

CHENA RIVERBEND



FROM CONCEPT TO COMMUNITY BUILDING

Concept Plan Presentation
October, 2004

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THE OPPORTUNITY

A large portion of the area between Peger Road and Denali School is under utilized public land and facilities.

These properties include:

- Pioneer Park
- Carlson Center
- Growden Park
- Various league baseball fields
- FNSB Parklands
- Snow storage site
- Bike and walking paths
- Riverfront

PROJECT GENESIS

Recent public and private investments that focus on the Chena River indicate that Fairbanks is beginning to take full advantage of the wonderful benefits our riverfront has to offer. This has been a community-wide effort involving:

- ❑ Fairbanks North Star Borough
- ❑ City of Fairbanks
- ❑ Festival Fairbanks
- ❑ Fairbanks Downtown Association
- ❑ Chena Riverfront Commission
- ❑ State of Alaska
- ❑ US Park Service
- ❑ Native Associations
- ❑ Private sector individuals and businesses

PROJECT OBJECTIVES

- Encourage the use of the Chena Riverfront for river-related activities and development
- Create a multi-use community nexus with a strong link to downtown Fairbanks
- Create opportunities for public/private partnerships to generate economic development
- Create opportunities for partnerships which will maintain and expand existing and future public recreation facilities
- Create opportunities which will enhance the viability of the Carlson Center and Pioneer Park as focal points of a growing Fairbanks tourist and convention destination
- Improve vehicle access/egress for events
- Improve public safety in area park lands

PROJECT PROPOSAL

In order to accomplish these goals, this project proposes:

- A comprehensive and integrated approach to the utilization and development of Borough owned land
- Enhancement of existing efforts to focus community activities to the Chena River by taking full advantage of public/private development initiatives in the area

EXISTING FACILITIES AND LAND USE



EXISTING PROJECTS and INTEREST

- ❑ DOT&PF upgrade of Second Avenue and Wilbur St.
- ❑ Construction of new State Sportfish Hatchery
- ❑ Reconfiguration of Airport Way
- ❑ New public/private Tennis Facility (indoor & outdoor)
- ❑ Interest in land for commercial, recreational and residential development along the riverfront

PROJECT COMPONENTS

Enter into public/private partnerships, to develop the necessary support facilities to **improve the utilization of the Carlson Center**

Consider additional public/private partnerships to **further the development of Pioneer Park**

Cross utilize Pioneer Park and Carlson Center resources to **maximize community and visitor opportunities**

Reserve the river front to **create a Public “Riverwalk”** which would be a privately developed mixed use development of:

- Commercial
- Residential
- Office
- Riverfront public parkway with direct access to the river

ADDITIONAL PROJECT COMPONENTS

Improved Community Sports Complex:

- Relocated and reconfigured existing league baseball fields
- Improved existing facilities including: Growden Park, Skate Board Park, Curling, Ice Skating, etc.

Improved Vehicle and Pedestrian Circulation:

- Realigned 2nd Avenue and Wilbur Streets
- Combined parking space requirements for seasonal sports facilities and parks
- Parking distributed over a greater walking distance that meters out vehicles to the street and highway network
- Provide additional access to Airport Way at Moore Street
- Provide intermodal transportation linkage to the downtown area

CONCEPTS...

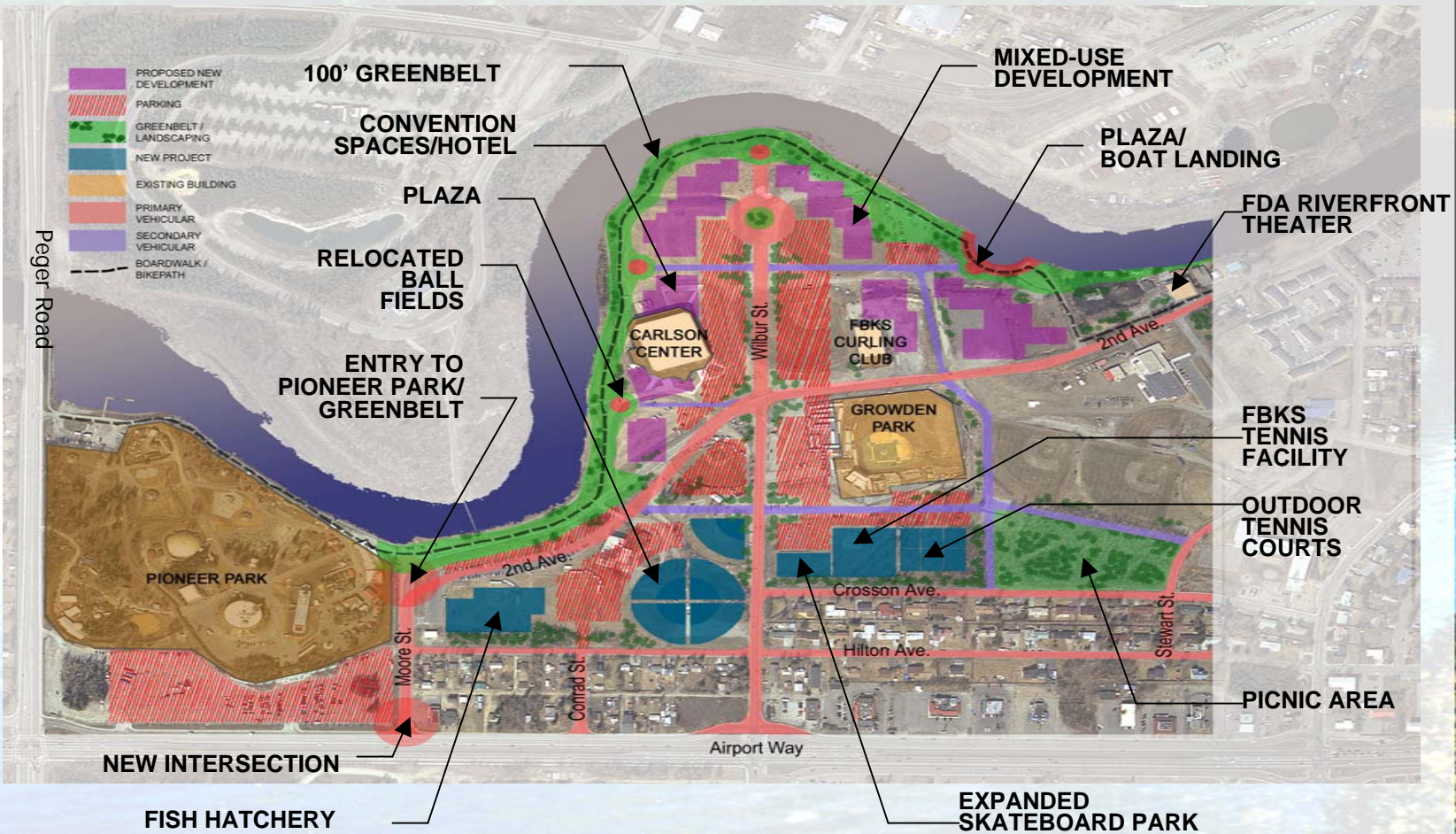
Utilizing available public and private resources:

- Create a multiuse convention, commercial, residential, and community recreation nexus
- Enhance Carlson Center by developing hotel, with convention support facilities, and visitor support facilities
- Integrate Pioneer Park by reorienting entry to the east and strengthening the connection to downtown
- Reconfigure Second Avenue between Wilbur and Moore Streets to provide more usable riverfront, better access/egress and improved parking
- Locate a State Freshwater Fish Hatchery at Moore Street, adjacent to Pioneer Park, to enhance utilization of both Pioneer Park and Carlson Center
- Redevelop recreation facilities including ball parks, skate board parks, picnic and park areas

CHENA RIVERBEND

CONCEPT PLAN MAP

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POTENTIAL ACTIVITIES AND LAND USES

- Accommodations: hotel and visitor support services
- Restaurants, shops, vendors, and concessions
- Fish Hatchery with visitors center
- Commercial/retail and park "Riverwalk"
- Sports, ball parks, skate board park, etc.
- Tennis facility
- Residential, both multi-family rental and condominium
- Dorms for athletes and students
- FDA Theater
- Commercial Water and Ice Park
- Boat launch/boat landing in concert with Fairbanks DTA
- Mixed use parking
- Curling, indoor and outdoor
- Band stand and amphitheater
- Outdoor seasonal market

**Limited only by budgets and imaginations*

NEXT STEPS

4th Quarter 2004 - Borough Assembly Resolution Supporting Project

4th Quarter 2004 - Issue RFP (Request for Proposals)

*** Ongoing - Refine Project Plan***

1st & 2nd Quarters 2005 – Demolition of Sewer Treatment Facility

3rd & 4th Quarters 2005 – Second Ave. & Wilbur St. Improvements

2005 - Begin Relocation of League Baseball Fields

2005/2006 – Fish Hatchery Construction

2006 – Improved East Access to Pioneer Park

2006 – Indoor / Outdoor Tennis Facility

2006 – Other Public Land Improvements

2010 - Project Completion