

ULI Rose Center *presents*
Fayetteville, AR City Plan 2030: a case study



**Urban Land
Institute**

Daniel Rose Center for Public Leadership in Land Use

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Program Manager

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- **Welcome**
- **ULI Rose Center**
 - Who we are/what we do
- **Webinar instructions**
- **Webinar**



ULI Rose Center

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.”

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- All callers are muted during the presentation
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Fayetteville City Plan 2030: A Case Study

Karen Minkel

Director of Internal Consulting

Don Marr

Chief of Staff



www.accessfayetteville.org

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*



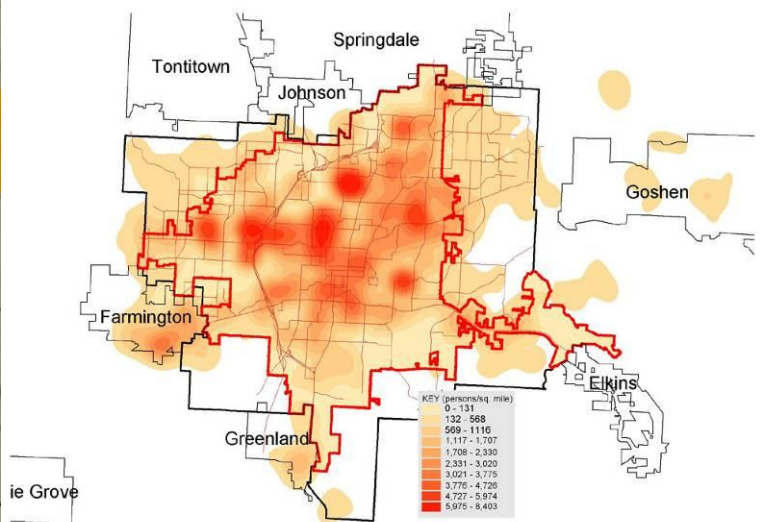
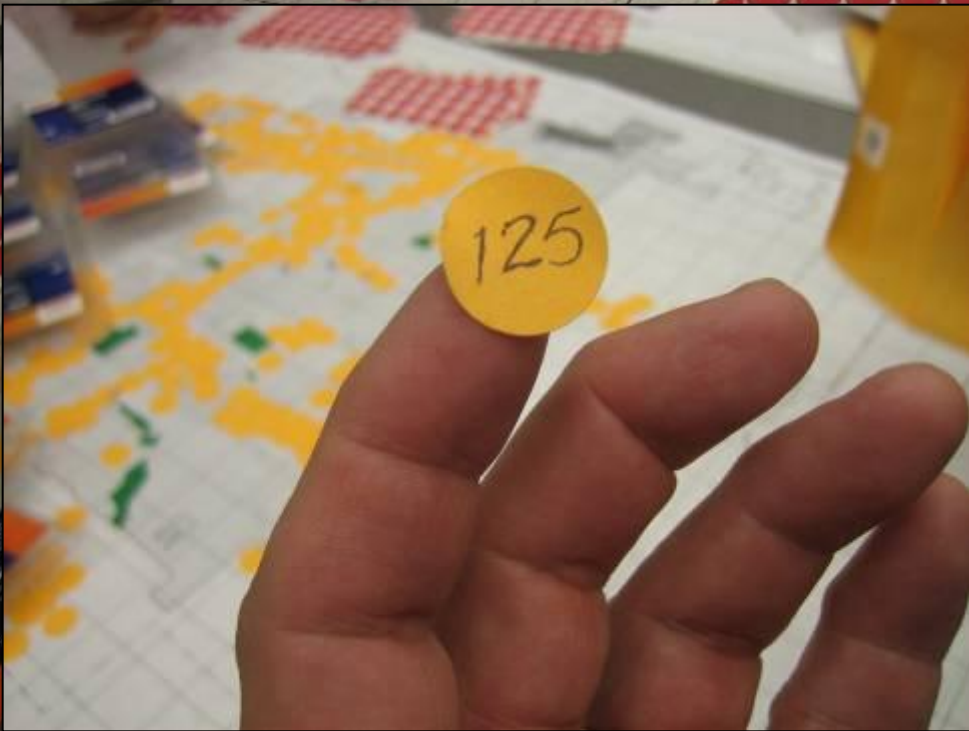
CITY PLAN 2025



“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*



Presenter: Karen Minkel

hands-on design



Presenter: Karen Minkel

***We will make appropriate infill and revitalization
our highest priorities.***



Metro District, Fayetteville

Presenter: Karen Minkel

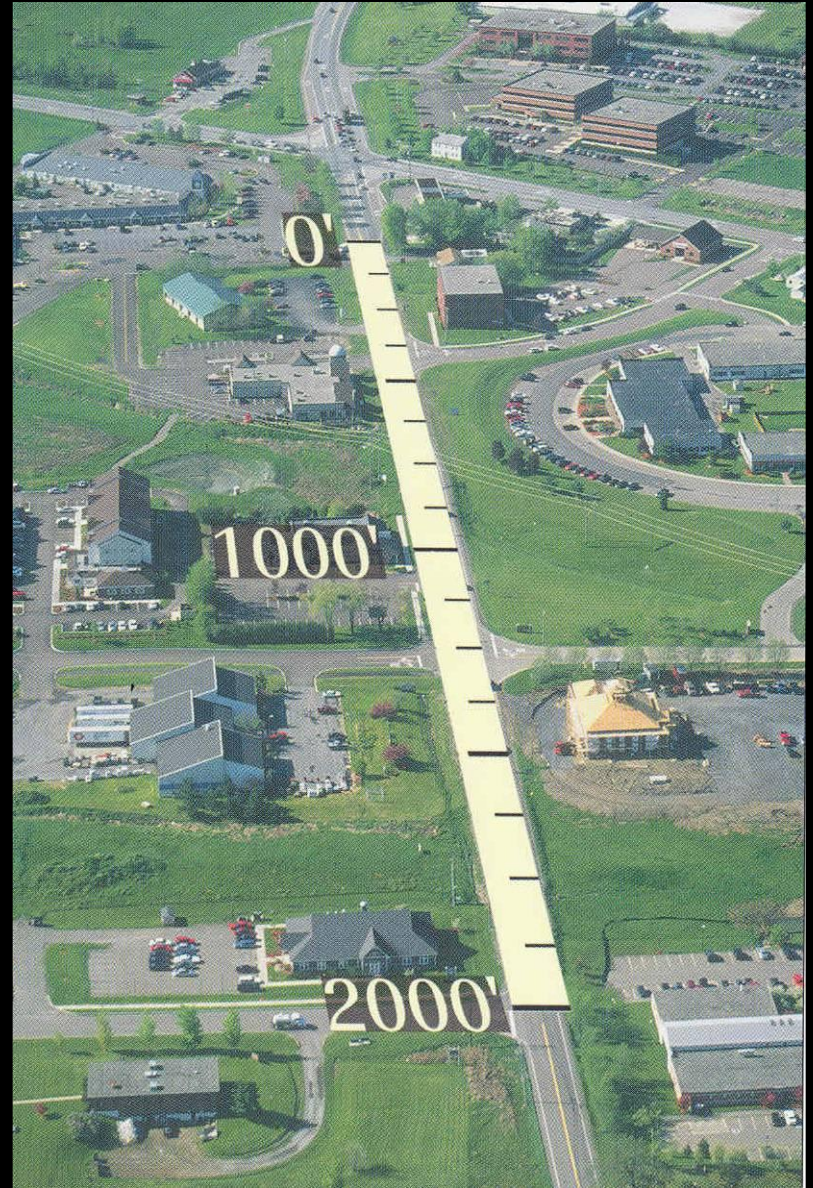
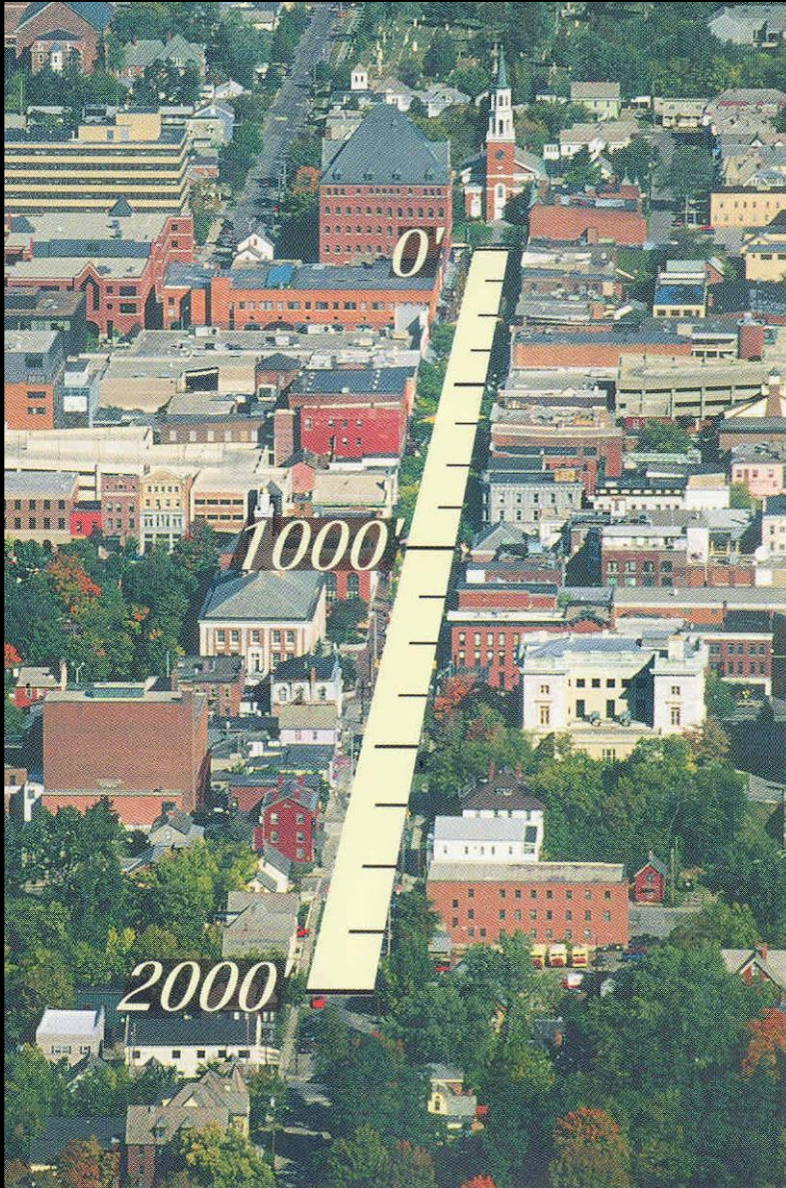
***We will make appropriate infill and revitalization
our highest priorities.***



Metro District, Fayetteville

Presenter: Karen Minkel

We will discourage suburban sprawl.



We will make traditional town form the standard.



Dickson Street, Fayetteville

Presenter: Karen Minkel

We will grow a livable transportation network.



Presenter: Karen Minkel

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.

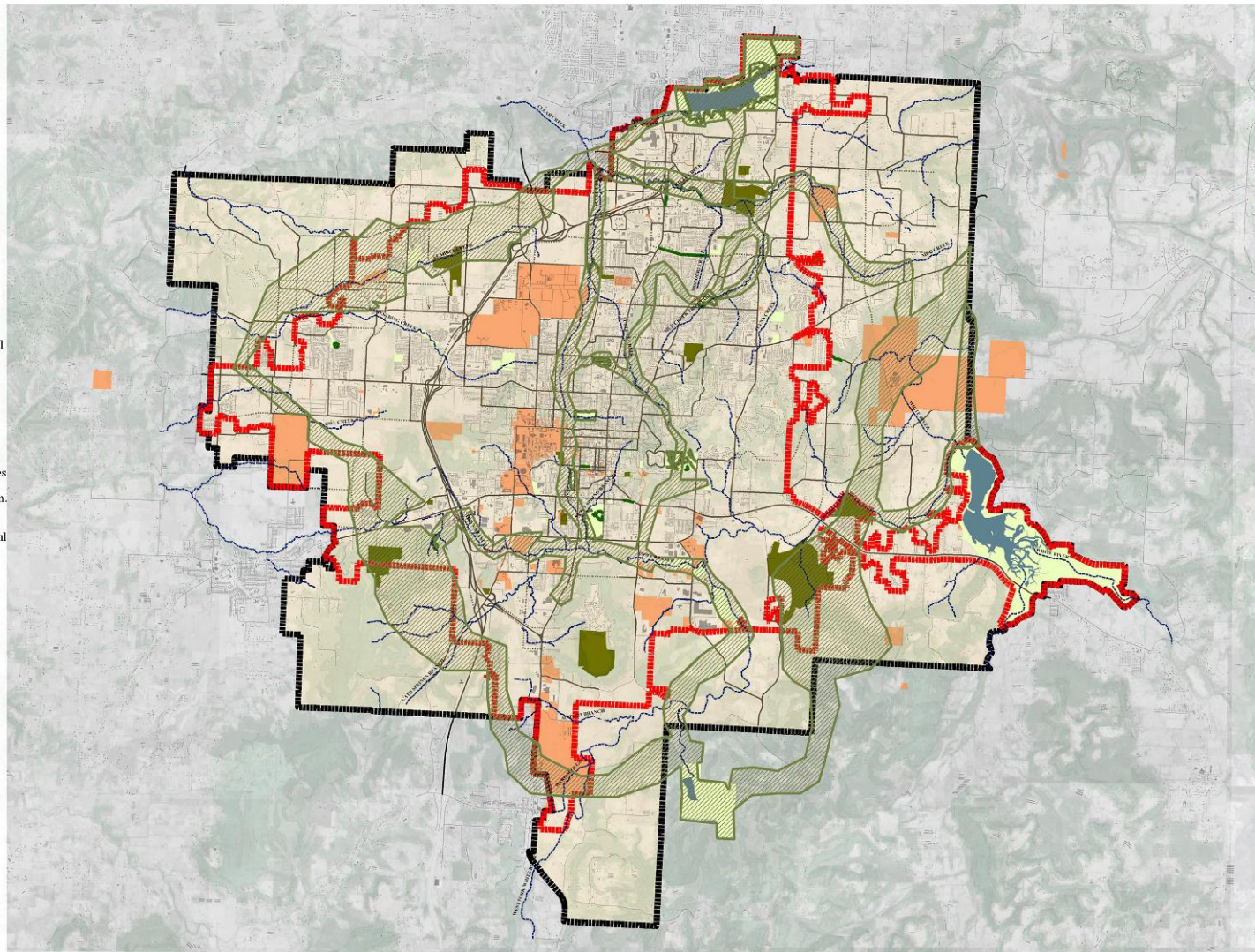
The trail system range is planned for vacant land where possible, traverses concentrations of forest cover, passes by viewsheds and runs the perimeter of flood zones, streams and wetlands which may be valuable for environmental preservation. Where possible the trails include parcels which are priority acquisition areas for the Nature Conservancy. Contour lines on hillsides are followed to navigate slopes. Trail heads 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 pathway is expected to be completed in its 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: 2/06

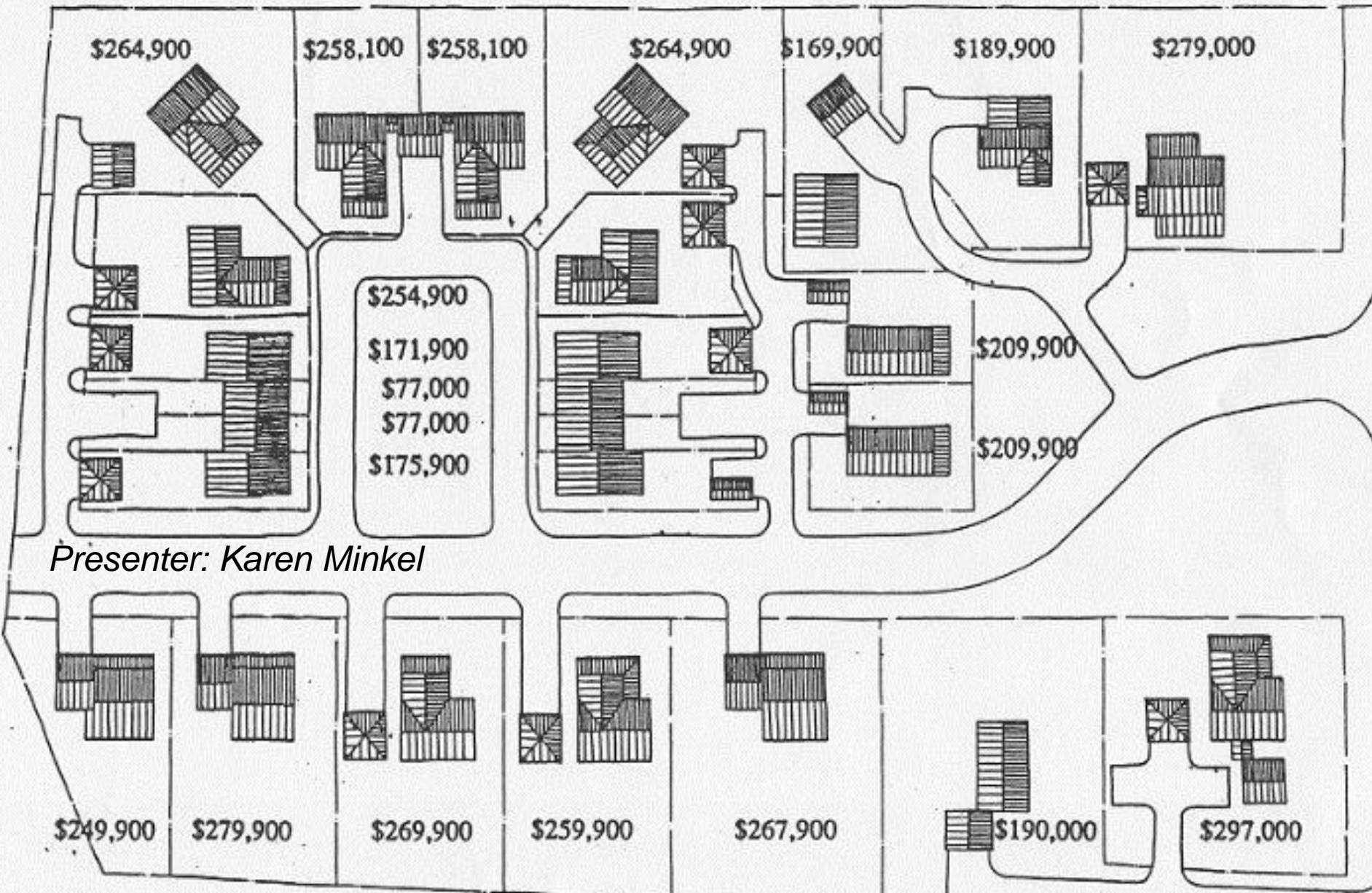


Draft City Plan 2025
Fayetteville, Arkansas
February 2016

DOVER, KOHL & PARTNERS
1574 Sunset Drive
Gardner, KS 67543
(785) 866-2466

Presenter: Karen Minkel

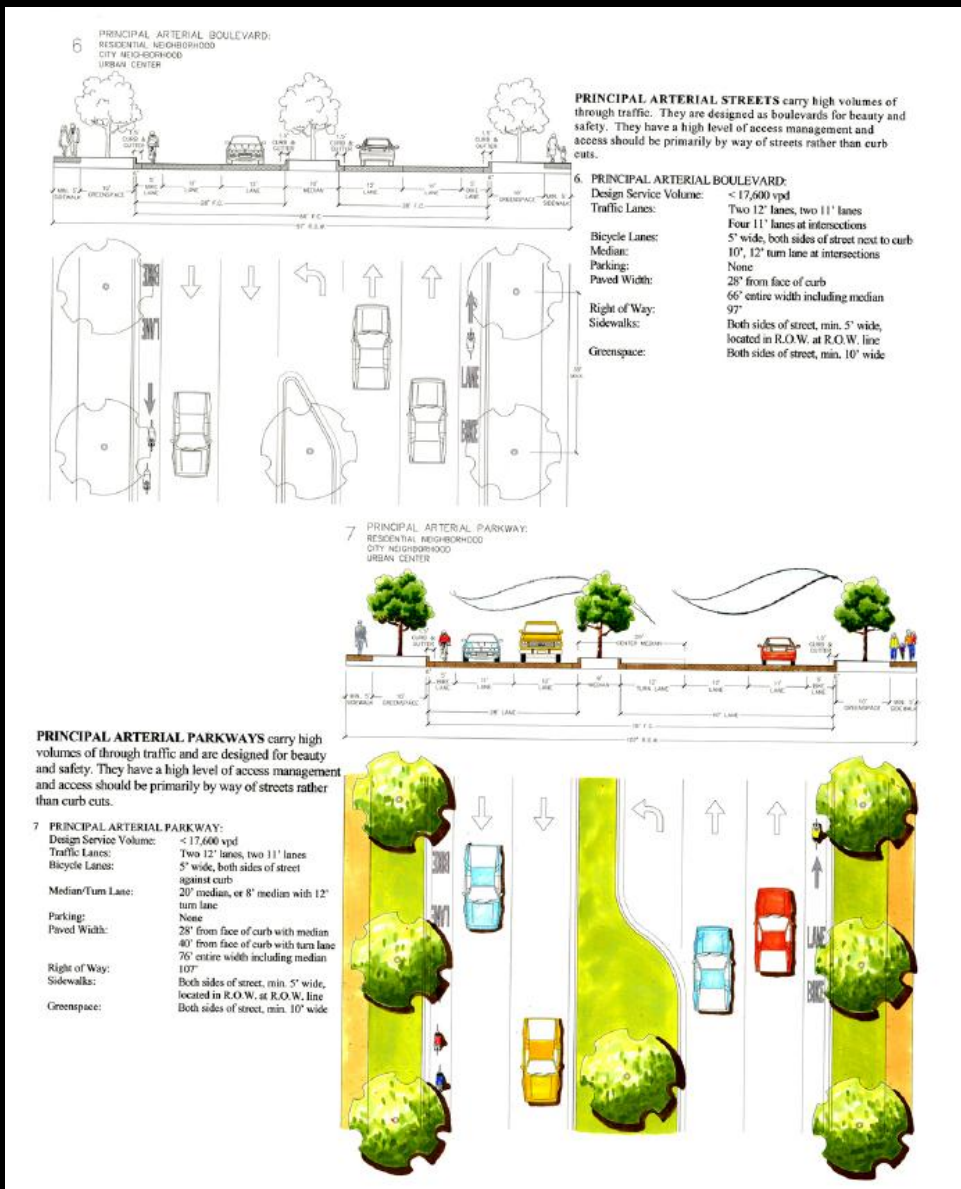
We will create attainable housing.



Presenter: Karen Minkel

what has
happened in
five years?

trails added to master transportation plan



Presenter: Karen Minkel

accessory dwelling units allowed by right



Presenter: Karen Minkel

access management

May 18, 2008 - May 24, 2008 - Windows Internet Explorer

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Land Use Prof Blog

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May 23, 2008

Libertarianism and land use law ...



The Libertarian Party is holding its presidential convention this weekend in Denver. This year, some expect that the libertarian message of "get government off our backs" might appeal to a large enough number of conservatives to affect the election. In this blog, I often write from a viewpoint that is skeptical of land use regulatory solutions to solve community problems. But when one reads stories such as those today about the apparently shoddy construction that lead to the collapse of schools (while government building stand) in Sichuan Province, China, count me out of the libertarian agenda. Skepticism of land use laws does not mean libertarianism. It means, rather, that we must think closely before accepting claims of quick governmental solutions. But for some kinds of land use laws, including building safety codes, I am very happy that government regulates the "liberty" of my fellow Americans.

May 23, 2008 | Permalink | Comments (1) | TrackBack

May 22, 2008

Cutting out cul-de-sacs?



Suburban sprawl usually conjures up images of massive exurbs outside a big (or formerly big) city. But even smaller American cities have experienced residents leaving the central town for planned subdivisions with big houses, winding streets, and "choke" points at community exits clogged with SUVs and pickups. One method of tweaking land use law to improve traffic flow and cut mileage is to discourage the creation of new cul-de-sac developments. Long popular with suburbanites, dead-end streets (to use the older and less fashionable name) are a classic example of a land use that benefits the on-site residents but works to the detriment of others in the community. Even cities such as Fayetteville, Arkansas, perceive the problem of suburban cul-de-sacs to be significant enough to consider a new policy of discouraging their construction in most locations. The Northwest Arkansas Times quotes a city planner as suggesting that the change would improve traffic flow and might even encourage some Fayettevillers to get out of their cars and walk to buy their gallons of milk. Even the craziest dreams start with a single step...

May 22, 2008 | Permalink | Comments (0) | TrackBack

May 21, 2008

LULUs, natural gas, and local versus national needs ...

How is a liquefied natural gas terminal like a low-cost housing project? Both are LULUs — locally unwanted land uses. But both are also necessary for the wider community — the metro area (at least) in the case of the housing project, and the nation, in the case of the LNG terminal. And sometimes it takes the courts to vindicate the greater public interest over local desires. This is my assessment of the decision this week of a federal appellate court that Maryland authorities could not use their coastal management law to stop an LNG terminal from being built outside Baltimore. (The case is AES Sparrow Point LNG, LLC v. Smith (U.S. Ct. App. 4th Cir. May 19, 2008)).

There was once a time in which Maryland and its leaders would have cheered any plan to bring jobs and industry to Sparrows Point, just east of Baltimore, which was once the site of America's largest steel mill. But times have changed, and a plan

ema has a r

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New Urban Pl

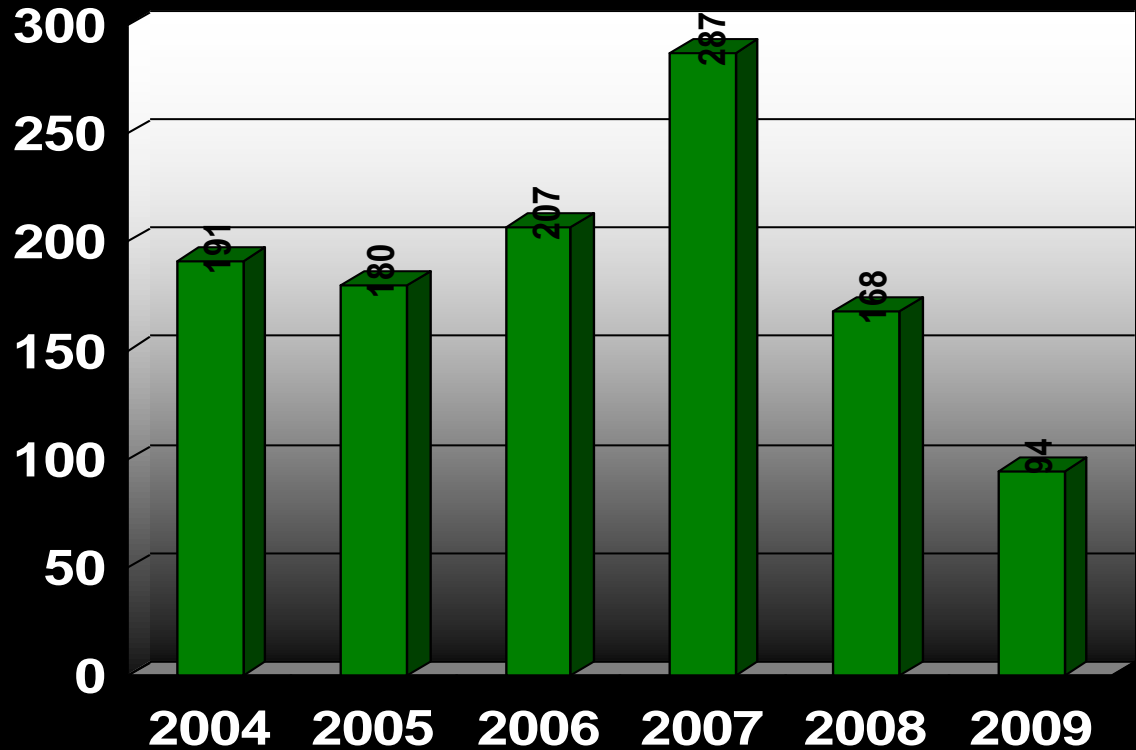
Hirokawa & G Vacant Prop

Walkability = S

Prohibits cul-de-sacs, requires shorter block lengths and reduces curb cuts

Presenter: Karen Minkel

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

Presenter: Karen Minkel

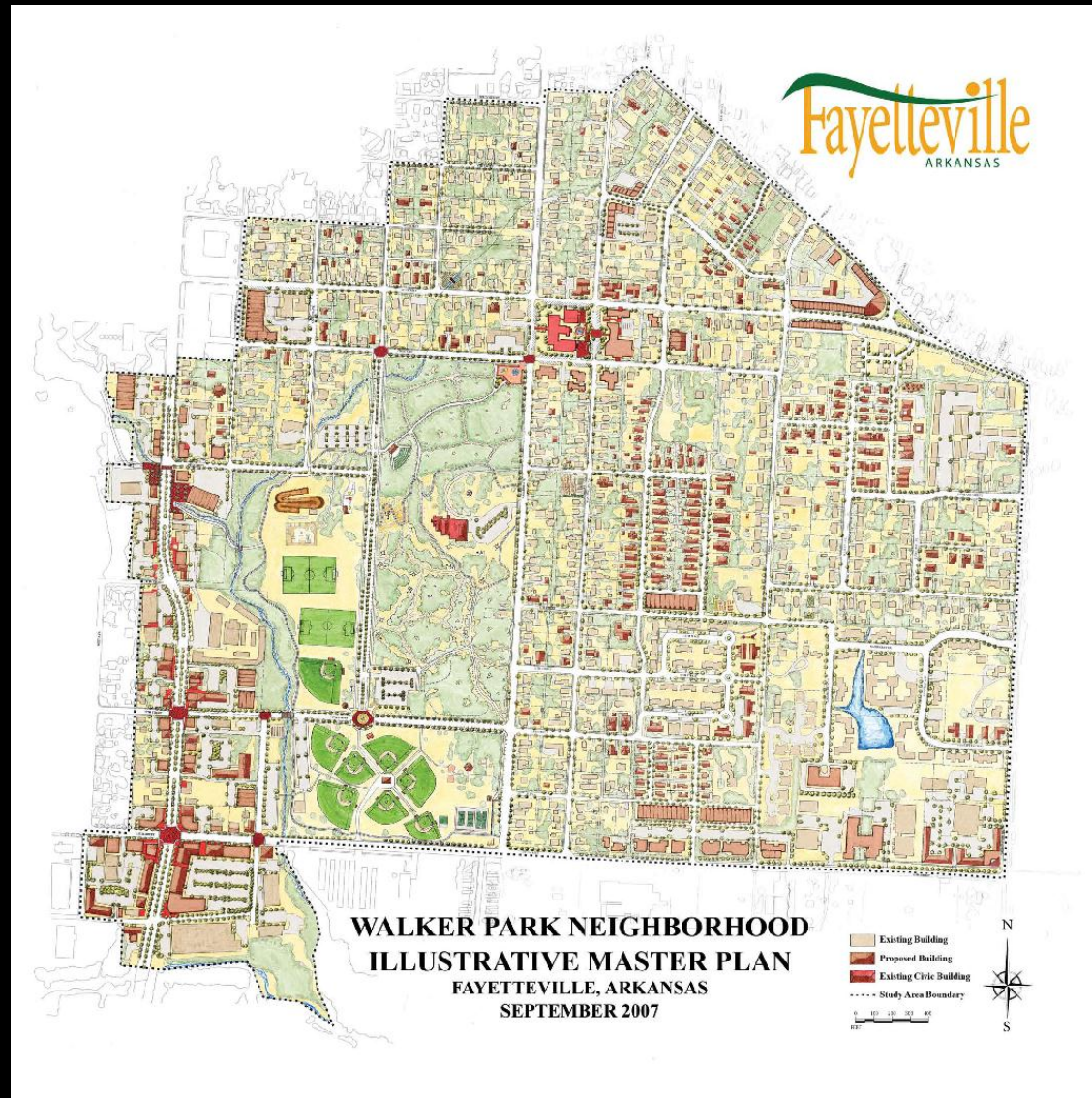
urban zoning districts



Development approved administratively in urban zoning districts

Presenter: Karen Minkel

complete neighborhood plans



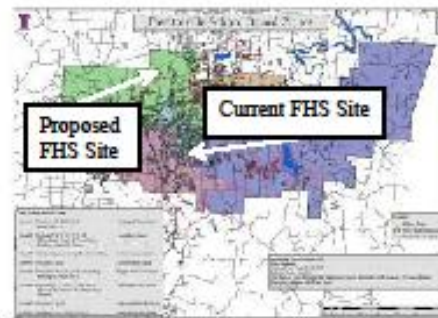
Completed in-house every other year

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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

Presenter: Karen Minkel

willow bend



ELEVENTH STREET

Common Lawn
Community Center,
Mailboxes, Bus Stop, and
Meeting Space

Gazebos and Cistern

WILLOW BEND ROAD

Mc CLINTON STREET

NINTH STREET

15th Street

THE HOUSES AT WILLOW BEND
Partners for Better Housing, Fayetteville, Arkansas
28 Two Family Houses = 56 Public Housing Dwelling Units
16 Affordable Owner-Occupied Houses = 16 Dwelling Units
72 Dwelling Units, Total. Land Area= 7.69 acres. 9.36 Dwelling Units/Acre

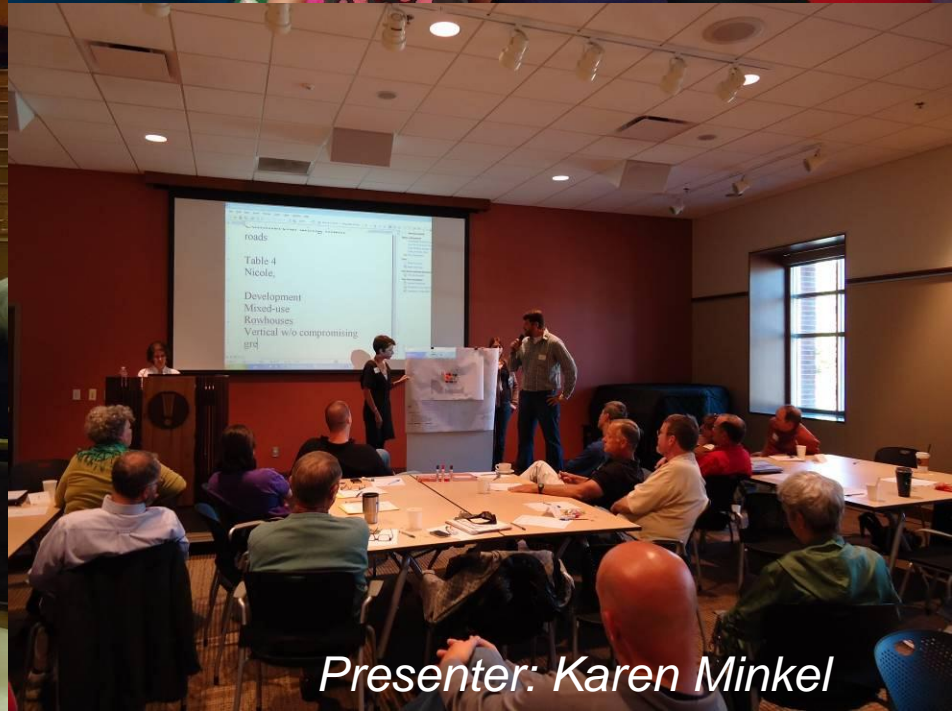
North ↓

Note: This document is a preliminary site plan based upon information provided by the City of Fayetteville. All information is schematic in nature and subject to change.

Non-profit dedicated to attainable housing develops concept from a master plan
Presenter: Karen Minkel



what areas were
enhanced for
City Plan 2030?

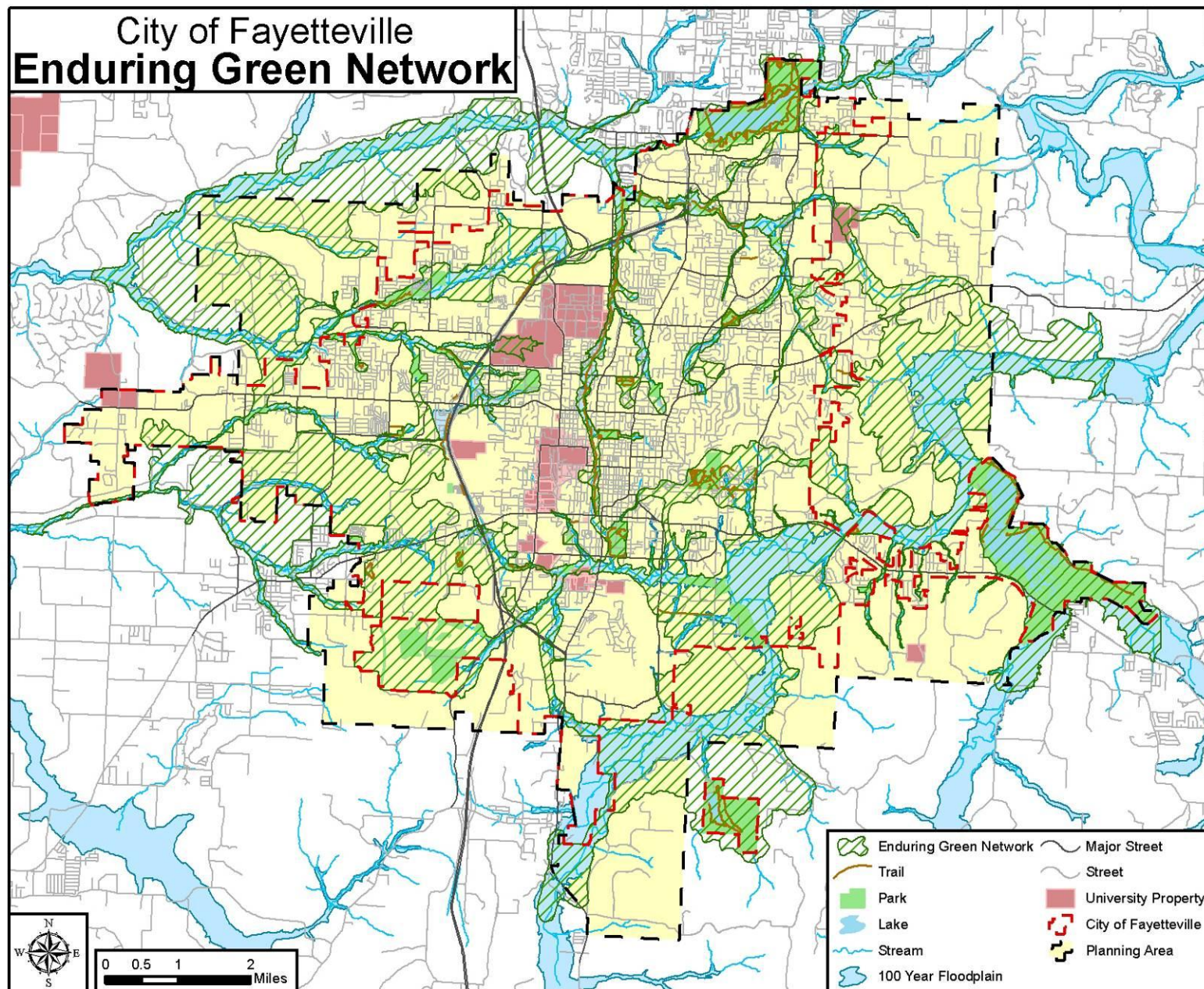


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internal alignment among departments

Presenter: Karen Minkel

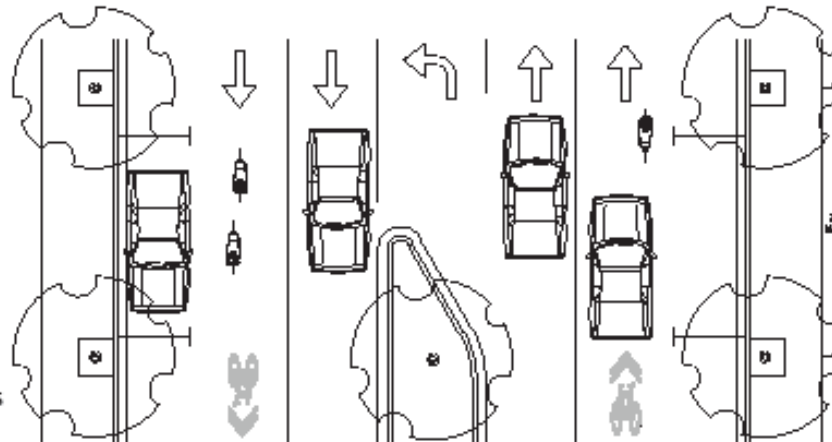
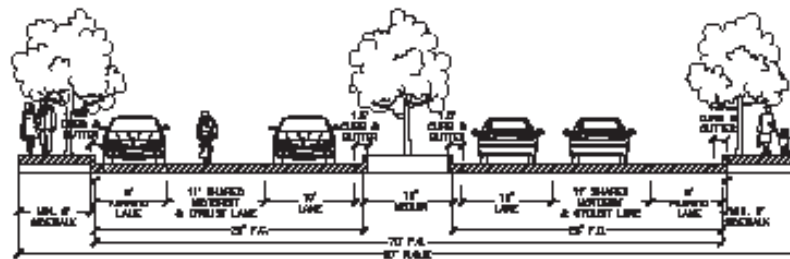
City of Fayetteville Enduring Green Network



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
 Right of Way: 107'
 Sidewalks: Both sides of street, min. 8' wide with grated tree wells against curb
 Greenspace: None





City of Fayetteville, Arkansas

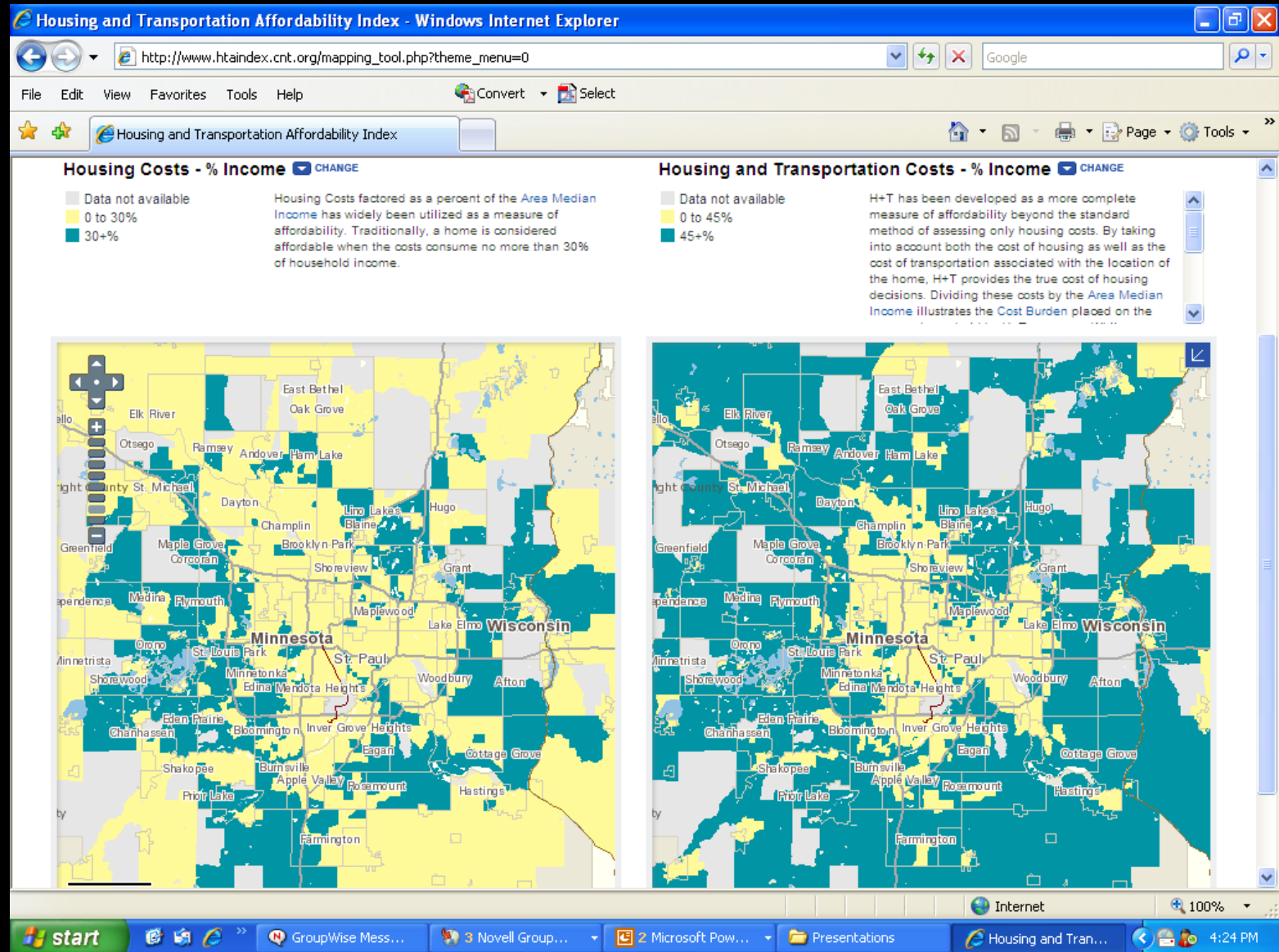
**Five Year Capital
Improvements Plan
2010-2014**

Presenter: Karen Minkel

reframe attainable housing goal

Presenter: Karen Minkel

housing + transportation + energy efficiency



developed performance measures

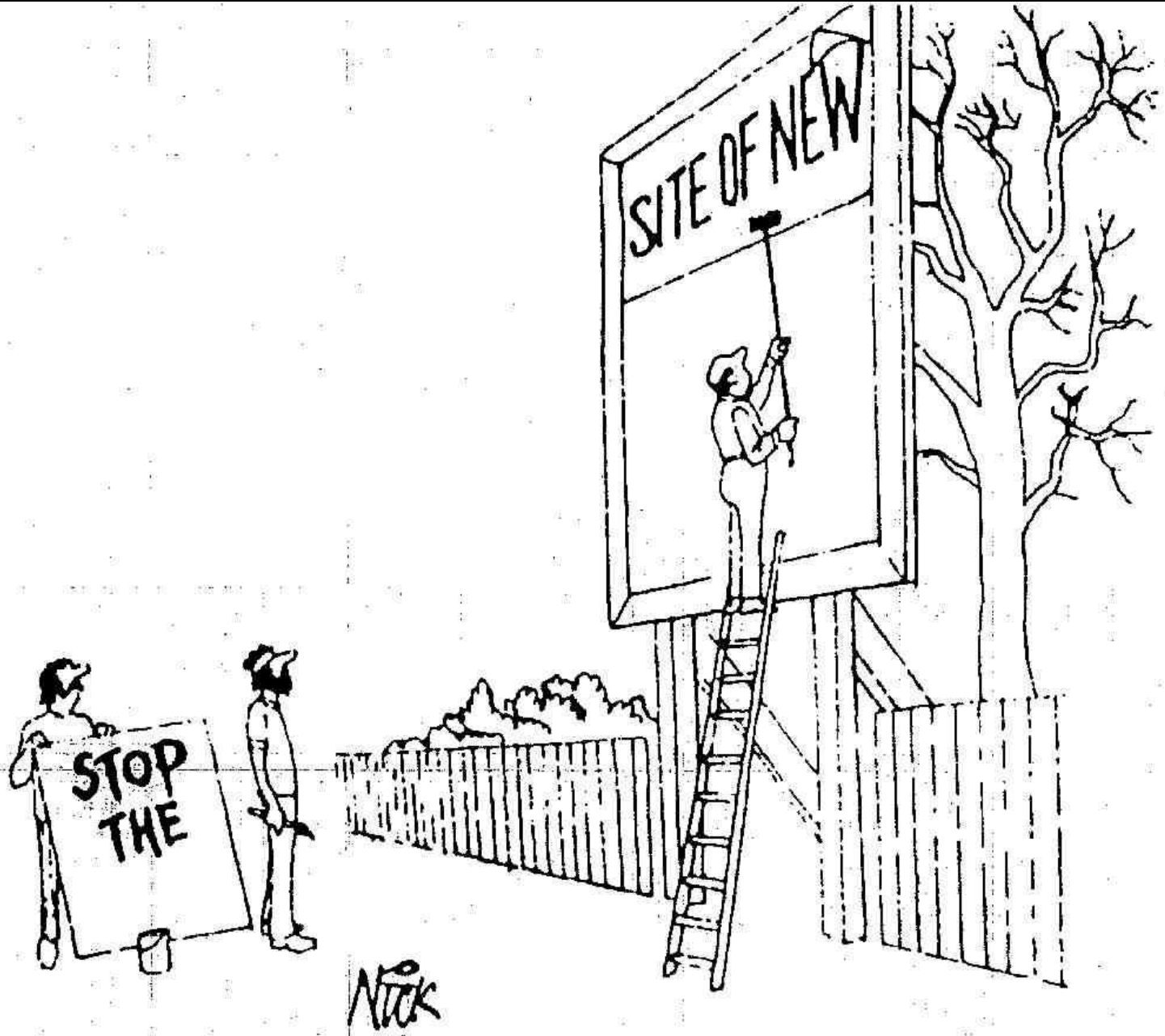
key performance measures

- % of development constructed within the infill boundary
- miles of trails constructed
- # of single & two family units constructed and now within $\frac{1}{4}$ 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



the state of planning and growth in 2005

Presenter: Don Marr



this was red on the map



Strip Shopping Center

Presenter: Don Marr

this was red on the map, too



Park Avenue, Winter Park

Presenter: Don Marr

the state of planning and growth in 2011

Presenter: Don Marr

a window of opportunity

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

Updated 9/20/2010 9:26 PM | Comments 73 | Recommend 4

By Jayne O'Donnell, USA TODAY

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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 Consolo, 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.

Wikinvest Community Analysis on WMT
What's This?

Wikinvest provides insights on changing stock prices from a community of investors. Click on an annotation below or contribute your own insights.

WMT 53.11 ↓0.56 (1.04%)

Date	Price
Sep 2010	51.81
Nov	56.81
Dec	61.82
Jan	61.82

08/16/10 to 02/18/11 ↑ 9.85%

Annotations: Show Add

View the full WMT chart at Wikinvest

What do Bulls and Bears say about WMT?

Click to see Bulls and Bears

Featured video

- Greek clashes**
Protesters fight with riot officers in capital.
- Wis. unrest**
Lawyer: No 'magic bullet' to fix state's troubles.
- Father guilty**
Iraqi immigrant convicted in daughter's 'honor killing.'

More: Video

Find out how Cargill helped create a fitter fry.

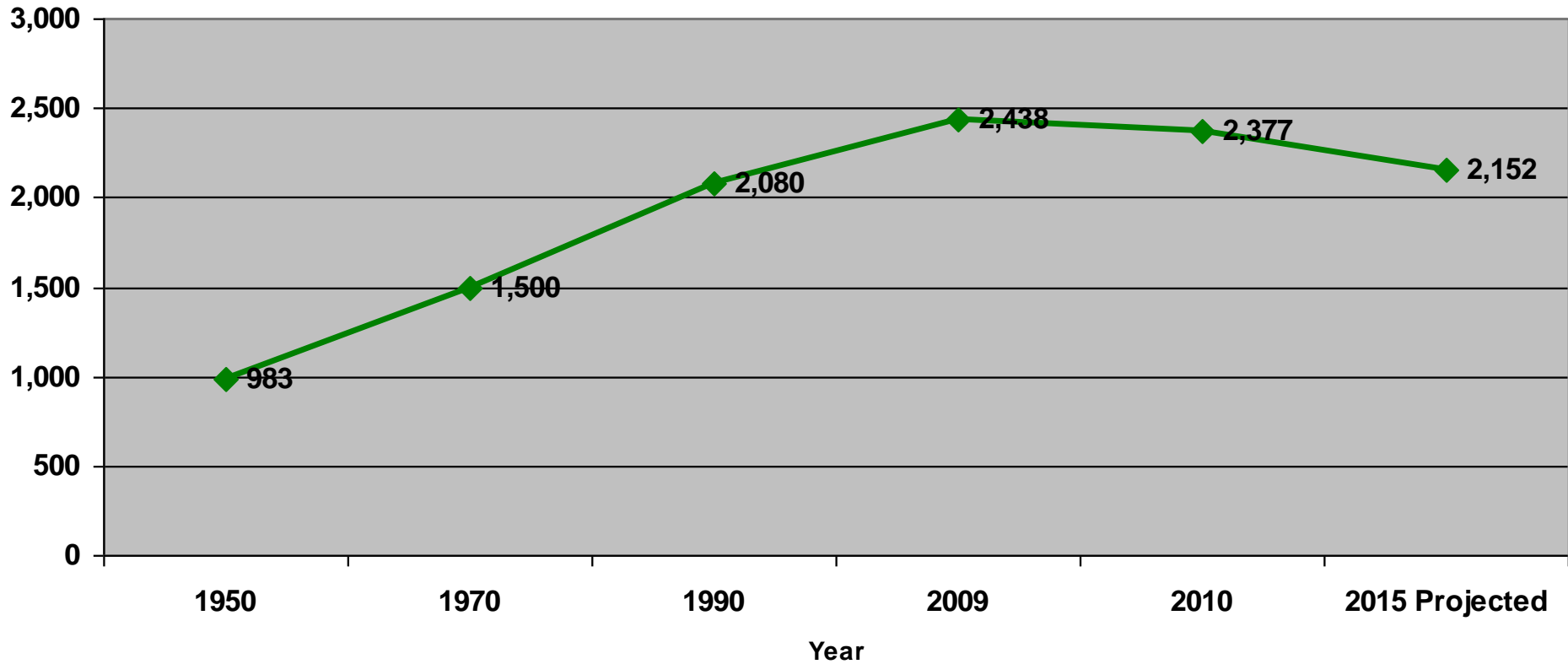
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Fayetteville Coupons
Up To 90% Off The Best Stuff To Do!
Restaurants, Spas, Events And More.
www.LivingSocial.com

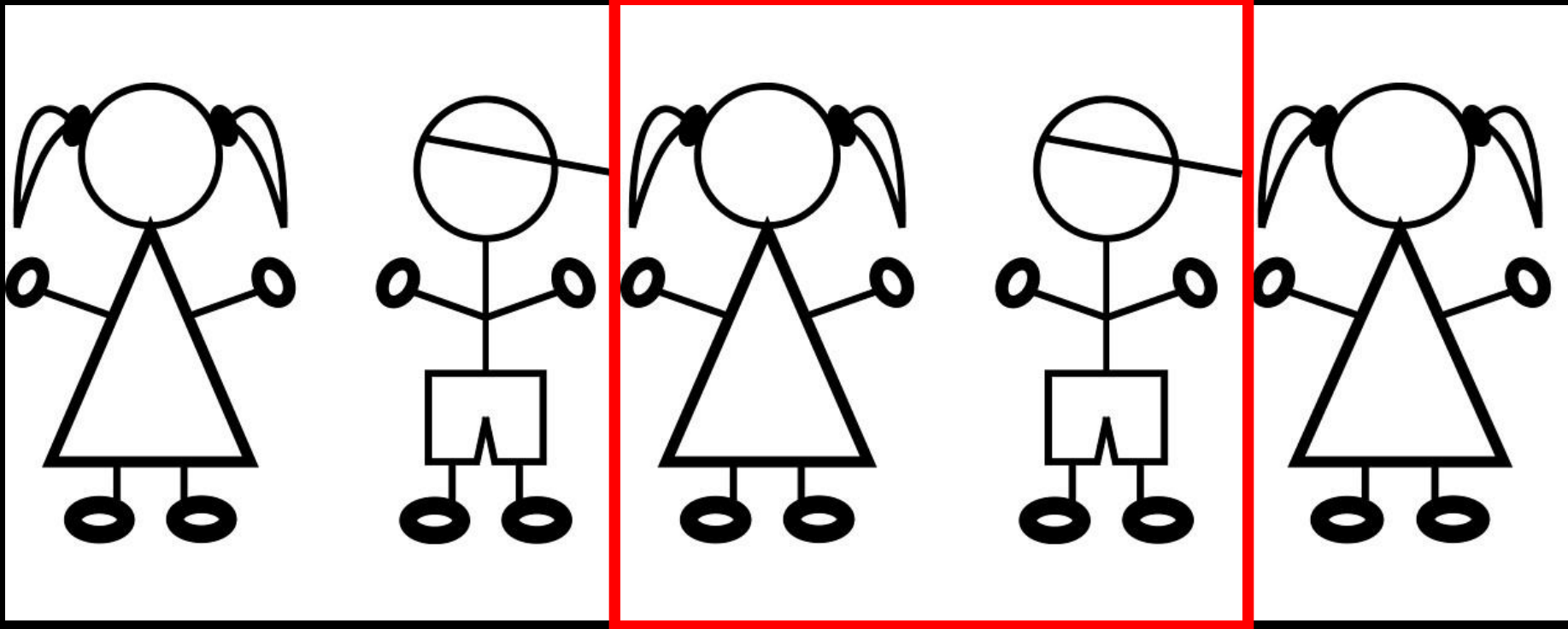
Goatee & Beard Styles
The Gille® Creaming Classics

Ads by Google

Average Square Footage of a New Home



critical time for our health

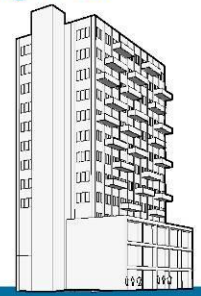
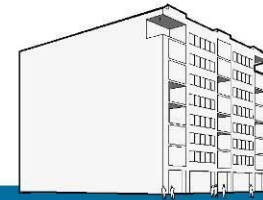
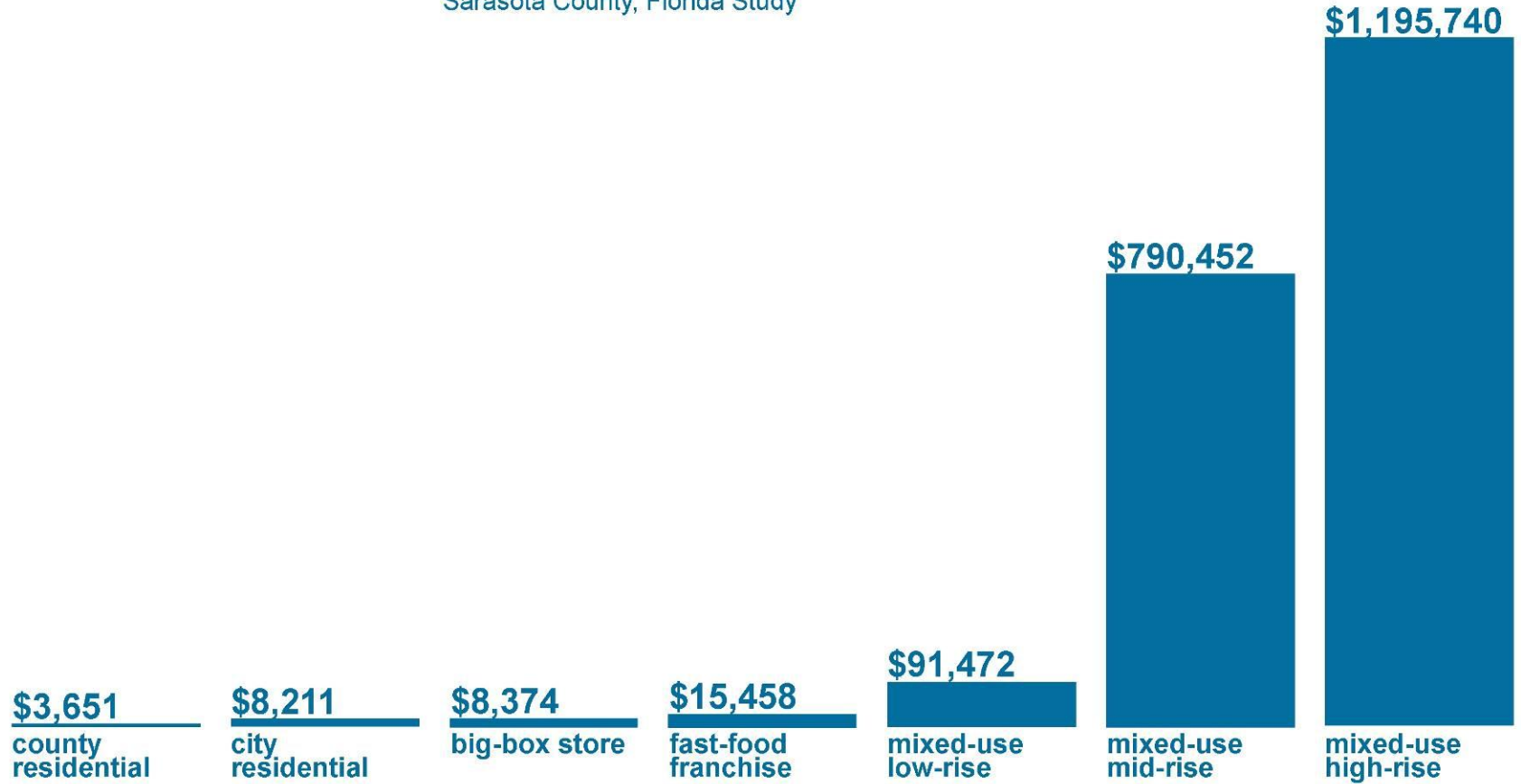


Arkansas Advocates for Children and Families

Presenter: Don Marr

Annual tax yield per acre by land use

Sarasota County, Florida Study



UACDC

UNIVERSITY OF ARKANSAS
COMMUNITY DESIGN CENTER

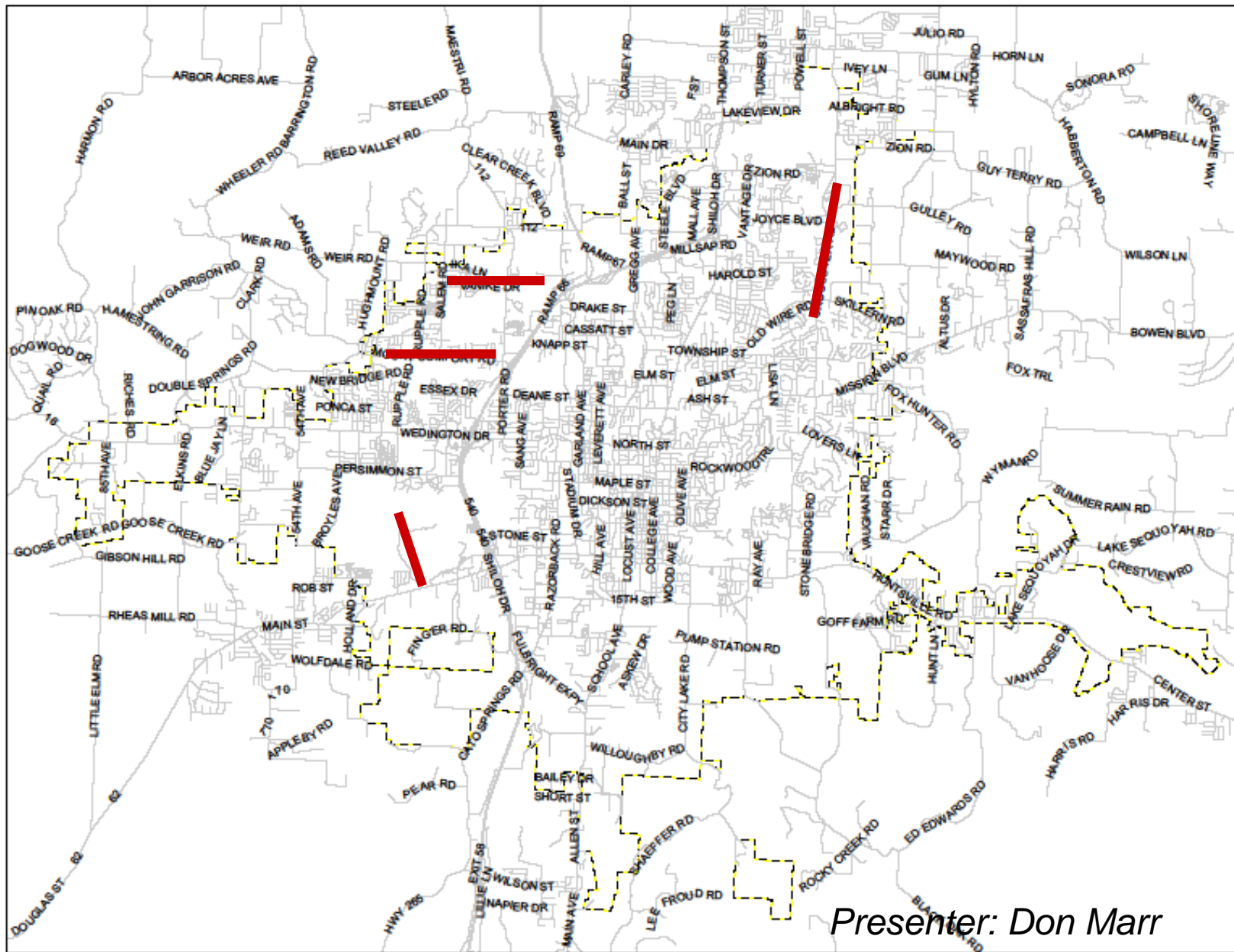
Source: "Best Bet for Tax Revenue: Mixed-use Downtown Development." New Urbanism News 15 (Sept. 2010): 1-7

Presenter: Don Marr

internal and political challenges

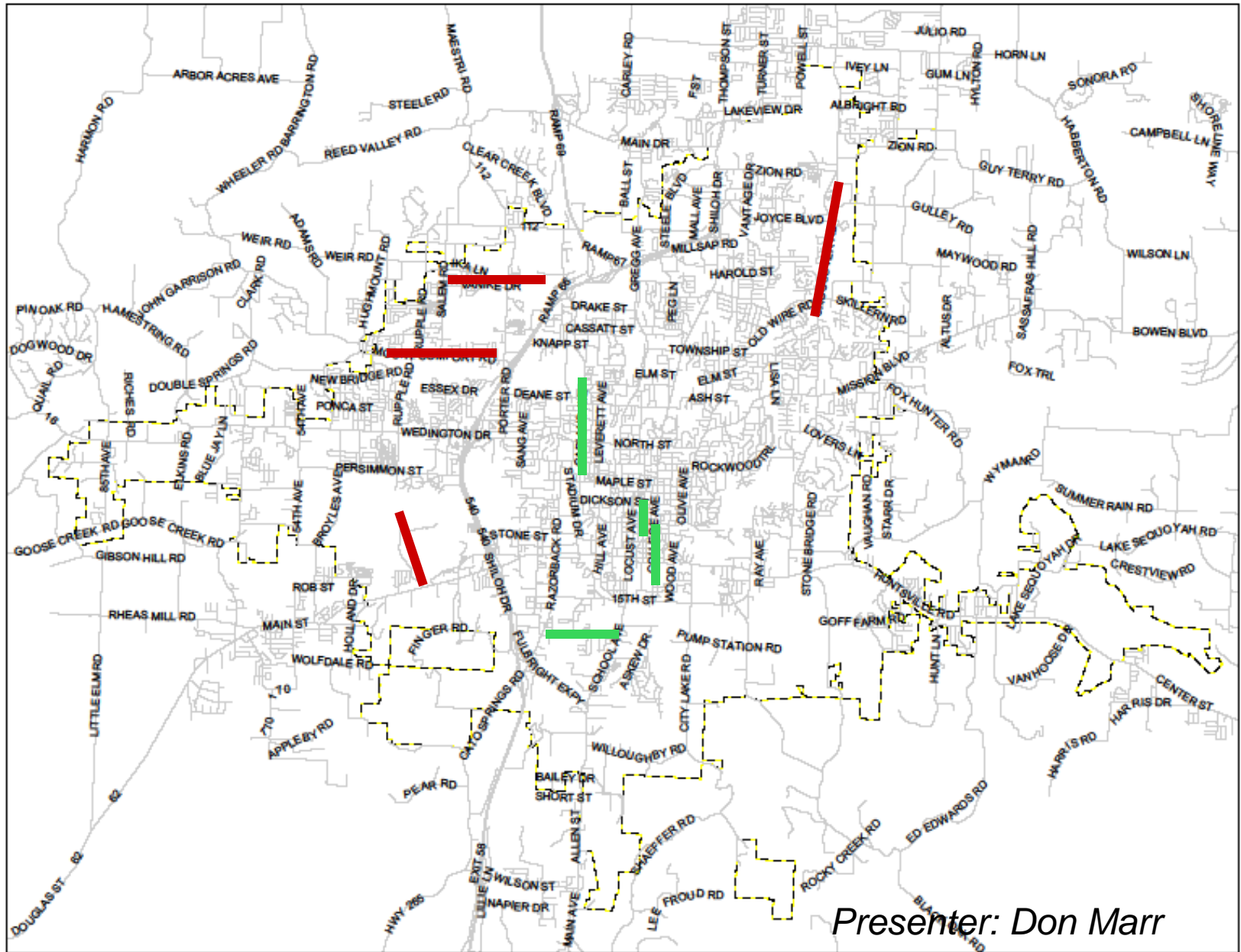
Presenter: Don Marr

street projects outside the core



Presenter: Don Marr

street projects in the core



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 leasable 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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