agenda

introduction
the process
review: guiding principles
implementation strategy
next steps
more info:

cityplan2025.accessfayetteville.org
or
575-8267
analysis: building footprints
analysis: current zoning
analysis: current uses
analysis: topography
analysis: future land use
designing in public
“charrette” process
“charrette” process
“charrette” process
“charrette” process
“charrette” process
“charrette” process
“charrette” process
“charrette” process
“charrette” process
“charrette” process
what we heard
guiding principles

• integrate the built and natural environments
• create a clean tech cluster
• support multi-modal transit
guiding principles

• integrate the built and natural environment
  ✓ Shining gateway
  ✓ Recommended development practices
  ✓ Appropriate transitions
• create a clean tech cluster
• support multi-modal transit
guiding principles

• integrate the built and natural environment

• create a clean tech cluster
  ✓ “Green Valley”
  ✓ Arkansas Research and Technology Park
  ✓ Southern entrance announces “Green Valley”

• support multi-modal transit
guiding principles

• integrate the built and natural environment
• concentrate clean tech industry
• support multi-modal transit
  ✓ Sustainability
  ✓ Trail network
  ✓ Transit shed
  ✓ Transit-oriented development
integrate the built and natural environment
the transect
red arrow neighborhood

- Denser commercial
- Mixed-use
- Single family 8 units/acre
- Single family 4 units/acre
- Natural area
analysis: topography
hydric soils
use floodplain for trail corridor
trail network
best development practices

Blair Library

University of North Carolina
rain barrels and cisterns
retention ponds
2b. RESIDENTIAL LOW-IMPACT DEVELOPMENT
RESIDENTIAL NEIGHBORHOOD

[Diagram showing road and green space with dimensions and slopes indicated]
boone street neighborhood

LID Street

Elevated Structures
shining gateway
Old Main Viewshed

Gateway Hillsides
bird’s-eye view
create a clean tech cluster
PROPOSAL D: ARTP ASSEMBLY COMPLEX AND RETREAT FACILITY

Aerial Perspective Looking Southeast

UACDC

Arkansas Research and Technology Park
Fayetteville, Arkansas
March 1, 2002
biobased companies
- Razorback Rd.
  - Entrance Feature
  - Boulevard
  - Pedestrian
  - Round-a-bout at 15th St.

- Trails & Sidewalks & Bike Lanes (alternative transportation)
  - connectivity
  - Natural and Improved

- High Tech Research Jobs

- CONNECTED STREET GRID

- Genesis - make an obvious & pleasant

- LID - Streets, drainage, green

- More Commercial/Mixed
green valley network
research and technology park
retention ponds
clean tech cluster
support multi-modal transit
Should development in this area expand, I’d like to see streets

A) that are designed to accommodate mostly vehicular travel. 0%

B) that are designed to accommodate multi-modal transportation. 100%
ABLE #1

CONNECTED SYSTEM OF SIDEWALKS & TRAILS

MORE NEIGHBORHOOD COMMERCIAL

MORE PARK SPACE

MORE STREET CONNECTIVITY
connect neighborhoods
options for residential
15th Street overpass

18th Street across railroad tracks

Connected neighborhoods

Treat Street across railroad tracks

N/S connection b/w Cato Springs and Treat

Fayette Junction
Illustrative Plan
DRAFT
extend boulevard
<table>
<thead>
<tr>
<th>Public Greenspace</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Botanical Gardens at Lake Fayetteville</td>
<td>98.6</td>
</tr>
<tr>
<td>Walker Park</td>
<td>64.3</td>
</tr>
<tr>
<td>Gulley Park</td>
<td>26.8</td>
</tr>
<tr>
<td>Existing public greenspace in Fayette Junction</td>
<td>32.8</td>
</tr>
<tr>
<td>Wilson Park</td>
<td>22.8</td>
</tr>
</tbody>
</table>
extend trail network
the legacy
multi-modal transit shed = ½-mile radius

planning within the transit shed should support “accessible” development patterns. Accessibility enhances walkability among land uses through mixed-use development, higher densities, and pedestrian-scaled street networks.

Community Design Center, UA (2007)
transit-oriented development

Denver, CO
transit-oriented development

Sacramento, CA
Light rail consumes fuel at one-third the rate of a car and one-fourth that of an SUV per passenger mile.

At capacity, rail carries the same number of passengers as a 16-lane highway and costs 80% less.

Average home values increase $140 for every 10 feet closer they are to a transit station beginning at 1,460 feet.

-UA Community Design Center
Fayette Junction terminal
implementation
process
short-term goals

• zoning
• master street plan
• riparian buffer ordinance
existing zoning

- Multi-family = 34%
- Single-family = 13%
- Institutional = 6%
- Industrial = 26%
- Commercial = 8%
- Planned Zoning District = 10%
proposed zoning

Urban District: 17%
Multi-family = 22%
Single-family = 13%
Institutional = 6%
Industrial = 26%
Commercial = 2%
master street plan amendments

Squareback at Junction

Connection b/w Treat and Cato Springs

18th Street extension

Treat extension

Legend
- Railroad
- Parcel Lines
- Existing Streets
- Proposed Streets
- Fayette Junction Boundary
- Park
riparian buffer ordinance

floodplain preserved = over 100 additional acres of greenspace
mid-term goals

- public/private partnership for conservation easement
- add/repair sidewalks on existing streets
proposed sidewalks
long-term goals

• Extend Razorback Road boulevard
accommodation of pedestrians and cyclists
next steps
plan adoption process

• Planning Commission: February 23, 5:30 pm.
• City Council
• Short-term goals
contacts

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• Planning Staff, 575-8267,
  kminkel@ci.fayetteville.ar.us
thank you!