ULI Rose Center presents

Fayetteville, AR  City Plan 2030: a case study

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Mission:

“... to encourage and support excellence in land use decision making. By providing public officials with access to information, best practices, peer networks and other resources, the Rose Center seeks to foster creative, efficient, practical, and sustainable land use policies.”
How this webinar works:

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  • Type your question into the Question or Chat box, the moderator will review and present your questions to the panelists.
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fayetteville, ar

Presenter: Karen Minkel
City Plan 2025 Goals

Goal 1
We will make appropriate infill and revitalization our highest priorities.

Goal 2
We will discourage suburban sprawl.

Goal 3
We will make traditional town form the standard.

Goal 4
We will grow a livable transportation network.

Goal 5
We will assemble an enduring green network.

Goal 6
We will create attainable housing.
“I think the chances are really great that we will see higher density come. I don’t think we can stand here and say, ‘Okay, our plan is that we wish that wouldn’t happen.’ I think it would be more beneficial to say, ‘That’s going to happen—to some extent. How can we maintain the quality in the midst of a boom?’ That’s the real challenge.”

-South Fayetteville Resident
Focus Group, 2005

“What we need is an overall comprehensive plan system approach that looks at the whole thing proactively. We need a vision for what we want the City to be in 2025… My number one priority is for the Planning Division to become proactive and take that leadership role.”

-Presenter: Karen Minkel

-West Side Fayetteville Resident
Focus Group, 2005
hands-on design

Presenter: Karen Minkel
We will make appropriate infill and revitalization our highest priorities.
We will make appropriate infill and revitalization our highest priorities.

Metro District, Fayetteville

Presenter: Karen Minkel
We will discourage suburban sprawl.

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We will make traditional town form the standard.
We will grow a *livable transportation* network.

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We will assemble an enduring green network.

**Trail System Focal Areas**

A network of trails connecting intended growth areas can be created by linking publicly-owned lands along green corridors. Because of the complexities involved in securing land and easements for trails a range for trail placement is depicted.

The trail system range is planned for various land where possible, traverses concentrations of forest cover, passes by wetlands and runs the perimeter of flood zones, streams and wetlands which may be valuable for environmental preservation. Where possible the trails include parcels which are priority acquisition areas for the Nature Conservancy. Contour lines on hillsides are followed to navigate slopes. Trail breaks end at large public areas where individual trails are expected to be more precisely planned.

After input from the city the map includes trails proposed by the Fayetteville Alternative Transportation and Trail Plan.

No suggested pathways is expected to be completed in the entirety but a meaningful trail system can be created with enough connections.

- Planning Area
- City Limits
- Lakes
- Possible Trail Areas
- Parks and Reserves
- City/State/University Lands
- Privately-Owned Open Space
- Existing Trails

Shapefile accuracy: +/- 600 feet Data created and assembled: 3/06

**Draft City Plan 2025**

Fayetteville, Arkansas

**Presenter: Karen Minkel**
We will create attainable housing.

Presenter: Karen Minkel
what has happened in five years?
trails added to master transportation plan

**Presenter: Karen Minkel**
accessory dwelling units allowed by right
Prohibits cul-de-sacs, requires shorter block lengths and reduces curb cuts
trail construction: 13 miles

Single-family homes within a 5-minute walk from a trail added per year

Presenter: Karen Minkel
urban zoning districts

Development approved administratively in urban zoning districts

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Development approved administratively in urban zoning districts

Presenter: Karen Minkel
complete neighborhood plans

Completed in-house every other year

Presenter: Karen Minkel
new high school to be centrally located

Build Smart:
The Case for Keeping FHS Central

New Construction + Existing Site = A Smart Investment

"A courageous act would involve hearing the many voices of concern about the high school decision and deciding that such a major decision requires further consultation and collaboration within the community."

- NW Arkansas Times, June 10, 2007
willow bend

Non-profit dedicated to attainable housing develops concept from a master plan

Presenter: Karen Minkel
what areas were enhanced for City Plan 2030?
internal alignment among departments

Presenter: Karen Minkel
Principal arterials with on-street parking are intended to be used in compact urban environments that are highly walkable and where building entries front the street. This street section is not intended to be used where traffic speeds exceed 30 MPH.

7 Principal Arterial Boulevard (With Parking):
- Design Service Volume: < 17,600 vpd
- Desired Operating Speed: 25-30 mph
- Travel Lanes: Four 11’ lanes
- Bicycle Lanes: Shared with outer auto travel lanes
- Median/Turn Lane: 20’ median, or 8’ median with 12’ turn lane
- Parking: 8’ lane, both sides of street
- Paved Width: 28’ from face of curb with median 40’ from face of curb with turn lane 76’ entire width including median 107’
- Right of Way: Both sides of street, min. 8’ wide with grated tree wells against curb
- Sidewalks: None
- Greenspace: None
reframe attainable housing goal
housing + transportation + energy efficiency

http://www.htaindex.cnt.org/

Presenter: Karen Minkel
developed performance measures
key performance measures

- % of development constructed within the infill boundary
- miles of trails constructed
- # of single & two family units constructed and now within ¼ mile of a trail
- acres rezoned from R-A to RSF 1-4
- acres rezoned to form-based zoning districts
- public approvals and denials of development

Presenter: Karen Minkel
the state of planning and growth in 2005

Presenter: Don Marr
this was red on the map
this was red on the map, too
the state of planning and growth in 2011

Presenter: Don Marr
a window of opportunity

Wal-Mart plans for smaller, urban stores with fresh food

By Jayne O'Donnell, USA TODAY

Wal-Mart plans to expand into urban markets with smaller stores that carry fresh food.

The expansion, geared to improving lackluster sales, is expected to be spelled out next month at the retailer's meeting with analysts at its headquarters in Bentonville, Ark., according to the Associated Press.

"Urban is just the next frontier," says Madison Riley, managing director of retail consulting firm Kurt Salmon Associates. "There are only so many places they can grow."

Wal-Mart (WMT) has been scouting smaller locations in urban areas around the country, according to real estate executives. Around New York City, Wal-Mart has been looking for smaller stores in Queens and the lower part of Manhattan, says Faith Console, chairman of Prudential Douglas Elliman's retail leasing division.

Wal-Mart has been downsizing stores, which have typically been up to 195,000 square feet.

• Wal-Mart has four smaller prototypes, called Marketside, that it has been testing. The stores average 15,000 square feet and focus on fresh food.
• Wal-Mart now has almost 200 Neighborhood Market by Walmart stores, which offer fresh food, pharmacy, beauty, stationery and pet supplies and are about 42,000 square feet.

Presenter: Don Marr
Average Square Footage of a New Home

Year


National Association of Homebuilders

Presenter: Don Marr
critical time for our health
internal and political challenges
street projects outside the core

Presenter: Don Marr
street projects in the core

Presenter: Don Marr
where we need to invest water dollars

Presenter: Don Marr
“Why should we keep trying to suggest that access management is important for long range planning? The way I count we are zero for three…”

-Planning Commissioner

“I believe that access management is essential for long range and good planning…which is why I haven’t suggested throwing the ordinance out. What you are not counting in your ratio of ‘zero for three’ are all of the projects that get approved and constructed in accordance with the access management policy, and you never even see them.”

-Director of Development Services

Presenter: Don Marr
addressing misperceptions

Segraves Condominiums features eight units measuring between 1,400 and 2,000 square feet, the old sanctuary’s original stained-glass depiction of Jesus Christ and an upscale, contemporary finish.

Lafayette Loft Condominiums occupies the former school building, divided into 17 units ranging from 500 to 1,250 square feet. While the architecture is very linear and modular in appearance, the interiors exhibit a very exposed, loft-inspired style.

Willow Avenue Condominiums are comprised of eight leaseable units in what used to be the church rectory. Refurbished in the spirit of classicism, the spaces include hardwood floors, high ceilings and granite countertops. The structure is listed on the National Register of Historic Places, hinting to passersby of its rich history with the stone cross at its crown and a heavy wooden door with iconic carvings.

Presenter: Don Marr
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