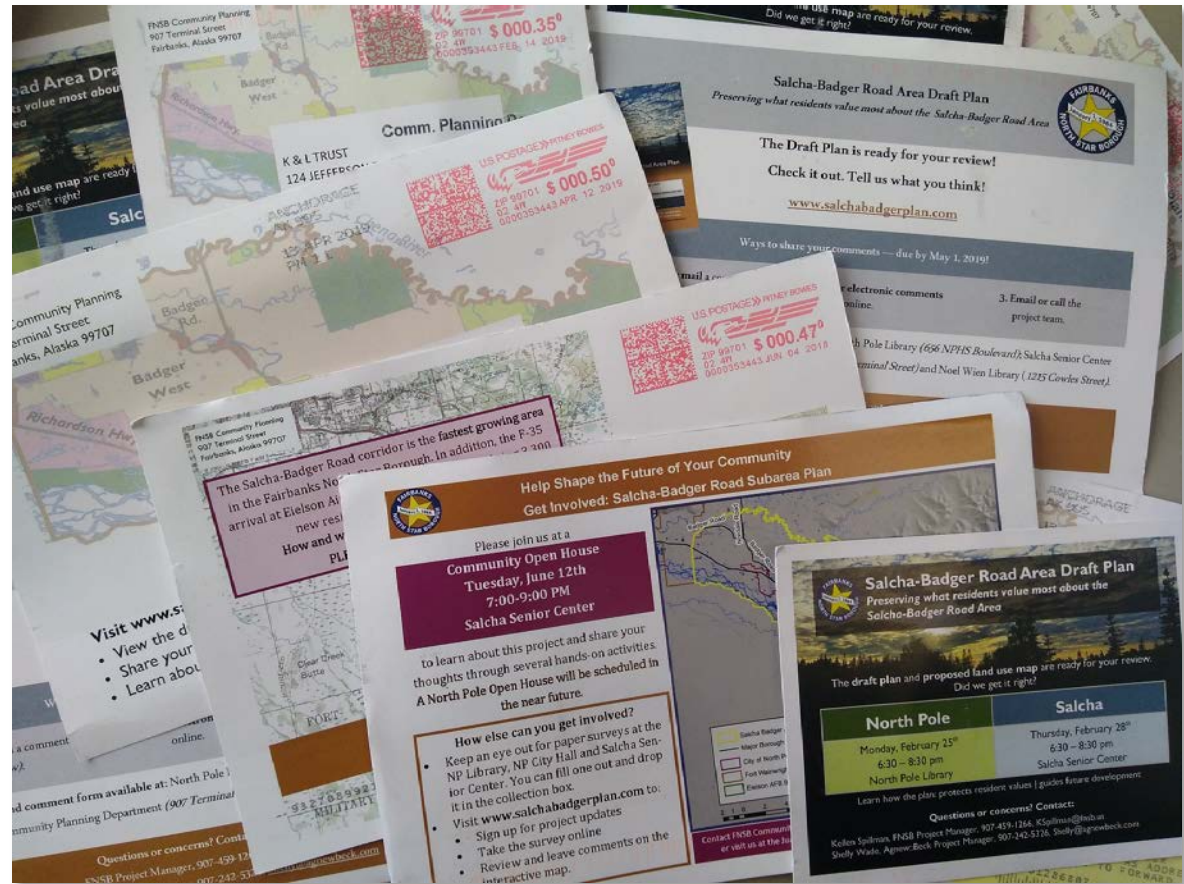
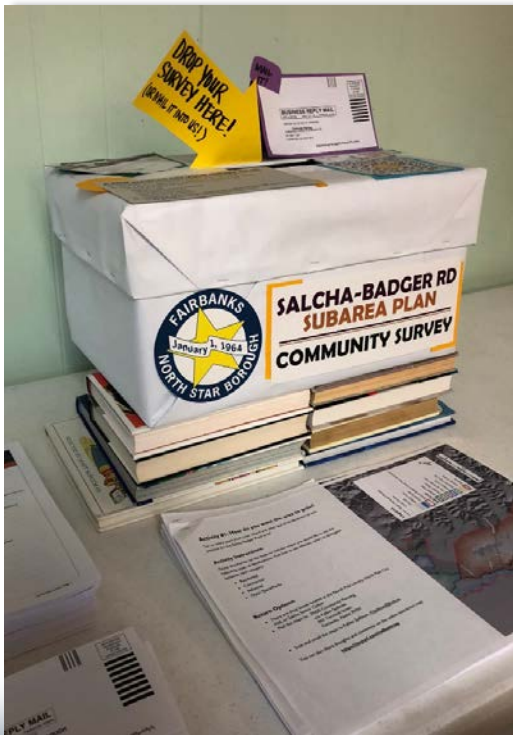
Recognize  
unique  
communities  
within the  
planning  
area







# Communicate in the way residents want





# Use an Executive Summary to convey key plan elements

## 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

### 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](http://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**

- FNSB Project Manager
- 907-459-1266
- [KSpillman@fnsb.us](mailto:KSpillman@fnsb.us)

### **Shelly Wade**

- Agnew::Beck Consulting Project Manager
- 907-242-5326
- [shelly@agnewbeck.com](mailto:shelly@agnewbeck.com)

# Reference Maps

# Land Ownership

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

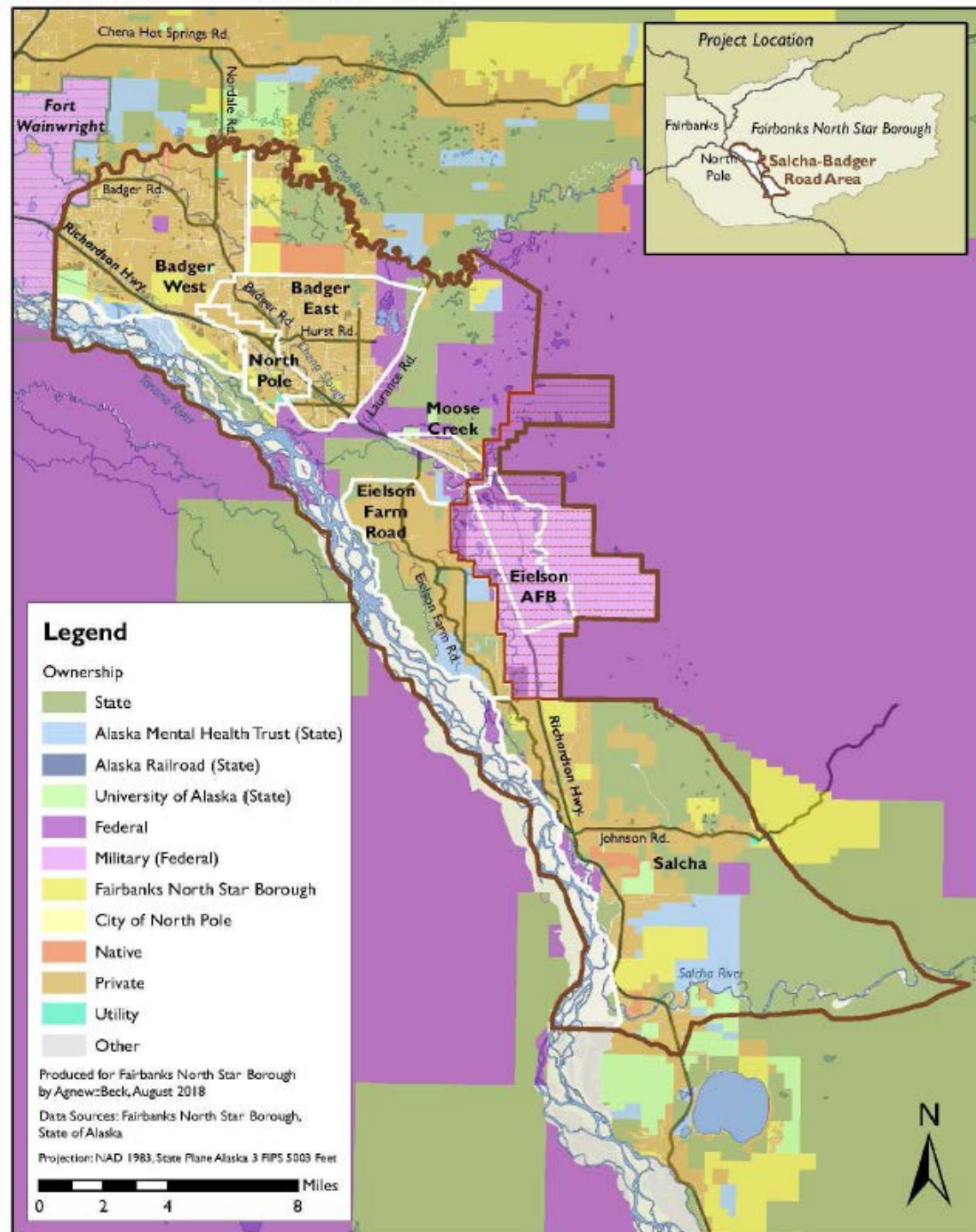
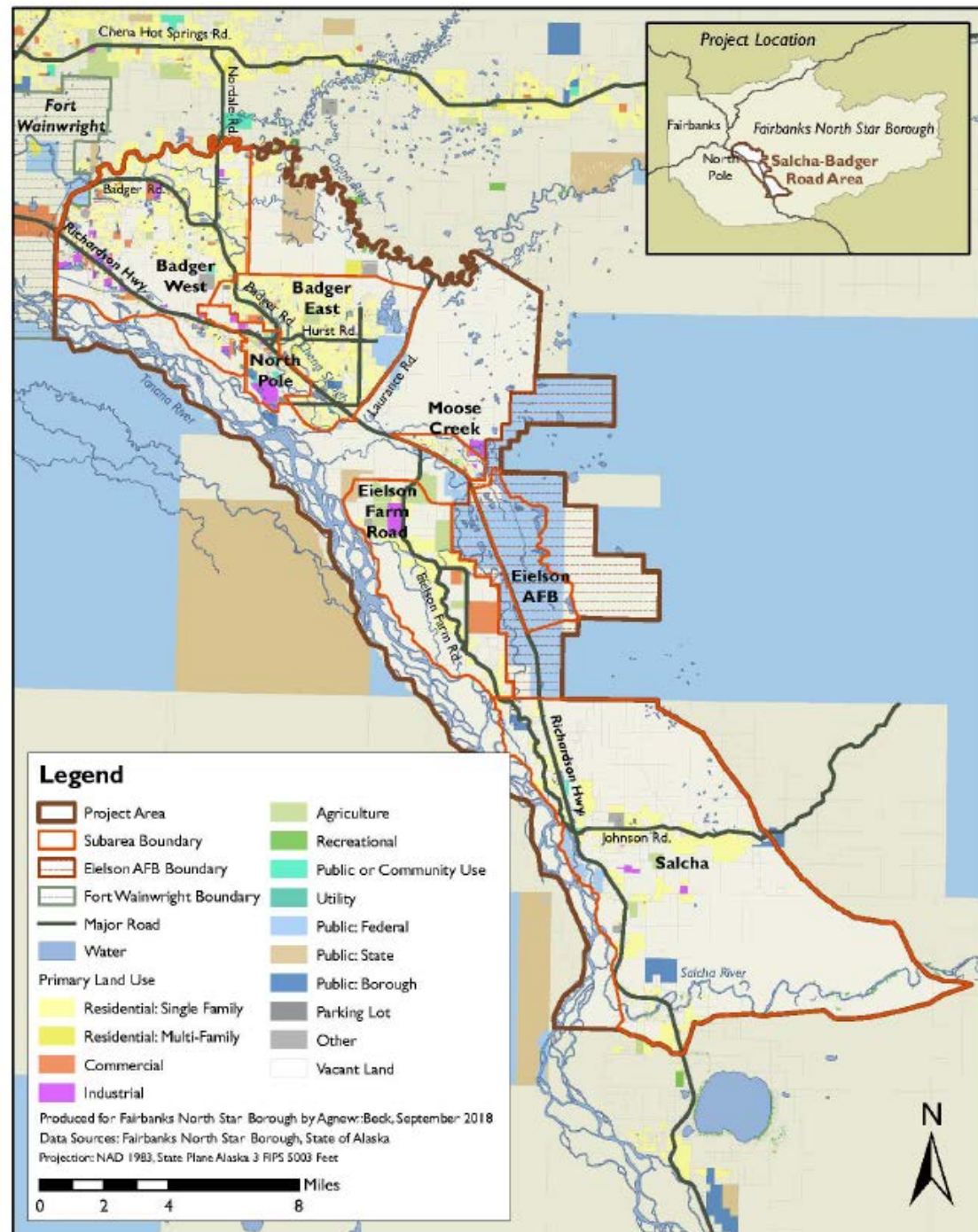


Figure 14: Primary Land Use in the Salcha-Badger Road Area

# Existing Land Use





# Current Water, Sewer, Natural Gas

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

