



Downtown Fairbanks 2040

Final Draft

Future Land Use Categories & Map Only

March 20, 2024



For more information,
visit the project website:
<https://downtownfbx2040.com/>

Future Land Use Map Categories

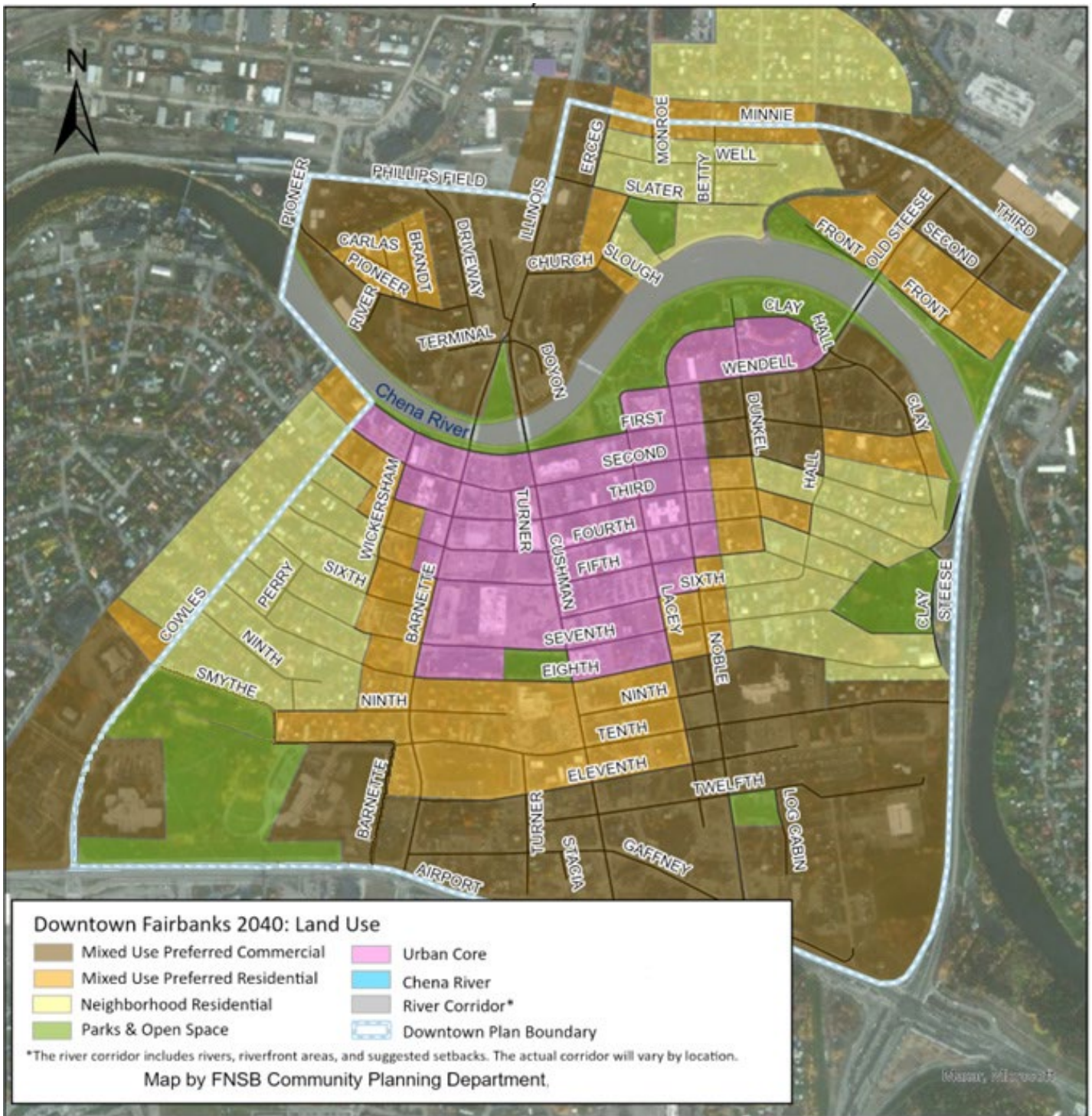
Category	Intended Land Uses	Application Area
Urban Core	<ul style="list-style-type: none"> • Intended to be the employment and activity center for the region, attractive to residents and visitors, creating a live, work and play environment. • Walkable, with buildings closer to property lines, continuous building facades with multiple building entries, active streetscape with pedestrian amenities (wide sidewalks). • Pedestrian-oriented commercial uses such as food carts or walk-up concessions. • Concentration of civic, cultural, entertainment, office, and retail uses. • High-density residential, recommended residential density – no less than 13 dwelling units per acre (DU/ac) and no maximum density limit. • Minimal off-street parking, reliance on on-street parking and parking garage in business areas. • Parks, plazas, and open spaces intended for public use. • Discourage new industrial uses and surface parking. • Encourage specialty and locally owned retail on ground floors. • Design streets in the Urban Core to emphasize “accessibility” over “mobility.” 	<p>Chena Riverfront and 1st Avenue to commercial corridors along Cushman and Noble Streets, south to 8th Avenue.</p>
Mixed Use Preferred Residential	<ul style="list-style-type: none"> • Intended to act as transition areas between the intense commercial uses and downtown residential areas. Providing opportunities for high-density residential growth with compatible small-scale commercial uses. • Predominately high-density residential, recommended residential density – between 13 DU/ac to 29 DU/ac. • Small scale neighborhood-oriented commercial uses with a local market area that are compatible with downtown residential uses. • Encourage specialty and locally owned retail on ground floors. • Large commercial uses with a regional market area only along high-volume roads and buffered from residential areas. • A mixed reliance on on-street parking and off-street parking. • Parks, plazas, and open spaces intended for public use. • Discourage new industrial uses and surface parking. 	<p>The blocks between the Urban Core and existing residential neighborhoods to the east and west, and commercial uses along Airport Way and north of the Chena River.</p>
Mixed Use Preferred Commercial	<ul style="list-style-type: none"> • Intended to provide commercial uses with a regional focus. • Predominately mid-scale higher intensity commercial uses with a regional market area. • High-density residential, land use impacts such as noise, activity, light, and traffic are expected on residential uses, recommended residential density, at least 13 DU/ac with no maximum density (dwelling units per acre). • Reliance on off-street parking. • Parks, plazas, and open spaces intended for public use. • Discourage new industrial uses. 	<p>Existing large-format commercial uses along Airport Way, the Steese Highway and along the north bank of the Chena River, as well as the Tanana Chiefs Conference site directly east of the Urban Core.</p>

Category	Intended Land Uses	Application Area
Downtown Neighborhood Residential	<ul style="list-style-type: none"> • Intended to protect established downtown residential neighborhoods. • Single-family, duplexes and accessory dwelling units, recommended residential density between 5 DU/ac and 13 DU/ac (dwelling units per acre). • Other residentially compatible uses. • Parks, plazas, and open spaces intended for neighborhood focus. 	West of the Urban Core, between Wickersham and Cowles Streets; east of the Urban Core, between Clay and Dunkel Streets; and north of Chena River along Noyes Slough.
Parks and Open Space	<ul style="list-style-type: none"> • Intended to protect and provide for parks, plazas, green space, open space corridors. 	Griffin Park, Golden Heart Plaza, Wien Park, and new parks or open spaces developed over time.
River Corridor	<ul style="list-style-type: none"> • Key rivers, wetlands, and riverfront areas. Includes suggested setbacks to protect riparian habitat (actual regulations will vary by location). 	Applies to the banks of the Chena River.

Future Land Use Map

The future land use map identifies broad future intentions for the location and intensity of land use within Downtown Fairbanks. Boundaries. The map aligns with existing or desired future use and is intended to support the community’s vision.

Figure 1. Downtown Fairbanks Land Use Map



Boundary lines in the future land use map are approximate and may out of necessity be changed. It is not the intent to divide lots or specific uses by these boundary lines.

As depicted in the map above, some of the proposed land use classifications extend outside the project boundaries; these changes will be incorporated into the updated FNSB Comprehensive Plan future land use map. These areas are included because they have adjacent connections/relevant ties to the downtown area.