

Eielson Air Force Base (EAFB) Growth Management Plan (GMP)

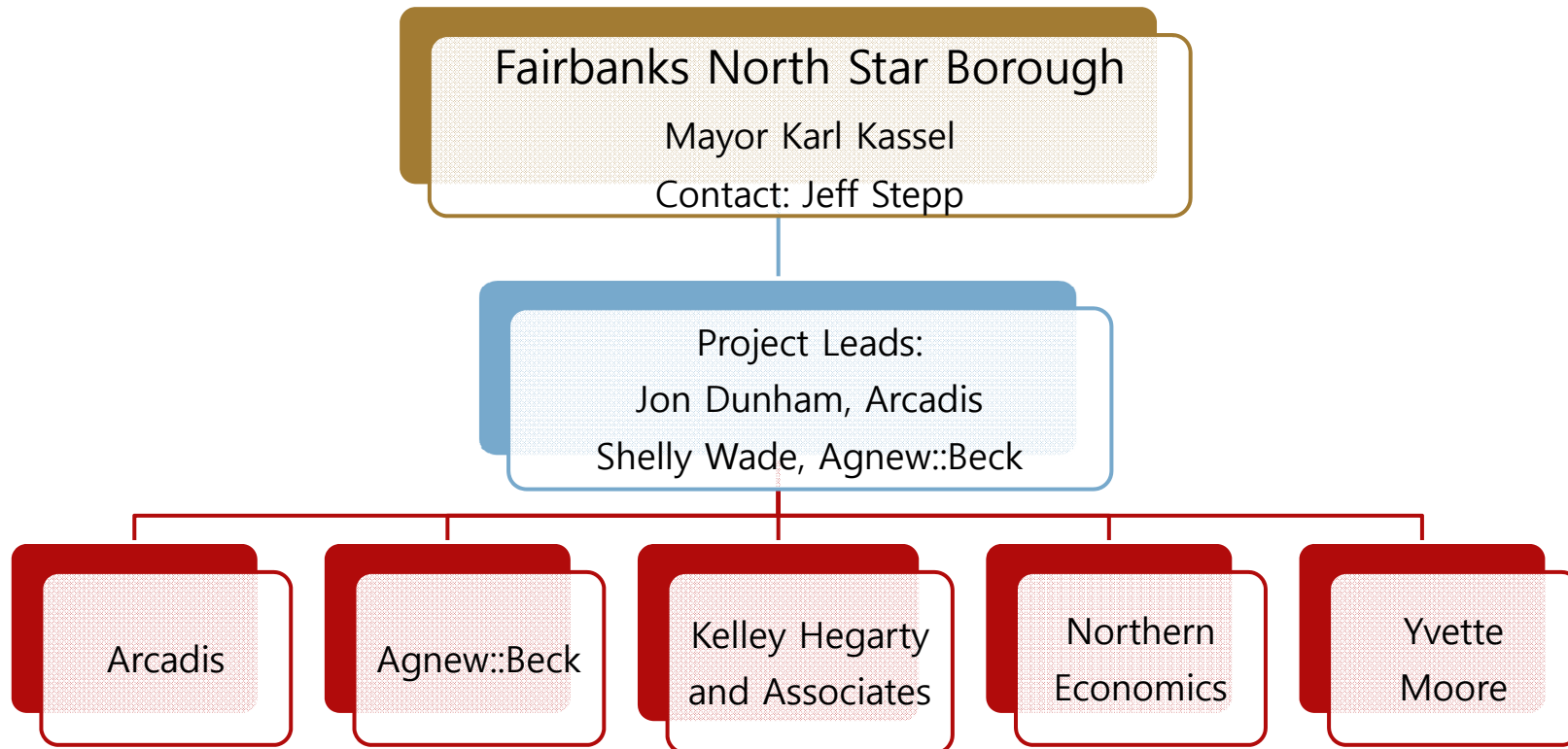
Project Kick-off Meetings

June 5th-6th, 2017

Prepared for Fairbanks North Star Borough



Introduction to the Project Team



Similar Experience

Jon Dunham, Arcadis

Yukon-Kuskokwim Health Corporation Housing Plan

UIC Plan to Re-Develop the Former US Naval Arctic Research Laboratory

Seward Marine Industrial Center (SMIC) Visioning/Land Use Plan

Utqiagvik (Barrow) Community Comprehensive Plan

Wainwright Community Comprehensive Plan

Barrow Environmental Observatory (BEO) Master Plan and 10 Year Update

Alaska Comprehensive Study of Minority and Women Owned Business Utilization funded by the FHWA, FAA and FTA

Alaska Northern Region Tribal Transportation Scan

Alaska Southeast Region Tribal Transportation Scan

Traffic and Intersection Safety Issues in Barrow and Wainwright

National Petroleum Reserve Alaska (NPRO), North-East Planning Area, Environmental Impact Statement (EIS) Cooperating Agency

Growth and Development Study of the Old Girdwood Townsite

Similar Experience

Shelly Wade, Agnew::Beck

North Pole Comprehensive Strategic Plan and Implementation TA

Fairbanks Natural Gas Distribution Study: North Pole Household Focus Groups

Fairbanks Natural Gas Conversion: North Pole Household Interviews

Tanana Chiefs Conference Comprehensive Economic Development Strategy

Juneau Senior Housing and Services Market Demand Study

Petersburg Borough Comprehensive Plan Update, Harbor Master Plan, Code Updates

Unalaska Land Use Plan Community Engagement Strategy Development and Implementation

Big Lake Road Corridor Community Impact Assessment

Big Lake Comprehensive Plan Update and Subsequent Community Work

Mat-Su Community Health Assessment Engagement Initiative

Mertarvik Strategic Management Plan



AGNEW Engage
::BECK Plan
Implement

Similar Experience

Kelley Hegarty	Fort Wainwright / FNSB Joint Land Use Planning for DoD
	FNSB Alternative Future GIS Project
	FNSB Analysis of North Pole Borough Formation Petition to the State of Alaska Boundary Commission
	FNSB Title 18: Land Use Ordinance Rewrite
	North Pole Airport Master Plan
	Vision Fairbanks / Public Involvement Lead
NEI	Assessment of the Proposed Force Reduction of the 4-25th Airborne Brigade Combat Team
	Military Economic Influence in the Mat-Su Borough
	FNSB Social Accounting Matrix Validation
	Economic Impact of Public Transit in the FNSB
Yvette Moore	Facility Master Planning, Hadnot Point, Marine Corps Base Camp Lejeune, NC
	Space Utilization Study for Air Station Clearwater, FL and Basic Facility Requirements and Engineering Evaluations
	Area Development Plan for Proposal, Clarksville Base, Fort Campbell, KY

Today's Objectives

- Meet the project team.
- Share and get input on:
 - Vision and goals for the GMP process.
 - Purpose of the GMP.
 - Geographic scope of the project area.
 - Project schedule, benchmarks and milestones.
 - Proposed team approach, roles and responsibilities.
 - More specifically – Stakeholder engagement approach and potential issues, challenges, opportunities.

GMP Process

Potential Overarching FNSB Vision and Goals

From FNSB Comprehensive Economic Development Strategy (CEDS) (2016):

- **Vision:** To improve the FNSB residents' quality of life and standard of living by developing goals, establishing objectives and implementing strategies that sustain, enhance or increase economic and social opportunities for local residents.
- **Community Priority #2:** Anchor the missions of Fort Wainwright, Eielson Air Force Base, Fort Greely and Clear Air Force Base and encourage increased utilization of the existing facilities.

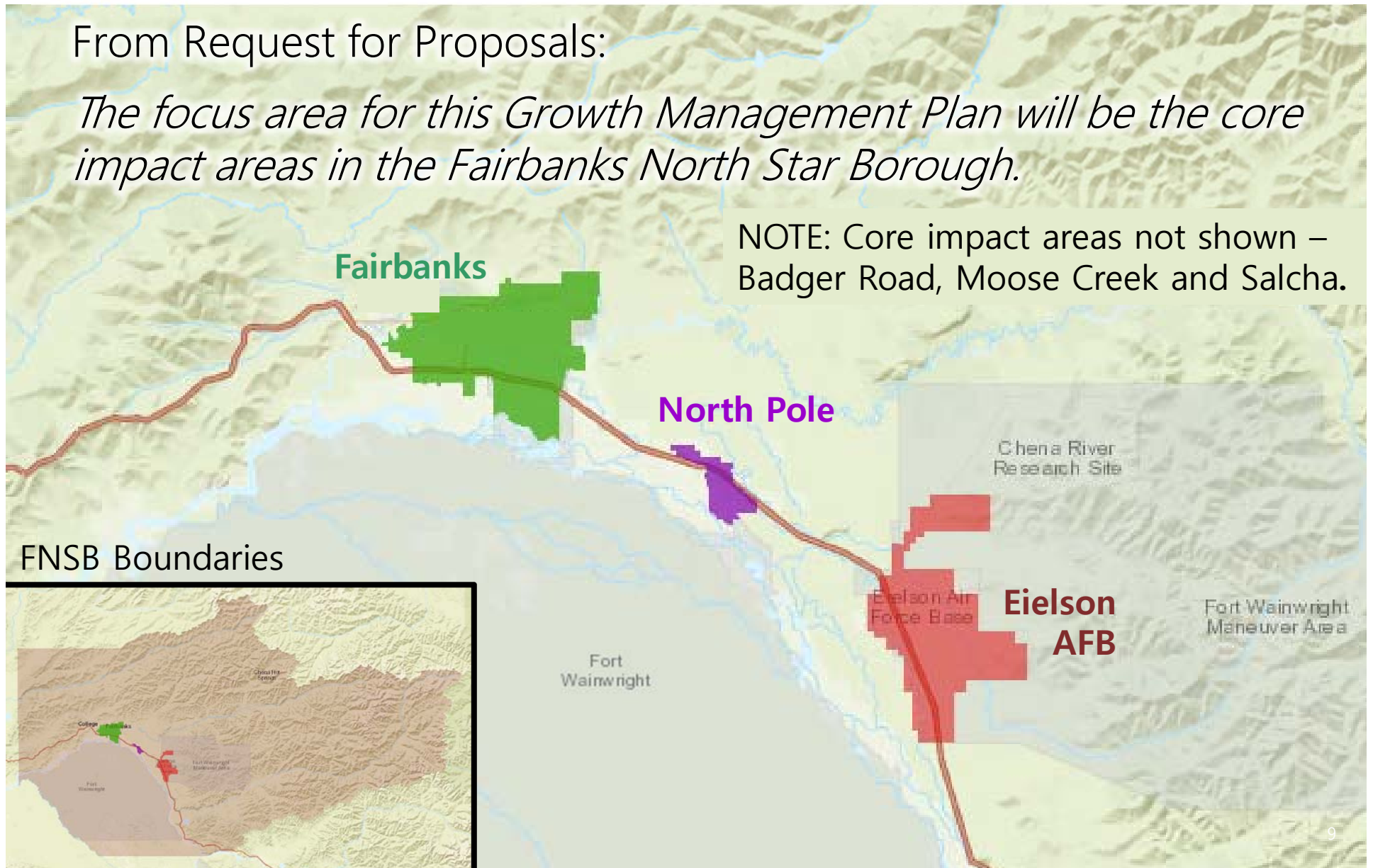
GMP Purpose

- Assess impact of increased EAFB personnel on services and infrastructure in the borough.
- Provide recommendations that:
 - Address identified resource gaps and impacts.
 - Maximize the benefits and leverage opportunities.

Geographic Scope of the Project Area

From Request for Proposals:

The focus area for this Growth Management Plan will be the core impact areas in the Fairbanks North Star Borough.



Project Schedule, Benchmarks and Milestones

Schedule + Tasks	2017						2018		
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Project Initiation + Stakeholder Engagement Plan									
Reconnaissance + What We Learned									
Draft + Final Growth Management Plan								Draft GMP	Final GMP

Overview of Our Proposed Approach

- Build from previous trusted work and processes.
- Build on previous successes and collaborations between three municipal governments and regional partners.
- Focus on and plan for successful implementation.
- Be strategic and business-minded; use the planning process to educate residents and leaders.

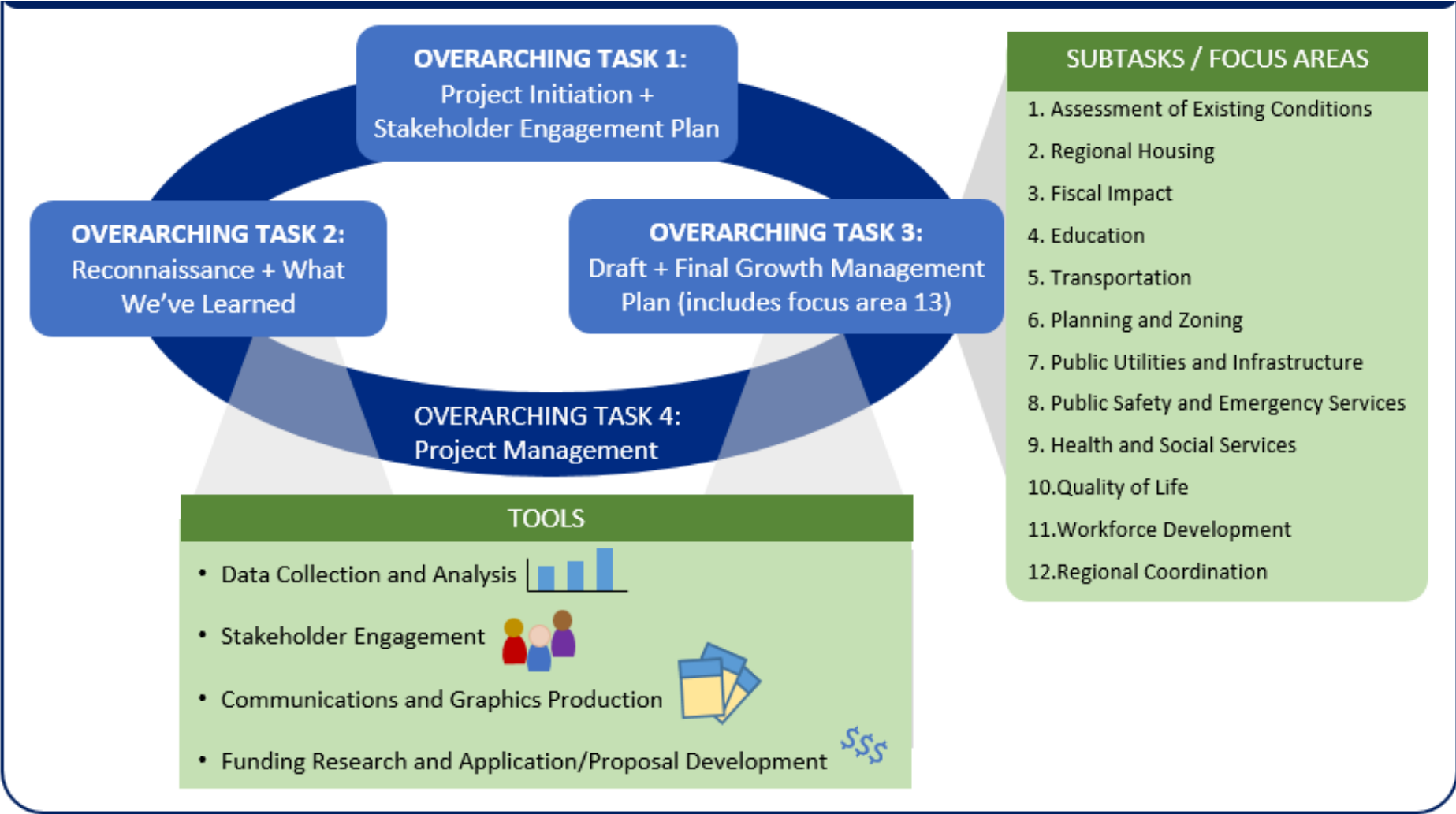


Overview of Our Proposed Approach

- Respond to resident, community needs and engage stakeholders early, often, effectively.
- Create a process that is fun and engaging.
- Look to best practices.
- Create an action-oriented and outcomes-based tool for decision-making.
- Respect differences of view in different locations, and among different people.



Overarching Tasks



Key Topics – Team Roles + Responsibilities

Focus Area	Lead
#1 Existing Conditions	Jon and team
#2 Regional Housing	Shelly and team
#3 Fiscal Impact	Marcus and team
#4 Education	Shelly and team
#5 Transportation	Jon and team
#6 Planning + Zoning	Shelly and team
#7 Utilities + Infrastructure	Jon and team
#8 Public Safety	Jon and team
#9 Health + Social Services	Shelly and team
#10 Quality of Life	Shelly and team
#11 Workforce Development	Shelly and team
#12 Regional Coordination	Kelley and team
#13 Implementation Plan	Shelly and team

HOT NEWS – from FNSB Planning Department

New Subdivision Applications

- 64 lots – “Ford Subdivision”, within North Pole City limits, on city utilities, zoned two family.
- 36 lots – “Halbert Meadows”, outside city limits, off Freeman Road, no utilities.
- 30 lots – “Ashley Acres”, off Badger Road, 1-acre min, on-site utilities, zoned GU.

Possible Additional Application

- 133 acres – Ainley Trust, 60-70 lots within city Limits, onsite utilities.

Creative Methods and Tools

- Stakeholder engagement, including a stakeholder matrix and engagement plan
- Alaska Regional Economic Models Inc. (REMI) tool
- GIS database management and baseline mapping
- Communications and graphics production
- Funding research and application/proposal development

Potential Engagement Tools

- Project webpage and social media presence
- Going to where communities and organizations are already gathering
- Interviews and focus groups
- Email listserv
- Flyers and other electronic and hard copy ads
- Radio interviews and editorials

Key Topics – We Need Your Input

- 1. How can we build from the solid foundation of work that exists today?**
- 2. How can we best engage different stakeholder groups?**
- 3. What tools and resources have worked best?**
- 4. Potential new ideas?**



Eielson Airforce Base GMP Kickoff

Sub-task #2: Regional Housing

Lead: Agnew::Beck

- **Sample Data Sets and Resources:** REMI Model, FNSB Housing Needs Assessment, Alaska Statewide Housing Assessment, F-35A Operational Beddown EIS, Zillow real estate data, FMATS Regional transportation demand model
- **Sample Stakeholders:** Fairbanks Neighborhood Housing Services, City of Fairbanks, City of North Pole, Interior Regional Housing Authority, AGC, Interior Alaska Building Association (IABA), Alaska State Homebuilders Association (ASHBA), Greater Fairbanks Board of Realtors, Alaska Housing Finance Corporation, Cold Climate Housing Research Center, Financial and Lending Institutions, GMP Core Team/Borough Leadership and Staff

Key Topics – We Need Your Input

What are your initial thoughts on...

- Issues?
- Challenges?
- Opportunities?

that can/should be addressed through the GMP process?



How Can You Help?

- Recruit and engage stakeholders; share ideas for how to engage residents.
- Schedule an interview.
- Identify potential community/organization meetings and events to feature the GMP.
- Review and refine draft GMP components.
- Approve the final GMP.
- Implement and monitor the plan.

Immediate Next Steps

- Develop stakeholder engagement plan.
- Review background materials and data resources.
- Review sample GMPs.

Thank You

**Contact us with
ideas, questions or
concerns**

Jeff Stepp
Special Assistant to the
Mayor |
Fairbanks North Star
Borough
JStepp@fnsb.us
Direct: (907) 459-1351
Office: (907) 459-1300
Cell: (907) 371-6384

Shelly Wade
Project Manager |
Principal::Owner
Agnew::Beck Consulting
shelly@agnewbeck.com
Direct/Cell:
(907) 242-5326