

City of Fayetteville Staff Review Form

2014-0532

Legistar File ID

12/2/2014

City Council Meeting Date - Agenda Item Only  
N/A for Non-Agenda Item

Jeremy Pate

11/14/2014

City Planning /  
Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN 14-4859: Rezone (300 & 400 BLOCK OF MLK BLVD./NIEDERMAN ENTERPRISES, 524): Submitted by BATES & ASSOCIATES for property located at 300 & 400 BLOCK OF MLK BLVD. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 1.9 acres. The request is to rezone the properties to DG, DOWNTOWN GENERAL.

Budget Impact:

Account Number	Fund
Project Number	Project Title
Budgeted Item? NA	Current Budget \$ -
	Funds Obligated \$ -
	Current Balance \$ -
Does item have a cost? No	Item Cost
Budget Adjustment Attached? NA	Budget Adjustment
	Remaining Budget \$ -

V20140710

Previous Ordinance or Resolution #

Original Contract Number:

Approval Date:

Comments:



## CITY COUNCIL AGENDA MEMO

### MEETING OF DECEMBER 2, 2014

**TO:** Fayetteville City Council

**THRU:** Andrew Garner, Planning Director

**FROM:** Jesse Fulcher, Senior Planner

**DATE:** November 14, 2014

**SUBJECT:** **RZN 14-4859: Rezone (300 & 400 BLOCK OF MLK BLVD./NIEDERMAN ENTERPRISES, 524):** Submitted by BATES & ASSOCIATES for property located at 300 & 400 BLOCK OF MLK BLVD. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 1.9 acres. The request is to rezone the properties to DG, DOWNTOWN GENERAL.

### RECOMMENDATION:

The Planning Commission recommends approval and City Planning Staff recommends denial of an ordinance to rezone the property to DG, Downtown General.

### BACKGROUND:

The subject property is located on the north side of Martin Luther King Boulevard between Wood Avenue and Willow Avenue and is within the Walker Park Neighborhood Master Plan boundary. The properties are developed with single-family homes, several of which that were constructed in the last six months.

*City Plan 2030 Future Land Use Plan designates this site as a **Complete Neighborhood Plan: Walker Park Neighborhood.** A digital copy of the adopted document has been provided separately.*

*Compatibility:* In staff's opinion, Downtown General is not a compatible zoning district for this area of small, single-family homes. Appropriately scaled two and three-family homes as well as appropriate sized non-residential uses could be permitted on the property through a conditional use process. This is the most appropriate way to diversify housing options and land uses in this area of the neighborhood.

### DISCUSSION:

On November 10, 2014 the Planning Commission forwarded this item to the City Council with a recommendation for approval with a vote of 6-2-0 with Commissioners Cook and Chesser voting 'no'.

### BUDGET/STAFF IMPACT:

N/A

**Attachments:**

CC Ordinance

Exhibit A

Exhibit B

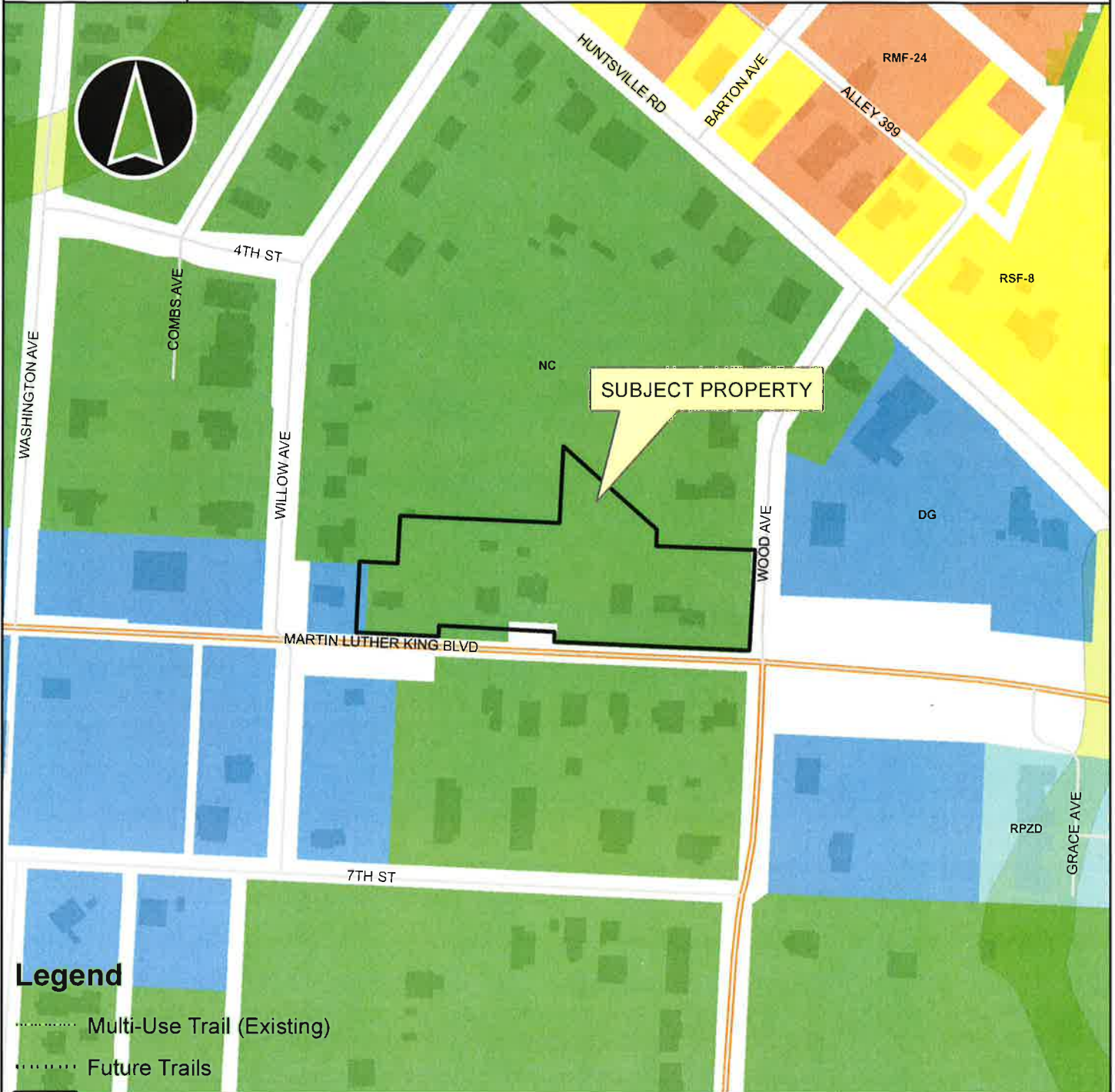
Planning Commission Staff Report

**EXHIBIT 'A'**  
**14-4859**

RZN14-4859

**NIEDERMAN ENTERPRISES**

Close Up View



**Legend**

- ..... Multi-Use Trail (Existing)
- ..... Future Trails

**Overview**

- RZN14-4859
- Fayetteville City Limits
- Footprints 2010
- Hillside-Hilltop Overlay District
- Design Overlay District
- Planning Area



**EXHIBIT "B"**

**14-4859**

**PORTION TO BE REZONED:**

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 16 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S89°55'47"W 264.50' AND N00°04'13"W 324.00' FROM THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N00°04'13"W 13.15', THENCE N89°43'13"W 156.50', THENCE S00°04'13"E 14.51', THENCE S89°46'52"W 111.29', THENCE N00°04'44"W 96.47', THENCE S89°36'56"E 51.25', THENCE N00°02'56"E 64.87', THENCE N89°46'29"E 216.42', THENCE N00°04'13"W 104.21', THENCE S51°05'39"E 169.31', THENCE S00°41'16"E 23.01', THENCE N89°13'01"E 133.78', THENCE S00°22'29"W 136.52', THENCE S89°46'55"W 264.58' TO THE POINT OF BEGINNING, CONTAINING 1.92 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN E. MARTIN LUTHER KING BLVD RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



## PLANNING COMMISSION MEMO

**TO:** City of Fayetteville Planning Commission

**THRU:** Andrew Garner, Planning Director

**FROM:** Jesse Fulcher, Senior Planner

**MEETING DATE:** ~~November 10, 2014~~ Updated November 11, 2014

**SUBJECT:** **RZN 14-4859: Rezone (300 & 400 BLOCK OF MLK BLVD./NIEDERMAN ENTERPRISES, 524):** Submitted by BATES & ASSOCIATES for property located at 300 & 400 BLOCK OF MLK BLVD. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 1.93 acres. The request is to rezone the properties to DG, DOWNTOWN GENERAL.

**RECOMMENDATION:**

Staff recommends denial of **RZN 14-4859**.

**BACKGROUND:**

The Planning Commission tabled the request on October 27, 2014 to allow the applicant to consider alternative zoning designations. The applicant meet with staff on October 21, 2014 and it's the applicant's desire to continue with the original request to rezone the property to DG, Downtown General.

The subject property is located on the north side of Martin Luther King Boulevard between Wood Avenue and Willow Avenue and is within the Walker Park Neighborhood Master Plan boundary. The properties are developed with single-family homes, several of which that were constructed in the last six months. The surrounding zoning and land uses are depicted in *Table 1*.

**Table 1 - Surrounding Zoning and Land Use**

Direction from Site	Land Use	Zoning
North	Single-family residential	NC, Neighborhood Conservation
South	Single-family residential	NC, Neighborhood Conservation
East	Single-family residential	DG, Downtown General
West	Single-family residential	DG, Downtown General

*Request:* The request is to rezone six (6) existing properties from NC, Neighborhood Conservation to DG, Downtown General. The applicant has indicated that the rezoning is needed to create opportunities for light commercial amenities as well as more housing opportunities in close proximity to the downtown core.

*Public Comment:* Staff has not received any public comment.

**INFRASTRUCTURE:**

- Streets:** The site has access to Martin Luther King Boulevard, a collector street and Wood Avenue, a local street. Any improvements to these streets will be determined at the time of development.
- Water:** Public water is accessible to the site. There is a 2-inch water main along Martin Luther King Boulevard and a 16-inch water main along Wood Avenue.
- Sewer:** Sanitary sewer is available to the site. There is a 6-inch sewer main along Martin Luther King Boulevard and Wood Avenue.
- Drainage:** Any additional improvements or requirements for drainage will be determined at time of development. This property is not affected by the 100-year floodplain or the Streamside Protection Ordinance.
- Fire:** This development will be protected by Engine 1 located at 303 W. Center Street. It is 1 mile from the station with an anticipated response time of 2 minutes to the beginning of the development. The Fayetteville Fire Department does not feel this development will affect our calls for service or our response times.
- Police:** The Police Department did not express any concerns with this request.

**CITY PLAN 2030 FUTURE LAND USE PLAN:**

*City Plan 2030 Future Land Use Plan designates this site as a **Complete Neighborhood Plan: Walker Park Neighborhood**. A digital copy of the adopted document has been provided separately.*

**DISCUSSION:**

**FINDINGS OF THE STAFF**

**RECOMMENDATION:** Staff recommends denial of RZN 14-4859.

<b>PLANNING COMMISSION ACTION:</b>	<b>Required</b>	<b><u>YES</u></b>	
<b>Date:</b> <u>October 27, 2014</u>	<input checked="" type="checkbox"/> Tabled	<input type="checkbox"/> Forwarded	<input type="checkbox"/> Denied
<b>Motion:</b> Chesser	<b>Second:</b> Selby	<b>Vote:</b> 9-0-0	
<b>Date:</b> <u>November 10, 2014</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied
<b>Motion:</b> Honchell	<b>Second:</b> Winston	<b>Vote:</b> 6-2-0	
<b>CITY COUNCIL ACTION:</b>	<b>Required</b>	<b><u>YES</u></b>	
<b>Date:</b> <u>November 18, 2014</u>	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

**Finding:** The Downtown General zoning district is an appropriate zoning for the Walker Park Neighborhood and supports one of the primary goals of the plan, which is to encourage a variety of housing types and to develop neighborhood commercial nodes. The zoning plan that was ultimately adopted by the City Council in 2008 supported this policy, among others, by locating the Downtown General district at several key locations, including Jefferson Square to the west of this project. With the exception of the intersection of 15<sup>th</sup> Street and S. School Avenue, the remainder of the neighborhood was zoned Neighborhood Conservation, which protects existing and encourages new single-family residential development.

**Land Use Compatibility:** In staff's opinion, Downtown General is not a compatible zoning district for this area of small, single-family homes. Appropriately scaled two and three-family homes as well as appropriate sized non-residential uses could be permitted on the property through a conditional use process. This is the most appropriate way to diversify housing options and land uses in this area of the neighborhood.

2. A determination of whether the proposed zoning is justified and/or needed at the time the rezoning is proposed.

**Finding:** In staff's opinion the rezoning is not justified or needed at this time. The subject properties and surrounding properties are all currently developed with small-scale, single-family homes. This is consistent with the uses permitted in the Neighborhood Conservation zoning district. Rezoning the property to Downtown General allows a variety of uses, but at a much larger scale. The most appropriate method to introduce new housing types or nonresidential uses on this site is through the conditional use process and not by rezoning the property.

3. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

**Finding:** Rezoning the property to Downtown General could significantly increase traffic congestion in the area. The Downtown General zoning district allows multi-family development and large commercial developments by right. Either of these uses could dramatically increase traffic and turning movements along Martin Luther King Boulevard.

4. A determination as to whether the proposed zoning would alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities.

**Finding:** Rezoning the property to Downtown General could allow a much denser development pattern than the existing Neighborhood Conservation zoning. However, it is unlikely that this increased density or intensity would have a negative impact on public services as this site is in the core of the city and



**has adequate access to public services. The Police and Fire Departments have not expressed any concerns with the rezoning proposal.**

5. If there are reasons why the proposed zoning should not be approved in view of considerations under b (1) through (4) above, a determination as to whether the proposed zoning is justified and/or necessitated by peculiar circumstances such as:
  - a. It would be impractical to use the land for any of the uses permitted under its existing zoning classifications;
  - b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

**Finding: N/A**

**BUDGET/STAFF IMPACT:**

None

**Attachments:**

- Unified Development Code sections 161.25 & 161.26
- Site Plan
- Fire response letter
- Walker Park Neighborhood Master Plan boundary map
- Applicant's request
- One Mile Map
- Close Up Map
- Current Land Use Map
- Future Land Use Map

TITLE XV UNIFIED DEVELOPMENT CODE

**161.25 Downtown General**

(A) *Purpose.* Downtown General is a flexible zone, and it is not limited to the concentrated mix of uses found in the *Downtown Core or Main Street / Center.* Downtown General includes properties in the neighborhood that are not categorized as identifiable centers, yet are more intense in use than *Neighborhood Conservation.* There is a mixture of single-family homes, rowhouses, apartments, and live/work units. Activities include a flexible and dynamic range of uses, from public open spaces to less intense residential development and businesses. For the purposes of Chapter 96: Noise Control, the Downtown General district is a residential zone.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three-family dwellings
Unit 13	Eating places
Unit 15	Neighborhood shopping goods
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
Unit 44	Cottage Housing Development

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 19	Commercial recreation, small sites
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communication facilities
Unit 40	Sidewalk Cafes

(C) *Density.* None

(D) *Bulk and area regulations.*

(1) *Lot width minimum.*

Dwelling (all unit types)	18 ft.
---------------------------	--------

(2) *Lot area minimum.* None.

(E) *Setback regulations.*

Front	A build-to zone that is located between the front property line and a line 25 ft. from the front property line.
Side	None
Rear	5 ft.
Rear, from center line of an alley	12 ft.

(F) *Minimum buildable street frontage.* 50% of lot width.

(G) *Building height regulations.*

Building Height Maximum	56 ft.
-------------------------	--------

(Ord. 5028, 6-19-07; Ord. 5029, 6-19-07; Ord. 5312, 4-20-10; Ord. 5462, 12-6-11; Ord. 5592, 6-18-13; Ord. 5664, 2-18-14)

## 161.26 Neighborhood Conservation

(A) *Purpose.* The *Neighborhood Conservation* zone has the least activity and a lower density than the other zones. Although *Neighborhood Conservation* is the most purely residential zone, it can have some mix of uses, such as civic buildings. *Neighborhood Conservation* serves to promote and protect neighborhood character. For the purposes of Chapter 96: Noise Control, the *Neighborhood Conservation* district is a residential zone.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings

(2) *Conditional uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 9	Two-family dwellings
Unit 10	Three-family dwellings
Unit 12	Limited Business *
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communication facilities
Unit 44	Cottage Housing Development

(C) *Density.* 10 Units Per Acre.

(D) *Bulk and area regulations.*

(1) *Lot width minimum.*

Single Family	40 ft.
Two Family	80 ft.
Three Family	90 ft.

(2) *Lot area minimum.* 4,000 Sq. Ft.

(E) *Setback regulations.*

Front	A build-to zone that is located between the front property line and a line 25 ft. from the front property line.
Side	5 ft.
Rear	5 ft.
Rear, from center line of an alley	12 ft.

(F) *Building height regulations.*

Building Height Maximum	45 ft.
-------------------------	--------

(Ord. 5128, 4-15-08; Ord. 5312, 4-20-10; Ord. 5462, 12-6-11; Ord. 5592, 6-18-13; Ord. 5664, 2-18-14)



## The City of Fayetteville Fire Department

303 W. Center St. Fayetteville, AR. 72701

Phone (479) 575-8365 Fax (479) 575-0471

**To: Bates and Associates, Jesse Fulcher**  
**From: Assistant Fire Marshal Will Beeks**  
**Date: September 30, 2014**  
**Re: RZN 14-4859**

This development will be protected by Engine 1 located at 303 W Center St.

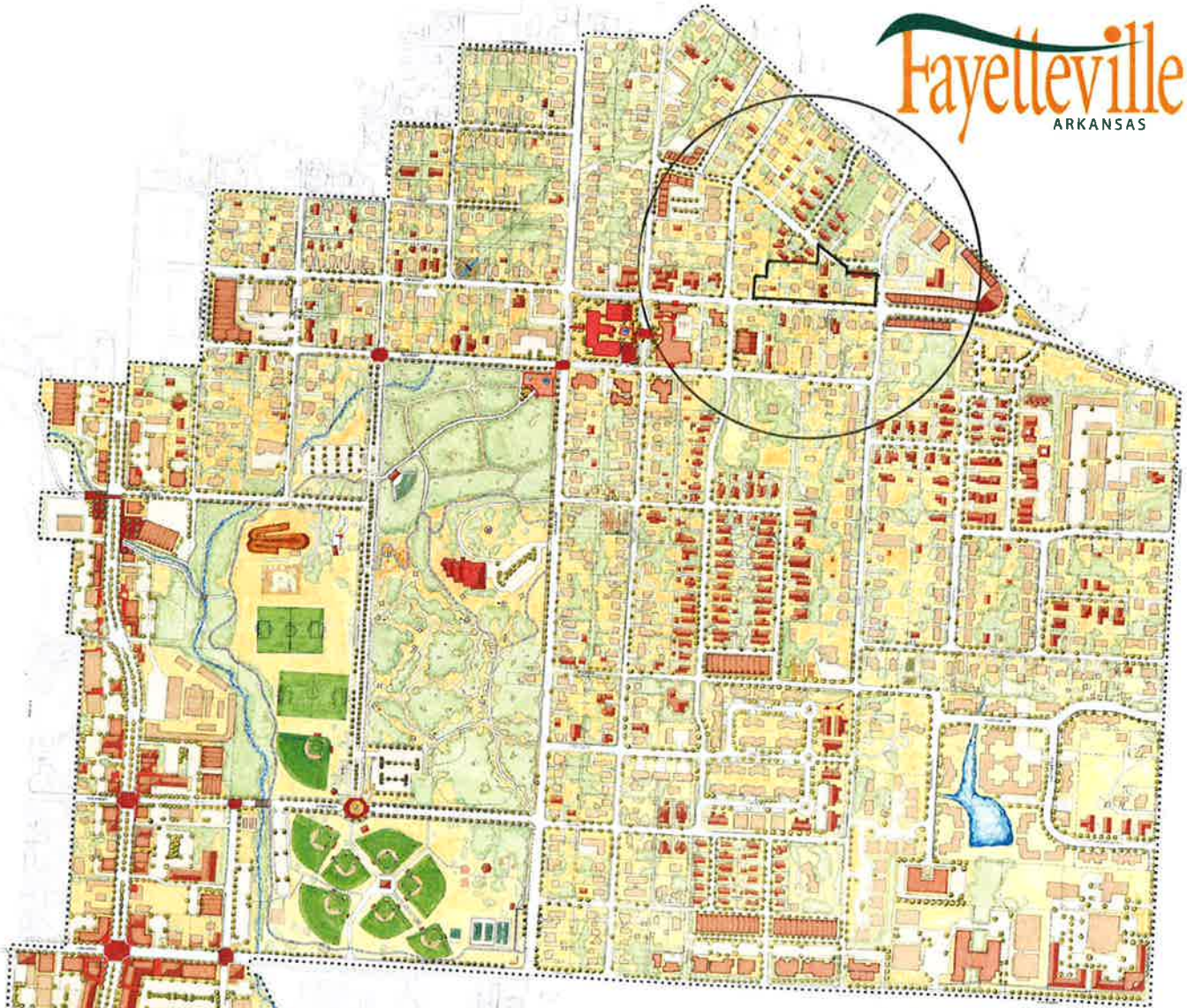
It is 1 mile from the station with an anticipated response time of 2 minutes to the beginning of the development.

The Fayetteville Fire Department does not feel this development will affect our calls for service or our response times.

If you have any questions please feel free to contact me.

Captain Will Beeks  
Fayetteville Fire Department

Honor, Commitment, Courage;  
Our people make the difference!



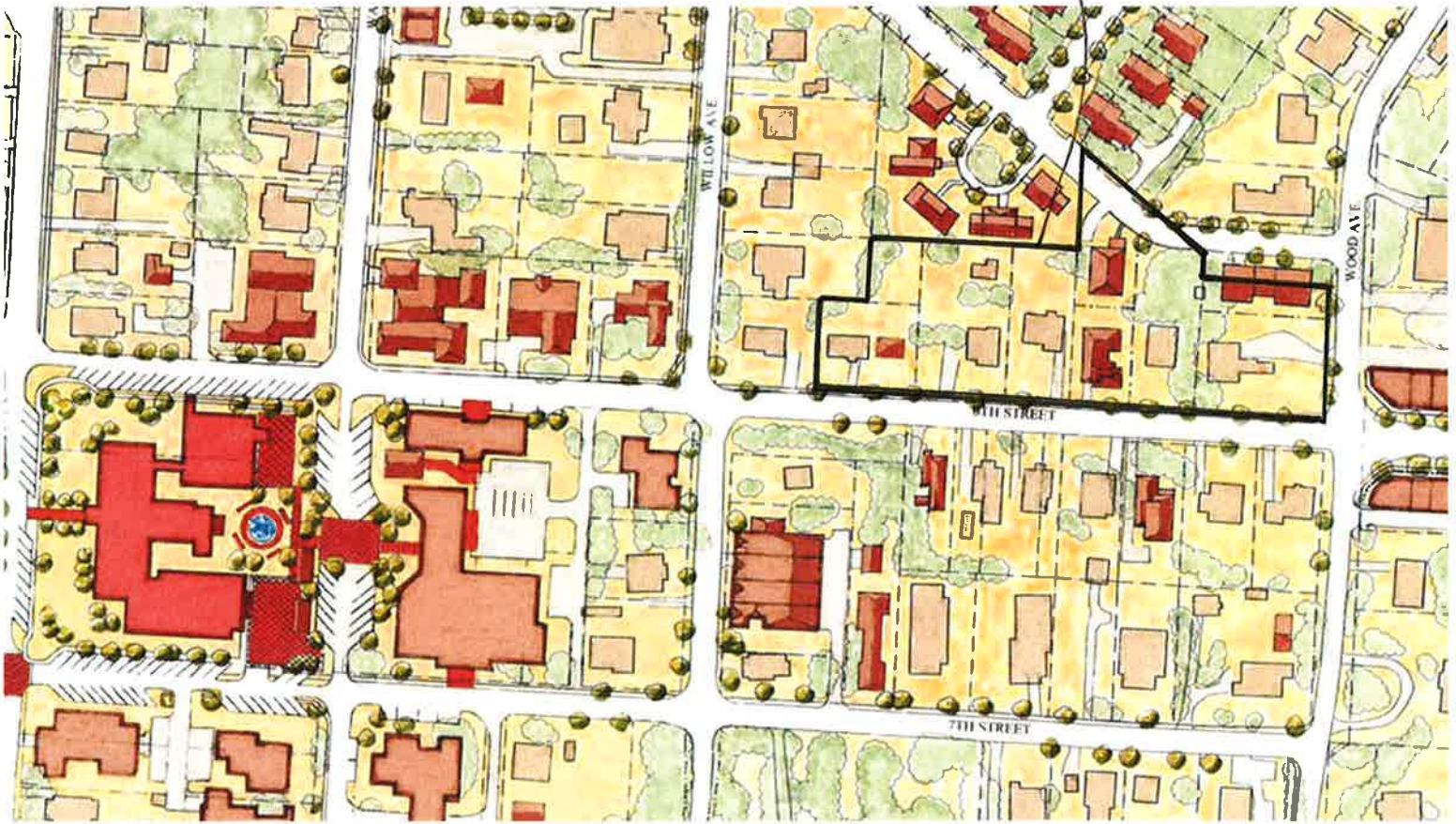
**WALKER PARK NEIGHBORHOOD  
ILLUSTRATIVE MASTER PLAN  
FAYETTEVILLE, ARKANSAS  
SEPTEMBER 2007**

ADOPTED BY RESOLUTION NO. 19-08  
FEBRUARY 5, 2008





SUBJECT  
PROPERTIES



APPLICANT'S REQUEST LETTER AND  
SUPPORTING DOCUMENTS

To: City Planning Office, City Planning Commission and City Council  
Re: Rezoning Request: 300-400 Block E. Martin Luther King BLVD (North Side)

To Whom It May Concern:

As representative of several property owners in the neighborhood of the North 300 and 400 Block of E. Martin Luther King Blvd., in response to a desire for more amenities within walking distance, and within accordance of our perceived direction the City of Fayetteville's Walker Park Master Plan, I respectfully request the City of Fayetteville to permit us to rezone our property from Neighborhood Conservation to Downtown General. This location is 1 mile from both the University of Arkansas and 1 mile from the Fayetteville High School. It is less than one ½ mile from the Fayetteville Downtown Square, and it is less than 2/10 of a mile from Walker Park. This property is less than ¼ mile to two transit stops with Ozark Regional Transit, and steps from one of Fayetteville's bike trails.

It is our perception that as we seek to enhance this neighborhood and create a strong urban core, we need more opportunities for light commercial amenities as well as more housing opportunities within walking or biking distance to the downtown core. We believe that this zoning will be consistent with existing zoning, by linking the DG zoning that exists directly to the East and West of this location, creating a long strip of DG zoning which increases the flexibility in the use of this space. While we do expect that creating a Downtown General designation will add density, and this may be unwelcome to some, we believe that for the long term growth and vibrancy of the city, this is a desirable outcome. Given the existing level of traffic on Martin Luther King Blvd, and a 4-way stop at MLK and Wood Avenue, we believe that this will not impact traffic, at least not perceptibly. Any change that may occur would likely happen as the rest of the neighborhood is built-out in accordance with the zoning and general neighborhood plan.

While the current zoning is Neighborhood Conservation which would allow for single family residences, and this would not be impractical, we believe that Downtown General would be the highest and best use. Given that in a sense, the corner at MLK and S. Wood is one gateway to the growing Downtown Core, it seems reasonable that as such, this could be an opportunity to support and highlight this growth.

Fayetteville City Plan 2030, which was adopted on July 2011 highlights 6 goals.

- Goal 1 is "We will make appropriate infill and revitalization our highest priorities."
  - Part D of this goal is: "Promote densest development around logical future transit stops." It states that transit is most relevant for those within ¼ mile of transit stops.
- Goal 3 is "We will make traditional town form the standard." This includes:
  - Part A: "Require new growth that results in neighborhoods, districts and corridors that are:
    - 1. compact - via denser housing; meaningful open spaces & preserves; small blocks;
    - 2. complete - via varied housing; mixed uses; civic uses; jobs-housing mix in the neighborhoods
    - 3. connected - via street-oriented buildings; interconnected streets; interconnected greenways & trails."
  - Part B: "densify in highly walkable areas along logical future transit routes..."
- Goal 4: We will grow a livable transportation network.
  - Part D. "Transform existing corridors into great streets: tree-lined, moderate speed, multi-modal, good addresses"
  - Part H: "Plan employment in locations with access to walkable amenities and transit rather than in isolated locations"



Actions steps to achieve these goals include:

- Identify existing properties that are vacant or prime for redevelopment and initiate rezoning discussions with property owners. (Goal 1, 2 & 3)
- Support rezoning proposals that result in increased density around logical future transit stops, rail corridors and major transportation corridors. (Goal 4)

The Walker Park Neighborhood Master Plan, which was adopted in 2008 precedes the City Plan 2030, but guided its results.

The four key goals of the Walker Park plan were:

- Encourage a balance of uses and housing
- Improve connectivity and walkability
  - Key destinations
  - Key linkages
- Keep Jefferson Square as neighborhood core
- Create accessible greenspace

During the Walker Park discussions, zoning districts were chosen. Downtown General was chosen for most of East MLK between College Ave and Huntsville Road. The section between Wood and Willow was left out. This was done shortly after the 2008 Walker Plan was adopted. It seems now, with hindsight, and with the 2030 City Plan in place, this is a location that should be rezoned to Downtown General. There are numerous reasons, but they follow from above reasons.

Goal 1 of City Plan 2030: By rezoning this area to Downtown General, we will be creating infill and revitalization, and doing promoting densest development within ¼ mile of transit stops. We will allow for meeting Goal 3 which seeks to promote denser housing, varied housing and mixed-uses. We will also be moving towards densifying in highly walkable areas along transit corridors. We will also help move towards the achievement of Goal 4, which seeks to grow a liveable transportation network, by allowing for employment in with access to walkable amenities and transit, rather than in isolated locations. Again, the action steps to achieve City Plan 2030 goals 1-4 include rezoning. Rezoning this area would enhance the existing Walker Park Plan's goals of encouraging a balance of uses and housing, improved connectivity and walkability, and for keeping Jefferson Square as a neighborhood core, and with allowing the Jefferson Sq and Huntsville Road Entry to act as neighborhood commercial.

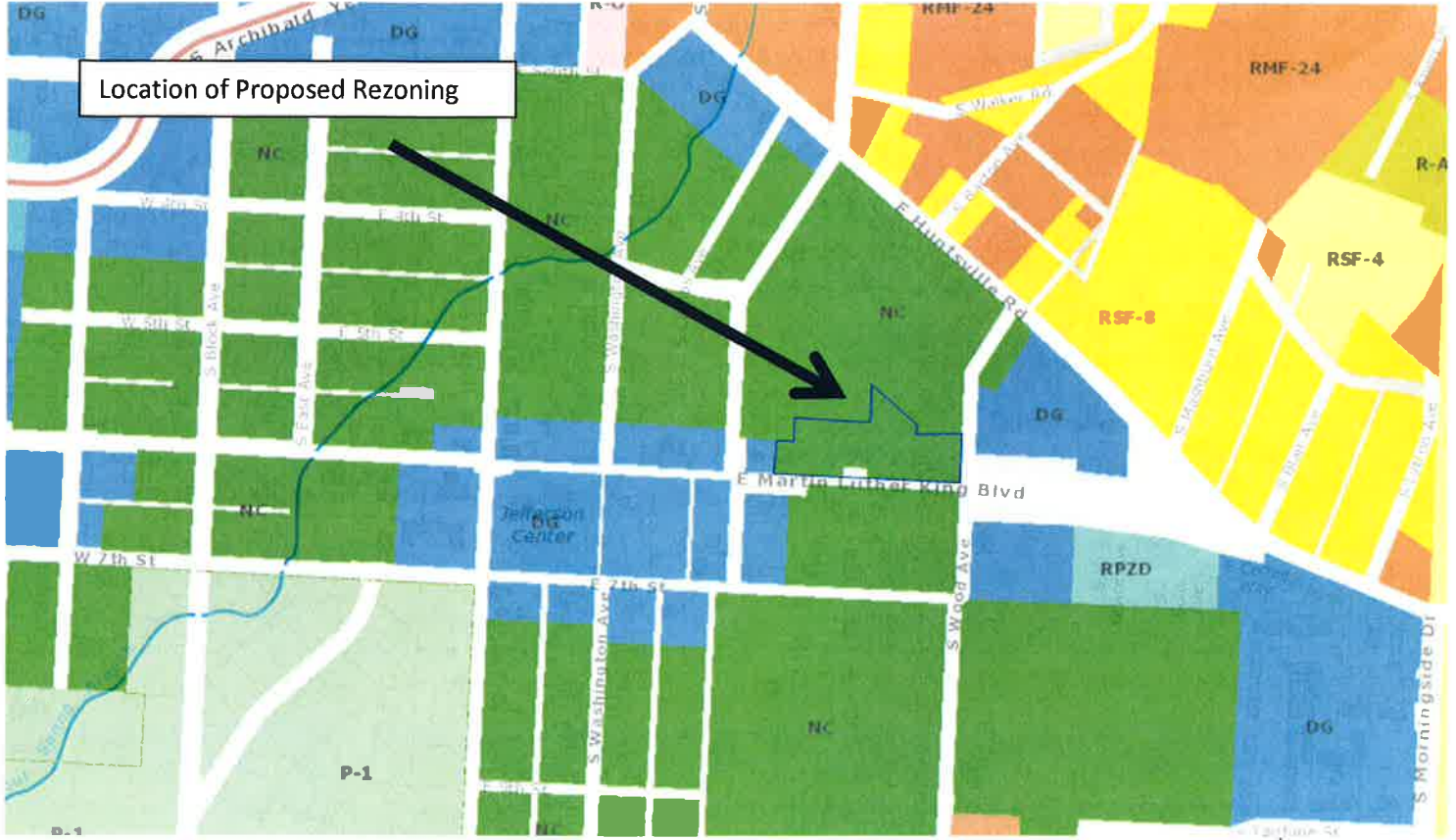
Kind Regards,

*Zara Niederman*

Zara Niederman

3VOLVE Housing, Director

**Zoning Districts in South Fayetteville:**  
Showing that this location is consistent with neighboring zoning.

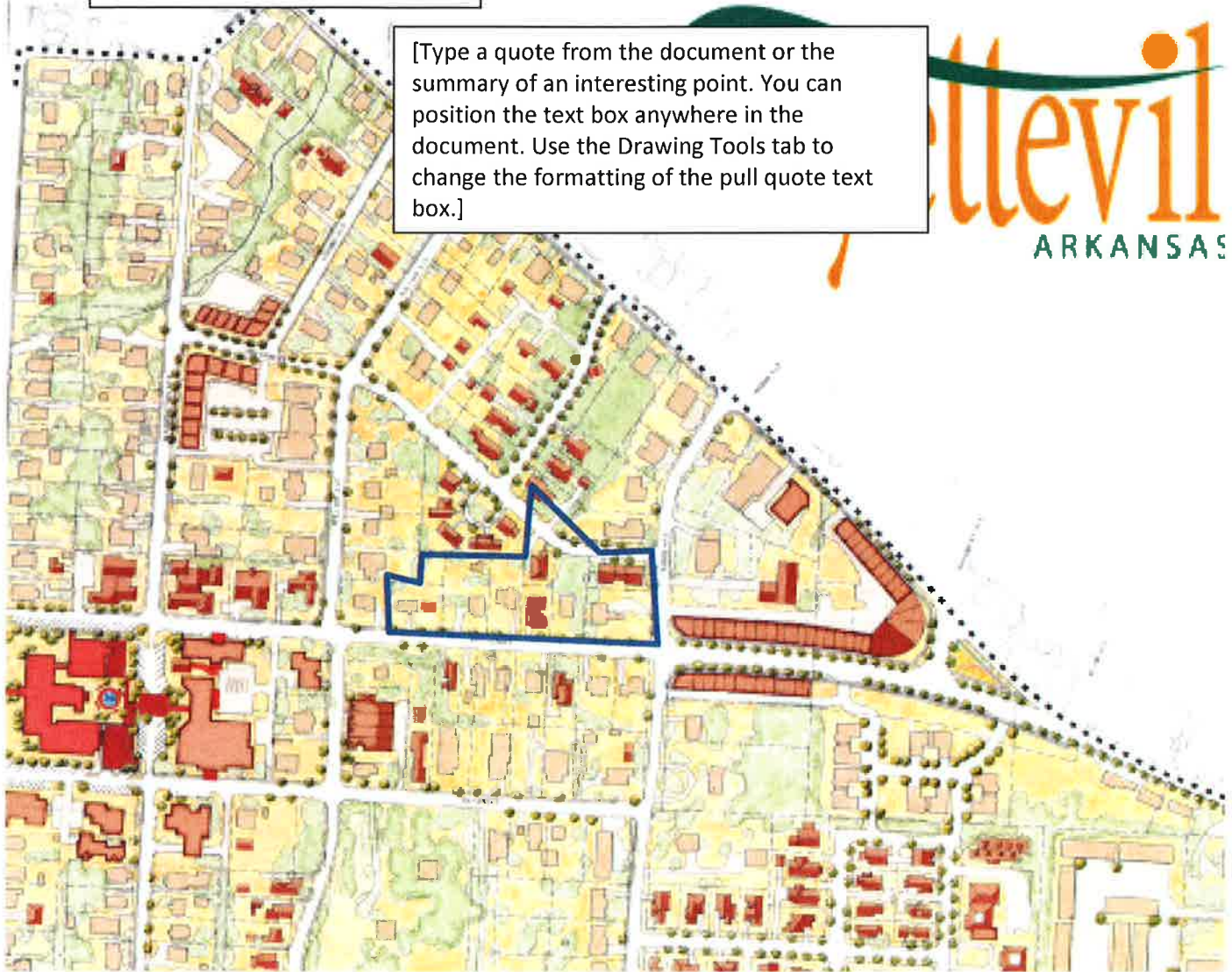


**City of Fayetteville's Walker Park Master Plan:**

Showing that increased density and development is encouraged in this location, according to the City Plan

Location of Proposed Rezoning

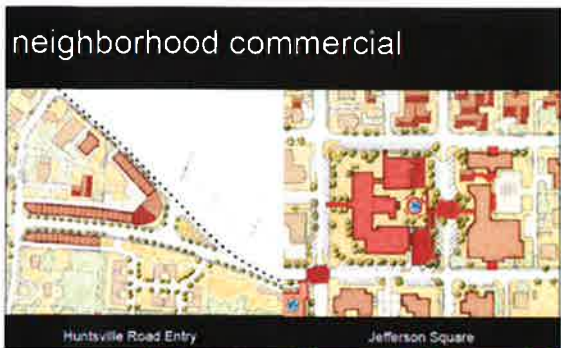
[Type a quote from the document or the summary of an interesting point. You can position the text box anywhere in the document. Use the Drawing Tools tab to change the formatting of the pull quote text box.]





**City of Fayetteville's Walker Park Master Plan:**

Showing that increased density and development is encouraged in this location, and that these locations are expected to grow.



**Huntsville Road Entrance**

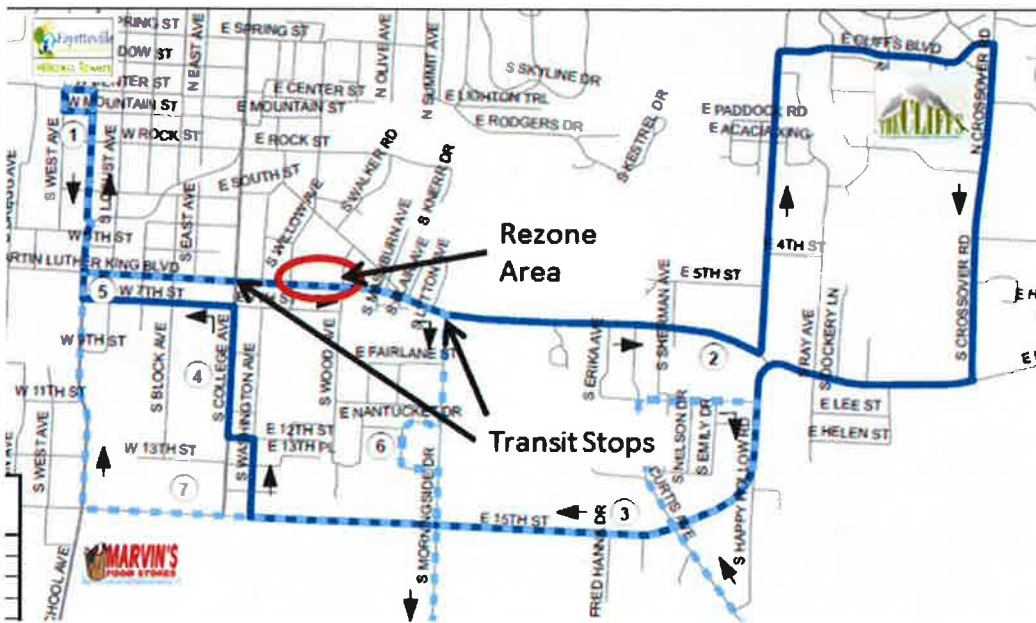


**Jefferson Square**



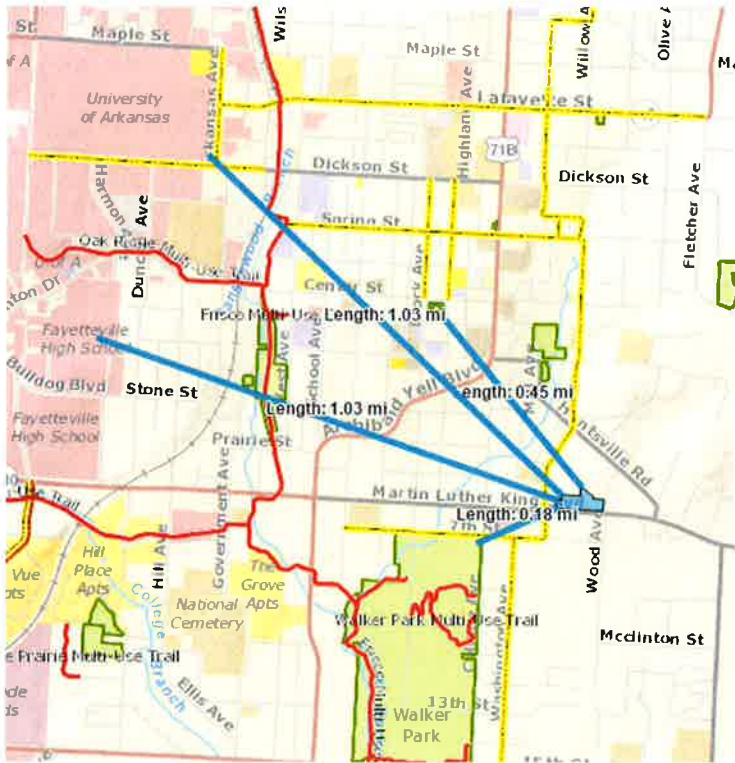
**Ozark Regional Transit Map:**

Rezoned area is within ¼ mile of 2 bus stops



**Proximity to Employment , Recreation and Alternative Transportation:**

Rezoned area is within 1 mile of major employment centers, walkable areas, and close to a large park and bike trail



**Neighboring Lots:**

The neighboring lots are for the majority empty, or are very deep and have houses situated far from this location, so denser development will have a muted impact on neighbors.



**City Infrastructure:**

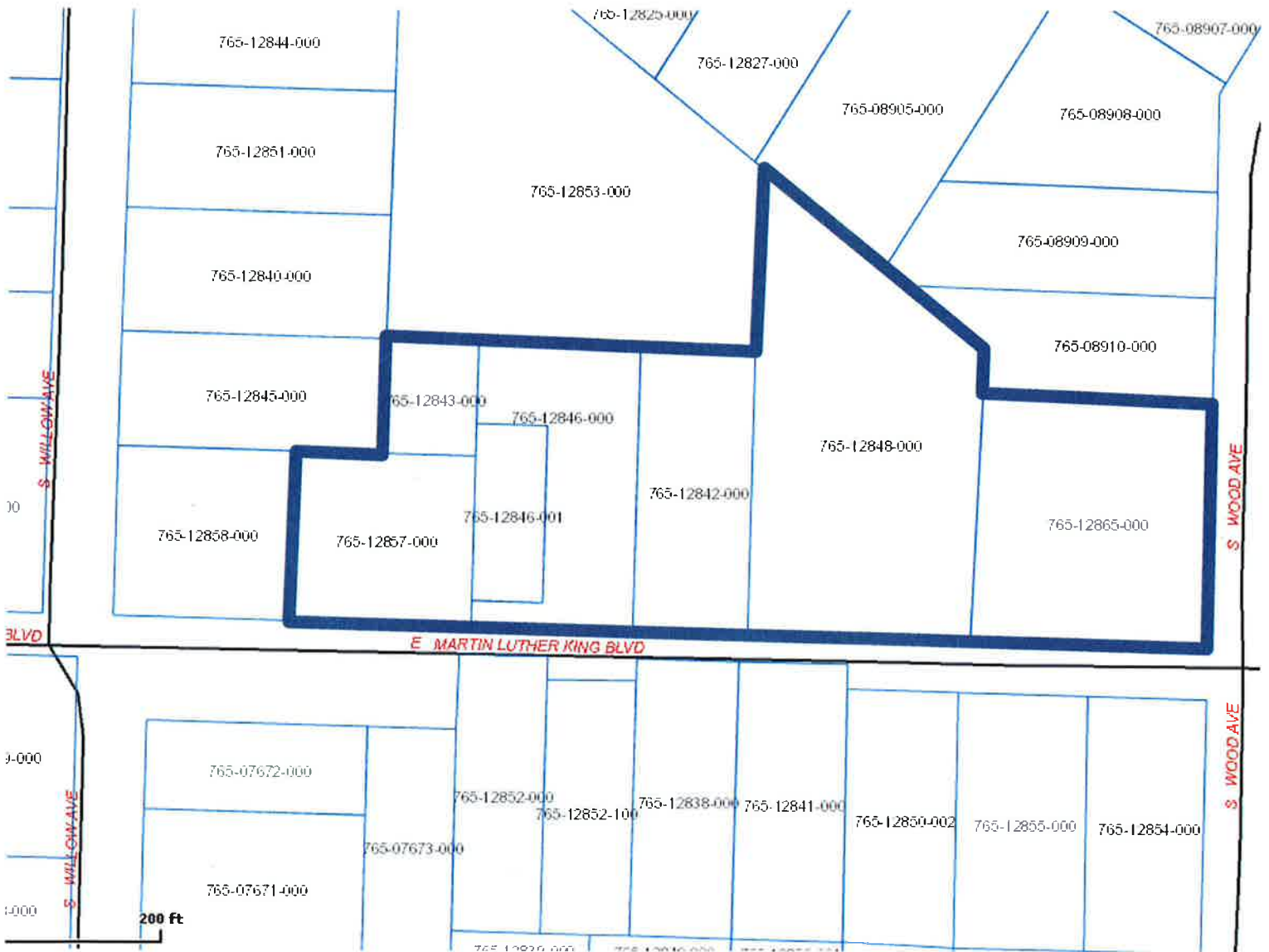
2" CIP and 16" DIP



6" Sewer Lines Currently







**Owners:**

- 765-12857-000 Equity Trust Company Custodian
- 765-12843-000 Equity Trust Company Custodian
- 765-12846-001 6<sup>th</sup> Street Properties, LLC
- 765-12846-000 6<sup>th</sup> Street Properties, LLC
- 765-12842-000 HH Trust 2
- 765-12848-000 Niederman Enterprises, LLC
- 765-12865-000 C & L Trust

**Neighbors**

- 765-07672-000 John Backus, 7050 PLEASANT RIDGE DR FAYETTEVILLE, AR 72704
- 765-07673-000 James C Hoover, 626 RIVERSIDE DR APT 23 D NEW YORK, NY 10031
- 765-12858-000 Martin Vasquez, 302 E MARTIN LUTHER KING BLVD Fayetteville, AR 72701-6604

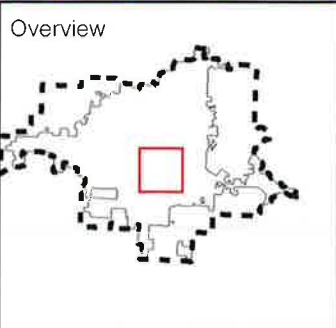
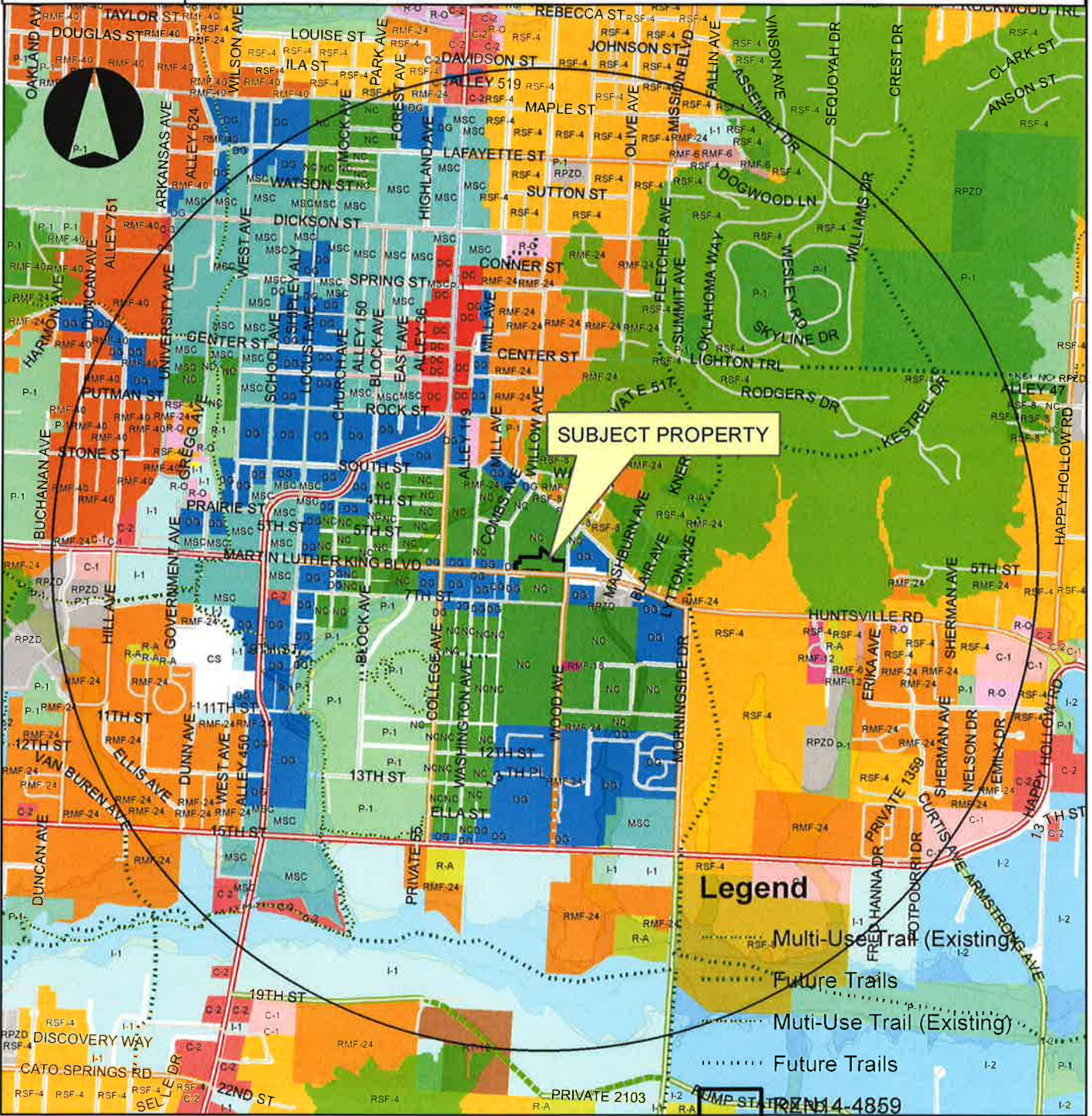
765-12845-000 CLARK, HARRY & MARY N 524 S Willow Ave Fayetteville, AR 72701-6153  
765-12853-000 EBBRECHT, HARRY W & KATHRYN G ; EBBRECHT, SALLY, 416 S WILLOW AVE FAYETTEVILLE, AR 72701  
765-08905-000 PINK MEADOW LLC, 200 S BARTON AVE FAYETTEVILLE, AR 72701  
765-08909-000 HOOD, JAMES WILLIAM, 519 S Wood Ave Fayetteville, AR 72701-6155  
765-08910-000 HOOD, JAMES WILLIAM, 519 S Wood Ave Fayetteville, AR 72701-6155  
765-12852-000 Springer Trust, 1530 Hotz Dr, Fayetteville, AR 72701  
765-12852-100 St James Trust, 1530 Hotz Dr, Fayetteville, AR 72701  
765-12838-000 LOPEZ, JULIE, 401 E MARTIN LUTHER KING BLVD, FAYETTEVILLE, AR 72702  
765-12841-000 MLK Trust, 1530 Hotz Dr, Fayetteville, AR 72701  
765-12850-002 BOLING, DEREK & SUSAN, 431 E MARTIN LUTHER KING BLVD FAYETTEVILLE, AR 72701  
765-12855-000 WEST, LAVADA L, 429 E MARTIN LUTHER KING BLVD Fayetteville, AR 72701-6606  
765-12854-000 MULLINS PROPERTY MANAGEMENT LLC, 441 E MARTIN LUTHER KING BLVD



RZN14-4859

# NIEDERMAN ENTERPRISES

One Mile View



**Legend**

- Hillside-Hilltop Overlay District
- Design Overlay District
- Planning Area
- Fayetteville

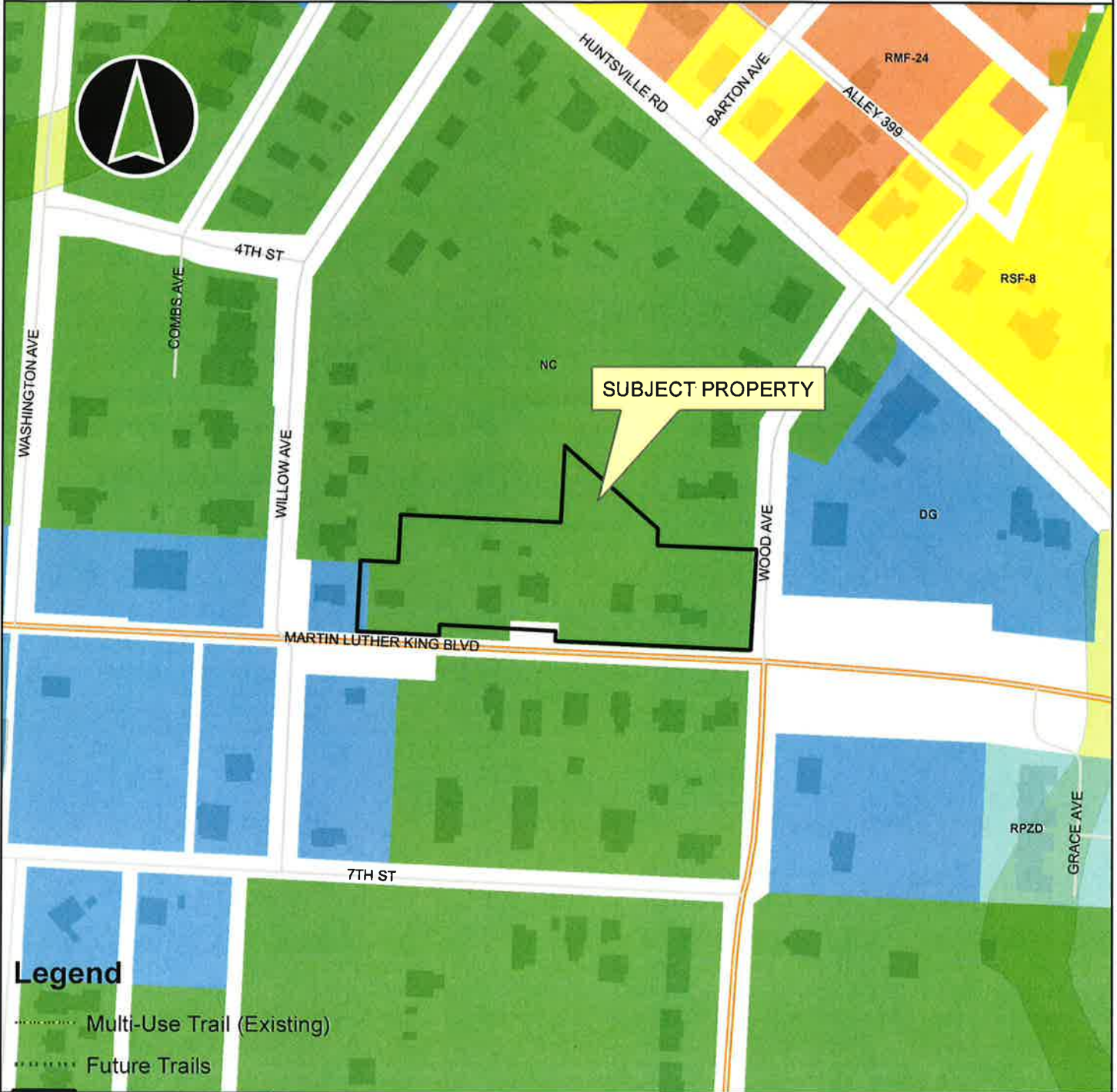
0      0.25      0.5      1  
 Miles



RZN14-4859

# NIEDERMAN ENTERPRISES

Close Up View



## Legend

- ..... Multi-Use Trail (Existing)
- ..... Future Trails

**Overview** RZN14-4859

Fayetteville City Limits

Footprints 2010

Hillside-Hilltop Overlay District

Design Overlay District

Planning Area





RZN14-4859

# NIEDERMAN ENTERPRISES

Current Land Use



Overview Future Trails

RZN14-4859

Fayetteville City Limits

Footprints 2010

Design Overlay District

Planning Area

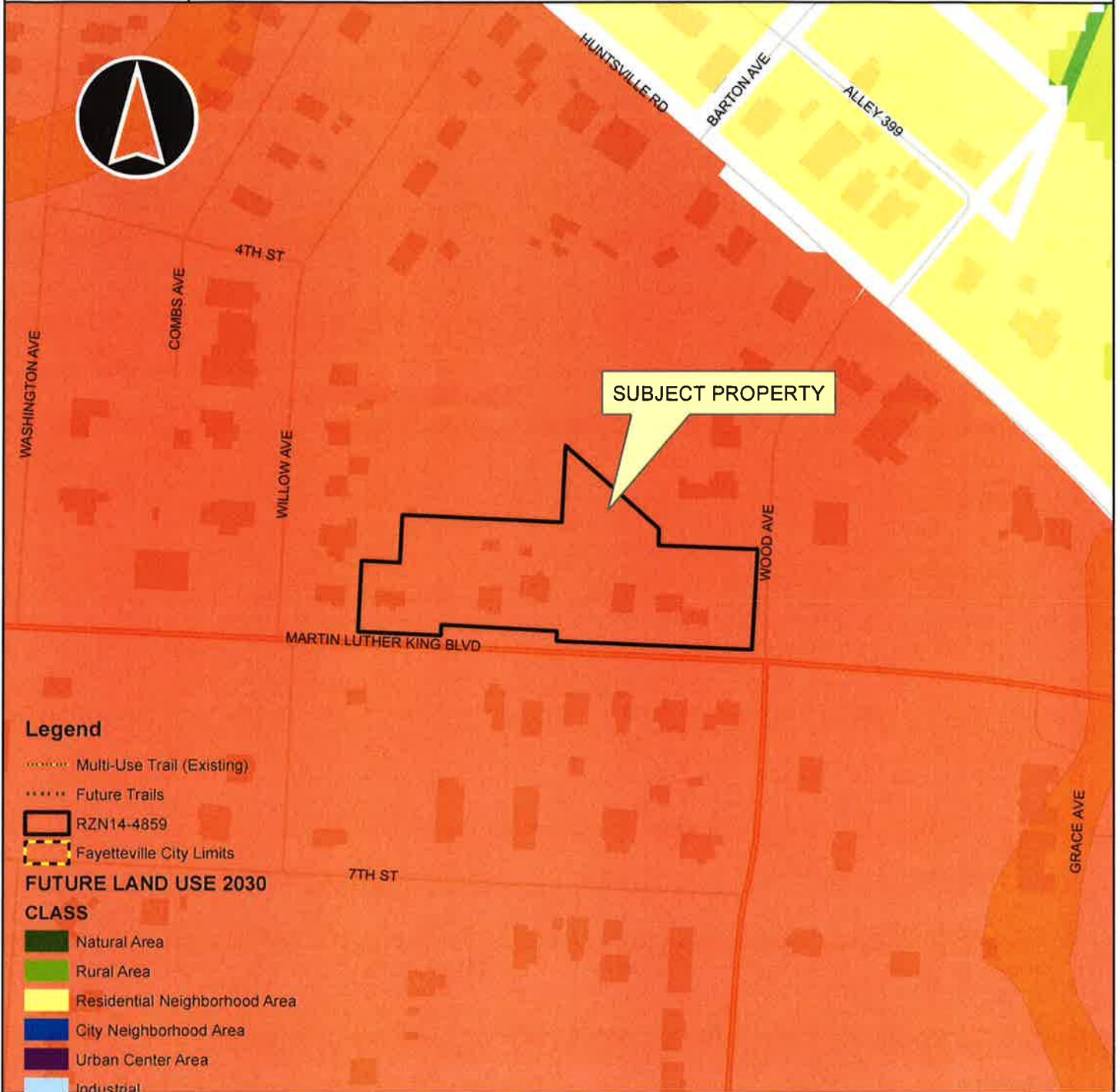




RZN14-4859

# NIEDERMAN ENTERPRISES

Future Land Use



- Complete Neighborhood Plan
- Civic and Private Open Space/Parks
- Civic Institutional
- Non-Municipal Government
- ROW
- Design Overlay District
- Design Overlay District
- Planning Area





Walker Park Murals

# Walker Park Neighborhood Master Plan



Walker Park southeast entrance.



Charrette team touring the plan area.



Adopted Resolution 19-08  
February 5, 2008



Residence in plan area.



Jefferson Building Mural



# Walker Park Neighborhood

## Charrette Team

Matt Casey Julie McQuade  
 Tim Conklin Matt Mihalevich  
 Neil Heller Karen Minkel  
 Sarah House Leif Olson  
 Kristina Jones Jeremy Pate  
 Alison Jumper Dara Sanders  
 Jordon Lemaster

Mayor Dan Coody

## City Council

Nancy Allen Lioneld Jordan  
 Kyle Cook Shirley Lucas  
 Bobby Ferrell Robert Rhoads  
 Adella Gray Brenda Thiel

## Planning Commission

Jill Anthes Christine Myres  
 Lois Bryant Alan M. Ostner  
 Matthew Cabe Sean Trumbo  
 James Graves Porter Winston  
 Audy Lack

## Neighborhood Leaders

Jefferson/Walker Neighborhood Association  
 Ralph Nesson  
 Stan Lancaster  
 Jennings Plus Neighborhood Association  
 Alan Ostner  
 Town Branch Neighborhood Association  
 Aubrey Shepherd  
 Jennifer Creel

## Participants

Nancy Allen	Ron Farrar	Christine Klinger	Jessie Pettit
Alan Alton	Stella Farrar	Tim Klinger	Matthew Petty
Jill Anthes	Ron Farrow	Diane Knight	Matt Powell
William Baker	Stella Farrow	Ed Knight	Phil Pumphrey
Alice Beetz	Andy Feinstein	Cindy Krieg	Johnny Quinn
Valerie Biendara	Julie Feinstein	Tim Kring	Bill Ramsey
Bob Billig	Joy Fox	Marian Kunetka	Joan Reynolds
Jennifer Billig	Heather Friedrich	Audy Lack	Brian Robinson
Sage Billig	Jesse Fulcher	Jim Laessig	Louise Roger
Kay Blevins	Todd Furgason	Lyn Laessig	Louise Rozier
Adam Blockes	Julie Gabel	J Land	Orion Russell
Justin Bondi	Louise Gamache	Anne Landrum	Steve Rust
Mary Bost	Alex Garrett	Rob Lewis	Fredia Sawin
Virginia Boyd	Jimmy Glen	Randl Lieb	Rob Sharp
Carolyn Bradford	Steve Golden	William Little	Aubrey Shepard
Patsy Brewer	Weeda Gooding	Mary Loots	Rose Smith
Jessie Bryant	Bryan Gott	Rick Loots	Joann Southern
Ben Buinaivto	Adella Gray	Claudette Lunsford	Jarrod Spradling
Matthew Cabe	Lance Gregory	Daniel Maner	Gary Stacy
Wendy Carr	Casey Hammaker	Chris Martin	Liz Stover
Bob Caulk	Chris Hammaker	Maureen McClung	Mark Sugg
Mary Charlton	Darcy Harris	Margaret McGinnis	Gary Tenhaken
Mac Childs	Eric Hartwell	Paul McGowen	Jeremy Tenhaken
James Christie	Gary Harvey	Skye McGowen	Brenda Thiel
Karla Christie	Carla Harwell	Katie Mihalevich	Julia Thoma
John Coleman	Pat Hennon	Shirley Miller	Garland Thomas
Shaune Colwell	Mike Hills	Dan Minkel	Linda Thomas
Wade Colwell	Steve Hintz	Julie Minkel	Mike Thomas
Kyle Cook	Morgan Hooker	Justin Minkel	Kathy Thompson
Keith Cooper	Lib Horn	Joanne Nabholtz	Todd Thompson
Laverne Cooper	Mary House	Ralph Nesson	Carry Trainor
Amanda Cross	Sarah House	Lisa Netherland	Larry Trainor
Rachel Cruce	Todd Jacobs	Virgil Neuroth	Peggy Treiber
Ward Davis	Harriet Jansma	Hamsakurth Newmark	Dirk Van Veen
Sharon Davison	Joel Jewell	Moshe Newmark	Nancy Varvil
Dan Dean	David Johnson	Randy Nix	Dan Wagner
Mareau Donley	Jason Jones	Susan Nix	Nellie Wagnon
Richard Earles	Linda Jones	Chester Nuramor	Tony Wappel
Sandra Easley	David Jurgens	Alan Ostner	Dave Westbrook
Corey Edwards	Laura Kelly	Emily Parker	Garia Wiggins
Mike Ehaila	Quinn Kelly	Linda Parnell	Courtney Williford
Mike Ehrig	Mike Kendall	Aubrey Pate	Paula Williford
Bob Lee Ennis	Mark Kinion	Jared Pebworth	

## Special thanks to...

Fayetteville Chamber of Commerce  
 Fayetteville Community Resources Division  
 Fayetteville Economic Development Council  
 Fayetteville Engineering Division  
 Fayetteville Housing Authority  
 Fayetteville Parks and Recreation Division  
 Fayetteville Public School District  
 Fayetteville Senior Center  
 Habitat for Humanity  
 University of Arkansas School of Architecture





# Walker Park Neighborhood

## Executive Summary

### Why Plan?

The Walker Park Neighborhood embodies significant portions of Fayetteville's history as one of the oldest neighborhoods in the City and former home to notable Fayetteville and Arkansas figures such as Archibald Yell. Changes over time have shaped the neighborhood's development pattern as the area shifted from a predominantly rural area to a modest extension of downtown neighborhoods to an area zoned for multi-family housing. Development pressure is inevitable given the area's proximity to Downtown and the Arkansas Research and Technology Park. Planning enables stakeholders to influence the form of future development by setting forth a vision document that encourages traditional neighborhood development and sustainability.

### Guiding Principles

Close to 200 citizens offered input on the vision for the Walker Park Neighborhood Master Plan September 21-27. During the charrette process, the diverse voices and opinions of the residents, business owners and other stakeholders converged to shape four guiding principles.

The neighborhood has a **balance of uses and housing**, and stakeholders want the zoning and other City regulations to reflect and encourage that balance. This means the neighborhood will retain and develop a variety of housing types for different income levels and retain and develop neighborhood commercial nodes that serve the neighborhood residents as well as the nearby employment centers. There is also an emphasis on **connectivity and walkability**. Connection of the street grid and improved pedestrian mobility between key destinations will unify the neighborhood, making it more sustainable over time. Third, creating **Jefferson Square as a core of the neighborhood** will help to preserve some of the rich history embedded in the Jefferson Building and create a neighborhood center. Last, **accessible greenspace** in the form of community gardens throughout the neighborhood and additional uses and access points to Walker Park will capitalize on existing resources within the neighborhood and provide function and beauty for both residents and visitors.

### Implementation

The vision document provides implementation steps for the short-term (0-5 years), mid-term (6-10 years) and long-term (10+ years). While the illustrative plan captures a vision for final build-out, the action steps provide a roadmap for achieving the vision. Some of the short-term goals include rezoning the study area and adding the proposed streets to the Master Street Plan. Mid-term goals include completing a Master Plan for Walker Park and adding or repairing existing sidewalks. Long-term goals include transitioning South School Avenue from a five-lane arterial to a principal arterial boulevard.

The ultimate vision will only become a reality through collaboration and cooperation among different stakeholder groups and partnerships between the public, private and non-profit sectors. Some of the short-term goals, including rezoning the neighborhood with a form-based code, can be initiated by the City, but infill development and the addition of neighborhood commercial establishments will only occur through coordinated efforts between the public and private sectors.

This Plan serves as a guide for enhancing the Walker Park Neighborhood by building upon its rich history and traditional neighborhood design. Its implementation depends upon a firm commitment and concerted efforts from all relevant stakeholder groups.



# Walker Park Neighborhood

## Table of Contents

<b>How the Plan was Created</b>	<b>4</b>
Charrette Preparation	4
Neighborhood Tours	5
Analysis Maps	6
The Charrette	13
After the Charrette	15

## Process

<b>Plan Fundamentals</b>	<b>16</b>
Balance of Uses and Housing	17
Diversity of Housing	18
Diversity of Uses	23
Connectivity and Walkability	27
Key Destinations	28
Key Linkages	29
Jefferson Square as Neighborhood Core	32
Accessible Greenspace	34
A Neighborhood of Community Gardens	34
Walker Park History	37
Walker Park Redesigned	38
Accessibility to Walker Park	39

## Guiding Principles

<b>Implementation Plan</b>	<b>40</b>
Short-Term Projects	41
Mid-Term Projects	44
Long-Term Projects	46

## Implementation

<b>Appendices</b>	<b>48</b>
Site Demographics	48
Street and Trail Counts	49
Work-in-Progress Survey Results	50
Illustrative Plan	53
Alternative Zoning Map	54
Resources	56

## Appendices

# Master Plan

# Walker Park Neighborhood

## How the plan was created

City Plan 2025, Fayetteville's comprehensive future land use plan, passed the City Council unanimously on July 17, 2006. One of the stated objectives in City Plan 2025 was to produce a complete neighborhood plan each year using a charrette process in order to maximize public participation. The Walker Park Neighborhood area was chosen and approved by the City Council on March 6, 2007. Long Range Planning staff headed a team composed of City staff from the Parks, Engineering and Current Planning divisions as well as a local graphic designer to facilitate an open public participation process for the Walker Park Neighborhood. Over the course of several months and a seven-day intensive charrette, close to 200 community residents, business owners, university architecture students and elected and appointed officials offered input for the neighborhood vision.

### **Charrette Preparation**

Staff began gathering information three months prior to the charrette, meeting with groups that live or work within the neighborhood boundary, including presidents of neighborhood associations, business owners, housing groups, senior citizen groups and City staff from police, code compliance and parks. In addition, staff compiled a series of analysis maps that reflected environmental constraints, land use, property ownership and existing right-of-way.

The charrette team also sought to maximize public participation by sending save-the-date postcards to each resident and property owner within the neighborhood and providing yard signs to residents and businesses. Flyers were also distributed in English and Spanish through Legal Aid of Northwest Arkansas, the neighborhood Head Start program, Adult Education Center and community leaders. Staff publicized the charrette through presentations at the Senior Center, Nantucket apartments, a Ward 1 meeting, the Council of Neighborhoods, and a business owner meeting co-sponsored by the Fayetteville Economic Development Council and the Chamber of Commerce. Two public service announcements aired on the Government Channel during the six weeks prior to the charrette, and an "Ozarks at Large" interview with Ward 1 Aldermen, City staff, local business owner Rob Lewis, and Lib Horn and Laura Kelly, two longtime residents, aired on the local public radio station in the weeks before the charrette.

### **WHAT IS A CHARRETTE?**

Charrette is a French word that translates as "little cart." At the leading architecture school of the 19th century, the École des Beaux-Arts in Paris, students would be assigned a tough design problem to work out under pressure of time. They'd continue sketching as fast as they could, even as little carts— charrettes— carried their drawing boards away to be judged and graded. Today, "charrette" has come to describe the rapid, intensive, and creative work session in which a design team focuses on a particular design problem and arrives at a collaborative solution.



Illustration Source:  
National Charrette Institute

# Walker Park Neighborhood

## Neighborhood Tours

The charrette team also conducted two separate walking tours with neighborhood residents, enabling the team to capture photos of the different architectural styles in the neighborhood, identify potential infill areas and note the existing network of streets and blocks. Residents identified unique characteristics of the neighborhood as well as areas of concern.

2007 Imagery

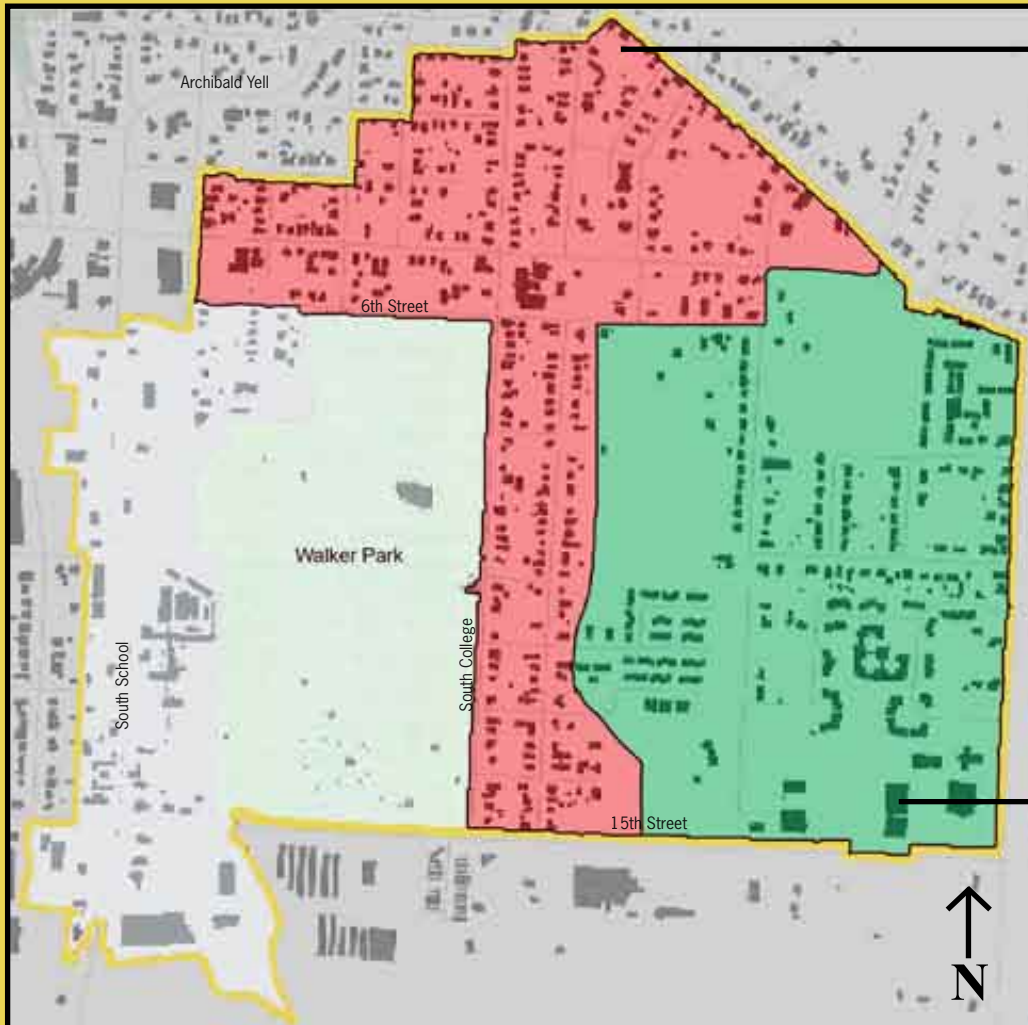


Charrette Team and neighborhood residents tour plan area.



# Walker Park Neighborhood

## Residential Development Patterns



### **Traditional Block and Street Layout**

A large part of the Walker Park Neighborhood was surveyed and platted in a traditional block pattern. This is especially true for the area south of Archibald Yell Blvd. to 15th St. and east to Wood Ave. The street pattern was laid out in irregular square or rectangular blocks that varied in length but were in general 300 to 700 feet. Street intersections are at perpendicular angles with a characteristic north-south and east-west orientation. Town plats developed in this era were not overly receptive to the existing topography, creating some steep streets going uphill toward downtown. The layout of the original town square of Fayetteville predetermined the spacing and location of the natural extension of north-south streets such as Locust, Block, Church and South College. Additionally, the original plats laid out the north-south oriented streets with a wider right-of-way, up to 60 feet, than the east-west streets which normally had 40 feet of right-of-way. Most of the residential streets have paved widths that vary between 20 and 30 feet. Some of the neighborhood streets were platted prior to 1908 according to the official City of Fayetteville map at the time.

### **Lot Layout – 1900 to 1950s**

A cursory review of property deeds in the Walker Park Neighborhood shows that many of the first structures were constructed beginning in the 1920s, with the majority of the residential construction occurring in the 1930s and 1940s. These lots typically have narrow street frontage, 50-60 feet, and are relatively deep, 100-120 feet. This type of lot layout dictated that the homes were narrow and oriented toward the public right-of-way. Shallow front building setbacks encouraged homes with front doors and porches facing the street.

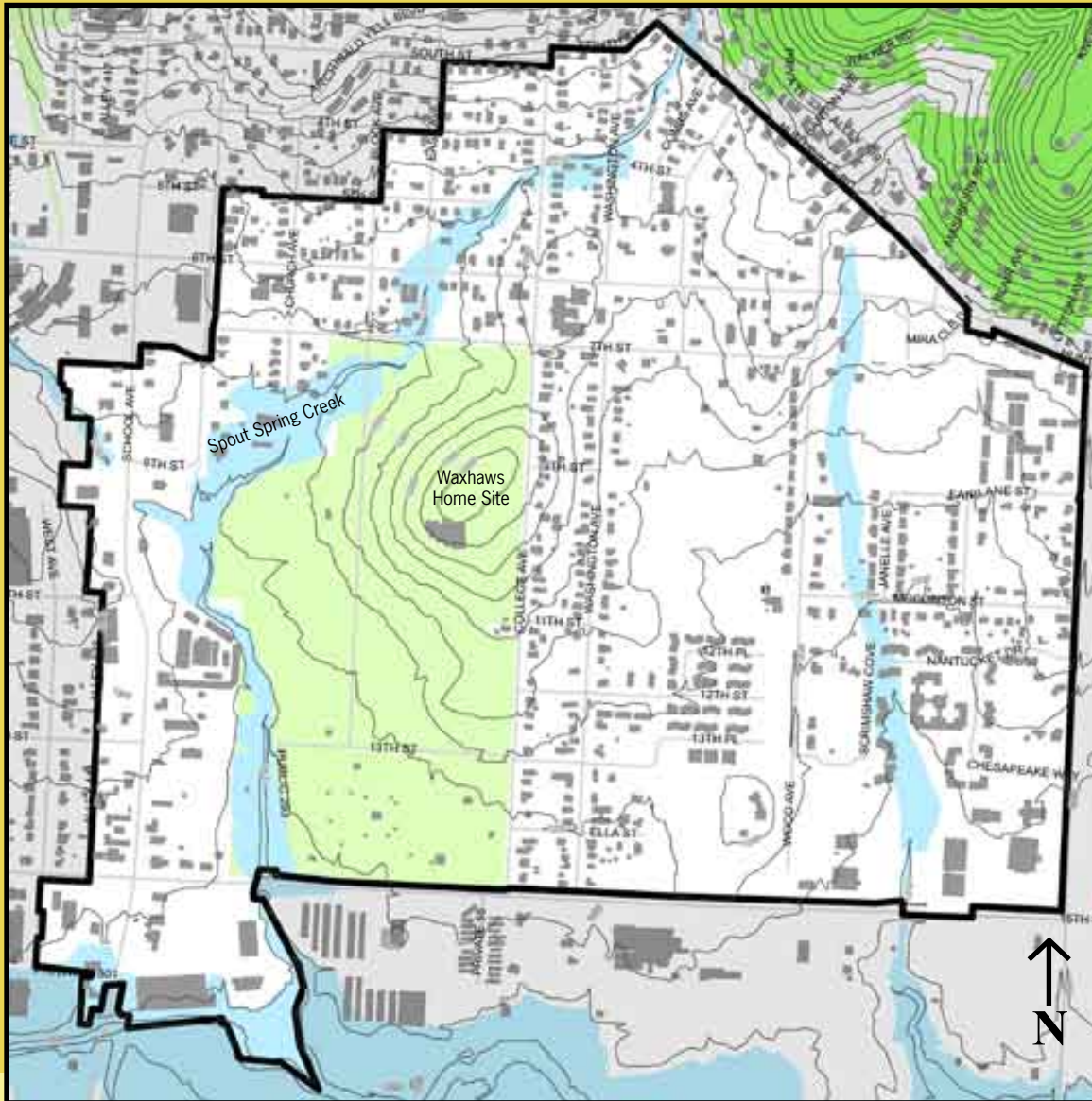
Parking was addressed in a variety of ways. Blocks where alleys were constructed allowed for rear access to the residential properties. Front-loaded driveways located on the property edge allowed vehicular access to parking alongside the home or in the rear yard. Additionally, on-street parking was utilized on most of the low traffic residential streets.

### **Lot Layout – 1950s to Present**

A portion of the area on the eastern side of the Walker Park Neighborhood was platted in the late 1950s and early 1960s. These subdivisions were platted with wide and shallow lots in order to construct the ranch style homes that were common through the 1970s. The street layout, often consisting of looping streets and cul-de-sacs, was not as connected as the blocks that were platted in earlier times. This pattern of development has been the standard from the 1950s to present. In fact, this type of development has become so common that it is generally referred to as “conventional” versus the older “traditional” layout. Additionally, cultural changes during this era emphasized back yards over the previous “porch culture,” which was a natural extension of the street-oriented building form prior to World War II.

# Walker Park Neighborhood

## Hillsides, Floodplains and Topography



The Walker Park Neighborhood has a gently sloping topography with fertile and stable soils. The neighborhood is bisected by Spout Spring Creek which runs from north to south, and the highest point of elevation in the neighborhood is the Waxhaws home site.

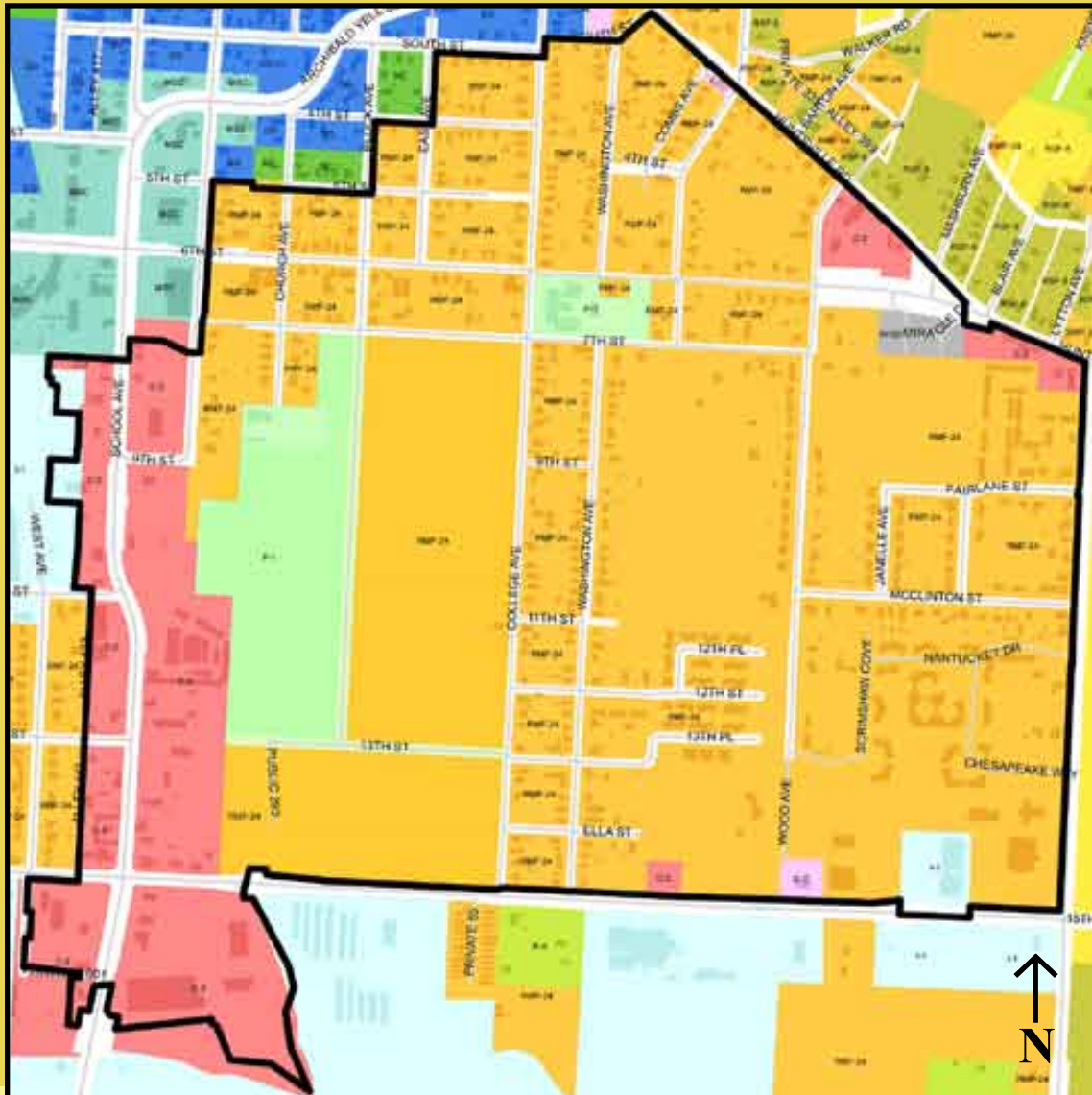
**Legend**

- 10' Contours
- Foot Prints\_2007
- Walker Park Neighborhood Master Plan Area
- Hillside-Hilltop Overlay District
- 100 Year Flood (Land Use)



# Walker Park Neighborhood

## Current Zoning



The majority of the Walker Park Neighborhood is currently zoned RMF-24 (Residential Multi-family, 24 units per acre), which allows all types of single-, two- and multi-family residential dwelling units up to a maximum density of 24 dwelling units per acre. This zoning has been in place since at least 1970.

### Walker Park Neighborhood Area Zoning Make-up

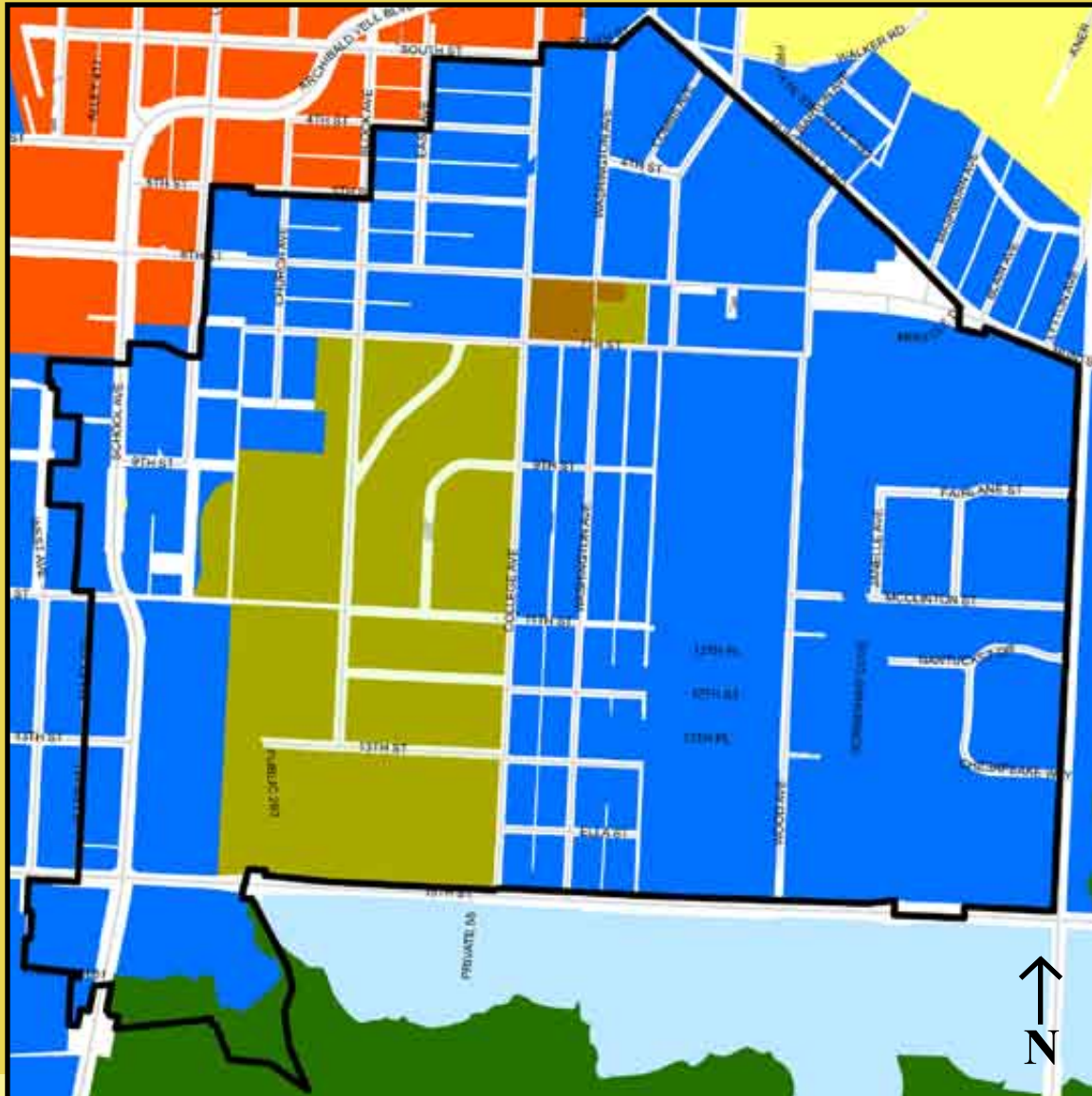
<b>Multi-Family</b>	<b>75%</b>
<b>Commercial</b>	<b>22%</b>
<b>Industrial</b>	<b>1%</b>
<b>Institutional</b>	<b>1%</b>

### Legend

Walker Park Neighborhood Master Plan Area	R-O	NC
R-A	C-1	MSC
RSF-4	C-2	DG
RSF-8	P-1	I-1
RMF-24		
R-PZD		

# Walker Park Neighborhood

## Future Land Use



As defined in the City's adopted future land use plan, City Plan 2025, City Neighborhood Areas are a denser and primarily residential urban fabric. Mixed and low-intensity nonresidential uses are usually confined to corner locations. These areas have a wide range of residential building types: single, sideyard and rowhouses. Setbacks and landscaping are variable. Streets typically define medium sized blocks with a high level of connectivity between neighborhoods. City Neighborhood Areas recognize conventional strip commercial developments but encourage complete, compact and connected neighborhoods.

Source: *City Plan 2025*, City of Fayetteville, Arkansas

### Legend

Walker Park Neighborhood Master Plan Area

### FUTURE LAND USE 2025

#### CLASS

- Natural Area
- Rural Area
- Residential Neighborhood Area
- City Neighborhood Area
- Industrial
- Complete Neighborhood Plan
- Civic and Private Open Space/Parks
- Civic Institutional
- ROW



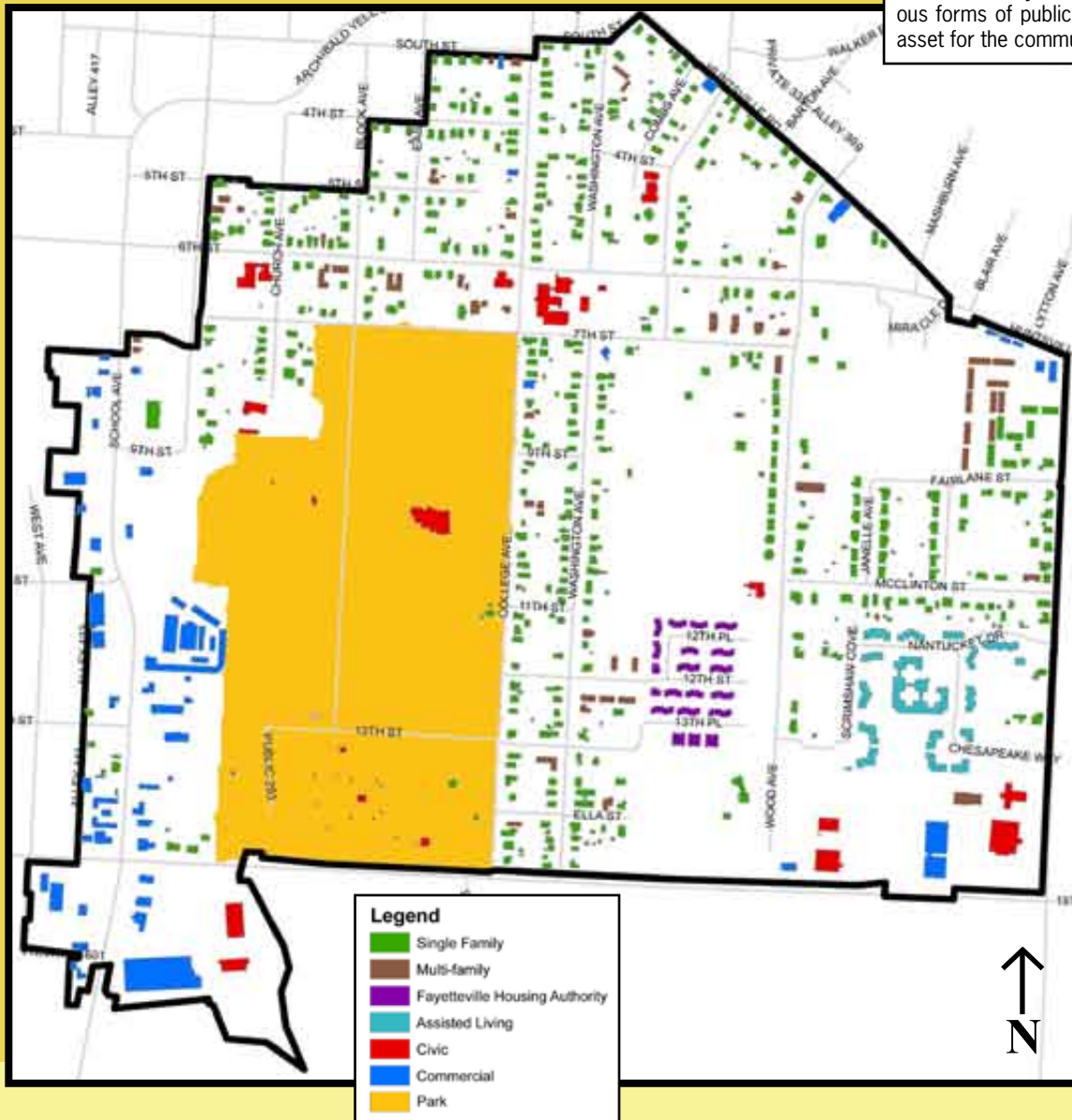




# Walker Park Neighborhood

## Existing Residential Land Uses

The Walker Park Neighborhood has a diverse mixture of housing, which is primarily single-family with multi-family housing spread intermittently throughout the neighborhood. There are also various forms of public and senior housing. The diversity of the housing types and densities is an asset for the community because it provides a broad range of housing choices and price points.



### Single-family Housing

The majority of the neighborhood is single family. The first homes were mostly modest bungalows and craftsman style homes with a few elaborate farm houses and Victorian style homes sprinkled throughout. The initial construction phase lasted into the 1940s. These homes are small by today's standard, most with less than 1,000 square feet of living area. Many of these original structures have been maintained, and the area is still relatively affordable in comparison with other areas of the City. Currently, many of these older traditional homes are being remodeled and rehabilitated throughout the Walker Park Neighborhood.

The second major wave of single family developments began in the 1950s and was built in the "ranch house" style. Ranch homes are characterized by being wider at the street than they are deep and are typically single story with low sloped roofs and a garage or carport on one end of the house.

Infill housing has been occurring throughout the last century. Vacant lots have been built upon and dilapidated housing has been removed and replaced. Over time, change has brought a great deal of diversity to the single-family housing stock.

### Multi-family Housing

There are few examples of multi-family housing built prior to the 1960s. Most of the multi-family housing that now exists was developed after this area was zoned for multi-family units in 1970. This zoning allows individuals to acquire adjoining lots and develop apartment complexes. The neighborhood has a variety of multi-family housing types and densities consisting of duplexes, triplexes and multiple units.

### Public Housing

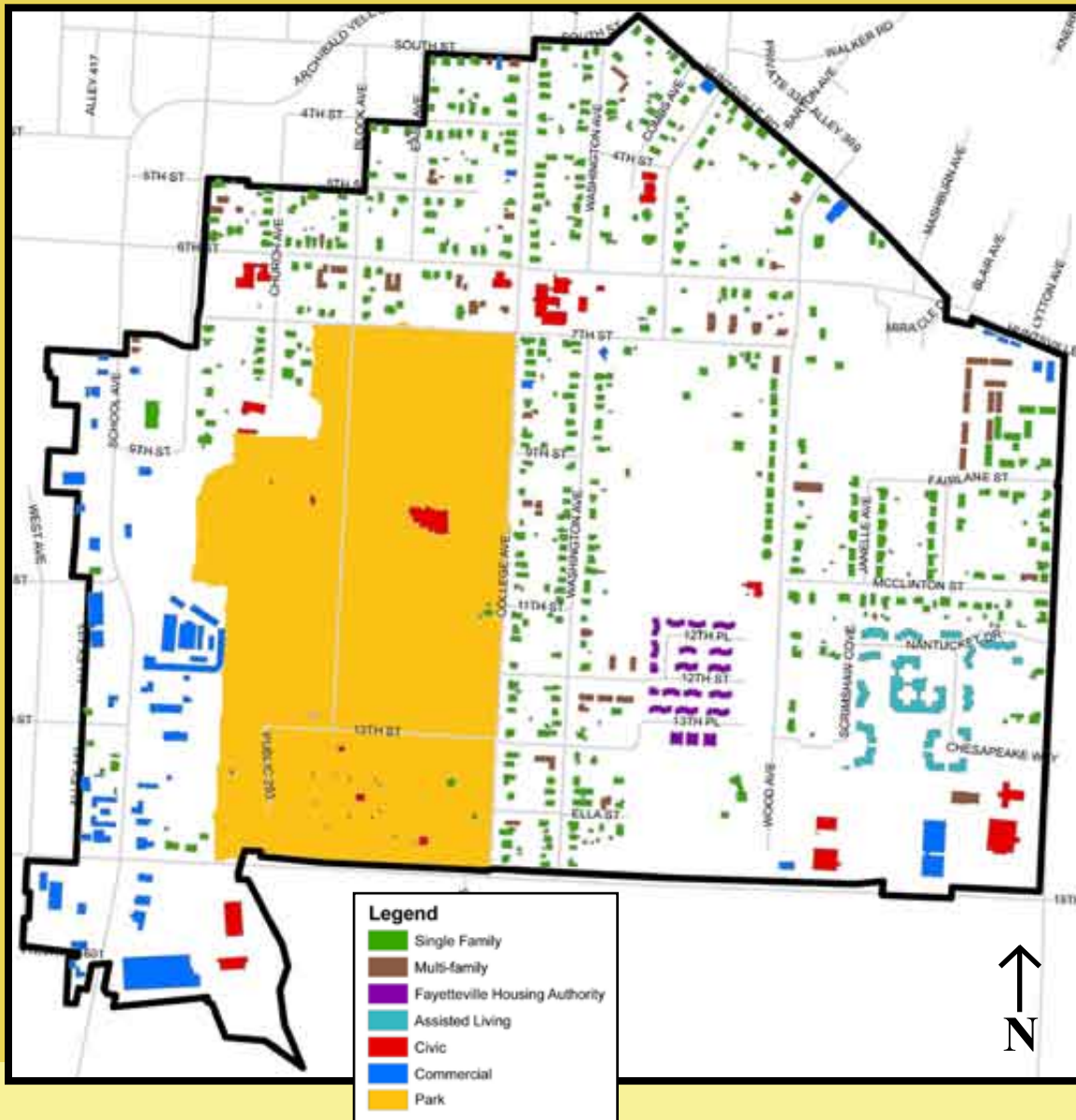
The Fayetteville Housing Authority manages Morgan Manor Apartments, which is located off of Washington Avenue, for eligible low-income elderly and disabled families.

### Senior Housing

Nantucket, an assisted living multiple family project, was recently constructed and is currently being expanded.

# Walker Park Neighborhood

## Existing Non-Residential Land Uses



### **Civic Uses**

The Walker Park Neighborhood has a diverse mixture of civic uses. These uses produce a sense of neighborhood continuity and provide critical services. Civic uses include:

- The Fayetteville Senior Center
- Northwest Arkansas Head Start
- Churches of various denominations
- The Jefferson Building
- Adult Continuing Education Center

### **Neighborhood Commercial and Retail**

The length of South School Avenue within the Walker Park Neighborhood contains primarily commercial uses. This area has a variety of businesses that provide neighborhood and regional goods and services. Automobile sales and repair, restaurants, convenience retail, grocery and liquor stores are located on this corridor. The site development of this area is auto-oriented, with most of the parking provided in front of the businesses along the street. The relatively low intensity of the commercial development in this corridor allows for significant redevelopment and infill opportunities in the future.

### **Open Space and Parks**

Walker Park is approximately 64 acres and by far the largest area of open space within the Walker Park Neighborhood. Smaller pieces of open space exist within the neighborhood but most of these, excluding City right-of-way, are in private ownership and are anticipated to be developed at some point in the future.

# Walker Park Neighborhood

## The Charrette

The charrette began on September 21, 2007 with an ice cream social Kick-off in Walker Park. The event featured storytelling from Jessie Bryant, Kit Williams and Ralph Nesson as they reminded the crowd of approximately 70 people of the rich history in the neighborhood and the importance of planning for the future. Mayor Dan Coody and Alderwoman Brenda Thiel also encouraged citizens to get involved with the Master Plan process and honored the figures depicted in the Walker Park mural as well as the artists who completed the painting.

Community members gathered at the Fayetteville Senior Center on Saturday, September 22 for the hands-on design workshop. Approximately 60 people attended for the three-hour session. Karen Minkel, Senior Long Range Planner, began the session with a “Food for Thought” presentation that highlighted traditional planning practices, community planning and smart growth principles. Participants then worked in groups of 8-10 people to reach a consensus about the things they value most in the Walker Park neighborhood. The groups then participated in a visual preference survey presented by Dara Sanders, Associate Planner, which gave the participants common visual images that they could use in their small group discussions. Afterward, the groups worked with markers and sticky notes to render their vision for the Walker Park Neighborhood on the maps provided at each table.

At the end of the session, each of the seven groups chose a representative to present the group’s ideas to the entire assembly. Common themes quickly emerged. Among the ideas repeated most frequently were:

- “Jefferson Building as a community center/arts uses”
- “Street connectivity, walkability”
- “Greenspace and trails—need functional greenspace”
- “More commercial use on South School Avenue”
- “Mixed income, affordable homes”
- “Address zoning issues”



Kick-Off Event  
at Walker Park



Hands-On Design Workshop  
at the Senior Center



Hands-On Design Workshop  
at the Senior Center



# Walker Park Neighborhood

The hands-on design session forged an initial consensus, and the maps and ideas generated served as a key tool for the charrette team as they began to create an illustrative plan based on the citizen input.

The charrette team held an Open Design Studio at the Jefferson Building Sunday through Thursday, encouraging interested community members to check the status of the plan and look over the designers' shoulders to make sure their ideas were represented in the master plan. The citizen maps from the hands-on design session lined the hallway and rough sketches that showed the evolution of different design concepts were posted throughout the studio. Approximately 15 people per day stopped by to talk with the design team and view the drafts.

In addition to the drop-in studio, close to 100 community members attended an Open House on Monday evening and provided feedback on the draft designs through written surveys. Four areas were highlighted at the Open House: 1) A concept for creating "Jefferson Square;" 2) Redevelopment of South School Avenue; 3) Walker Park; and 4) Infill with small, single-family detached homes on vacant land just east of Washington Avenue.

Charrette team members also met with specific stakeholder groups at the studio for feedback on designs. A housing group composed of representatives from the Community Resources Division, Fayetteville Housing Authority and Habitat for Humanity viewed potential projects ideas. A business owner breakfast sponsored by the Chamber of Commerce reviewed zoning concepts, City engineers reviewed infrastructure proposals and Parks stakeholders viewed a draft conceptual design for Walker Park.



Housing Stakeholders



Parks Stakeholders



Open House at the Jefferson Building

# Walker Park Neighborhood

A Work-in-Progress presentation on Thursday evening at the Senior Center concluded the charrette. Approximately 60 people attended the charrette team's proposal and viewed the illustrative plan. Karen Minkel reviewed the week's events and shared the four main goals developed by the charrette team based on citizen input. The presentation gave citizens a "tour" of the Walker Park Neighborhood in the future and summarized initial regulatory concepts that would enable the Plan to become a reality. A survey was distributed to all attendees in order to gauge the community's reaction to the ideas. Ninety-seven percent of the surveys received at the Work-in-Progress session thought that the plan was "on the right track."

*"Planning is bringing the future into the present so that you can do something about it now."*

*Alan Lakein  
American Lecturer*



Design Studio



Work In Progress Presentation  
at the Senior Center

## After the Charrette

Over a period of eight weeks, the charrette team refined the illustrative plan and drafted a vision and Master Plan document to be presented for adoption to the Planning Commission and City Council.

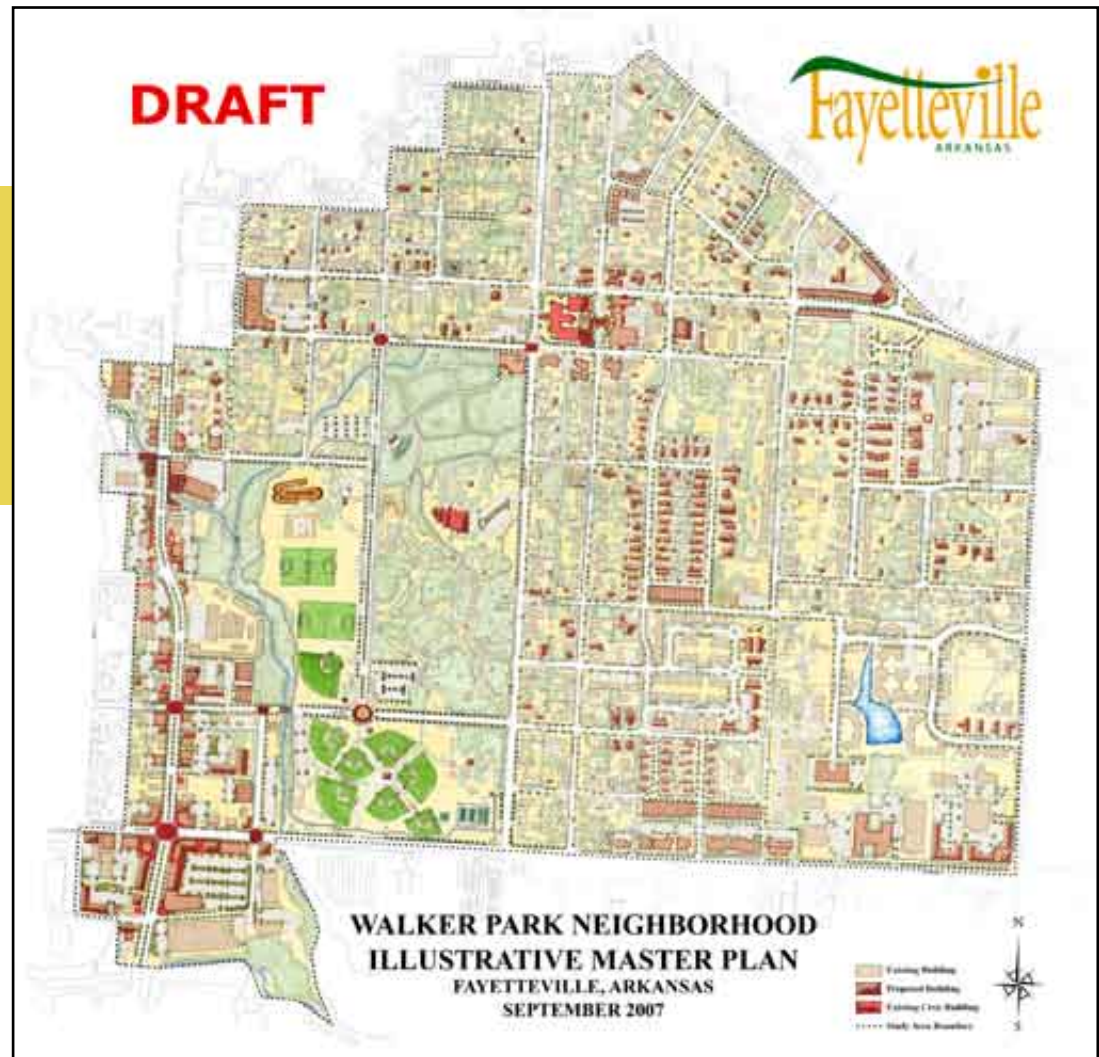
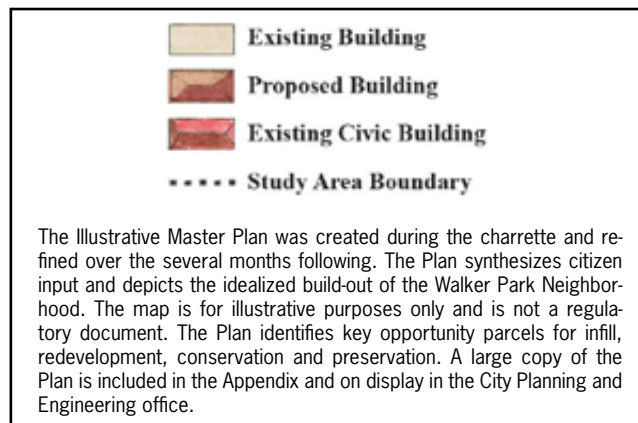
# Walker Park Neighborhood

## Plan Fundamentals

The four Guiding Principles capture the input provided by citizens during the charrette process, and the specifics of each principle will serve as a roadmap for achieving the overall vision for the neighborhood. This chapter provides detailed explanations and illustrations of each principle.

### Guiding Principles

1. Balance of Uses and Housing
2. Connectivity and Walkability
3. Jefferson Square as Neighborhood Core
4. Accessible Greenspace





# Walker Park Neighborhood

## Balance of Uses and Housing

Maintaining and enhancing a balance of uses and housing in the Walker Park Neighborhood is a benefit to the neighborhood and to the City. The Walker Park Neighborhood currently has a mix of uses, including some neighborhood commercial, some larger commercial establishments, a variety of housing types and important civic buildings. However, the current zoning promotes multi-family and commercial development only and isolates these uses. The Master Plan proposes changing the zoning to reflect the diversity of uses throughout the neighborhood and ensure that future development follows the traditional pattern of growth.

Commercial Structure



Residential Structures



### Homebuyers Prefer Walkable Neighborhoods

In a recent study by the National Association of Realtors® and Smart Growth America, six in ten prospective homebuyers, when asked to choose between two communities, chose the neighborhood that offered a shorter commute, sidewalks, and amenities like shops, restaurants, libraries, schools, and public transportation within walking distance. They preferred this option over the one with longer commutes and larger lots but limited options for walking.

*Source: Higher Density Development, Myth and Fact, Urban Land Institute, 2005*

Ensuring a balance of uses and housing contributes to the overall sustainability of the community by reducing the number of vehicle trips residents have to make in order to buy groceries or seek entertainment. The smaller lot sizes also exemplify a more sustainable pattern of development than conventional subdivisions. Third, the variety of housing types and potential for mixed-use development also enables residents to remain within the neighborhood as their housing needs change. The existing infrastructure within the neighborhood such as streets, water and sewer lines as well as the area's proximity to Downtown creates an opportunity for residential and non-residential infill.

# Walker Park Neighborhood

## Diversity of Housing

Adding a mix of housing types to the neighborhood will not only be more consistent with the neighborhood fabric than the current zoning, but will add value to the entire area. The illustrative plan envisions owner-occupied attached housing as a buffer between the commercial corridors and nodes and the predominately single-family nature of the interior of the neighborhood.



The neighborhood transitions from single-family homes to rowhouses to mixed-use or commercial establishments in the idealized build-out example.

## A NEIGHBORHOOD OF PORCHES

The Walker Park Neighborhood benefits from and will be enhanced by residential structures that put “eyes on the street.” This concept was coined by Jane Jacobs in her seminal work, *The Death and Life of Great American Cities*. Jacobs observed that neighborhoods were safer when people were present on sidewalks, porches, balconies or in windows that overlooked the street. The single-family structures built before World War II often have porches attached and are closer to the sidewalk than conventional subdivisions, giving residents views of the public street. These “eyes on the street” contribute to feelings of safety for pedestrians on the sidewalks.

The advent of television, air conditioning, automobiles, and a change in social patterns all contributed toward the decline in the popularity of front porches. Porches are once again becoming popular with the development of “New Urbanist” projects that place a higher priority on the creation of place and attention to building forms that are more socially desirable. Additionally, constructing residential structures that contribute to the “eyes on the street” concept is recommended by Crime Prevention Through Environmental Design, available at <http://www.cpted-watch.com/>.





# Walker Park Neighborhood

## Single-Family Dwelling Units

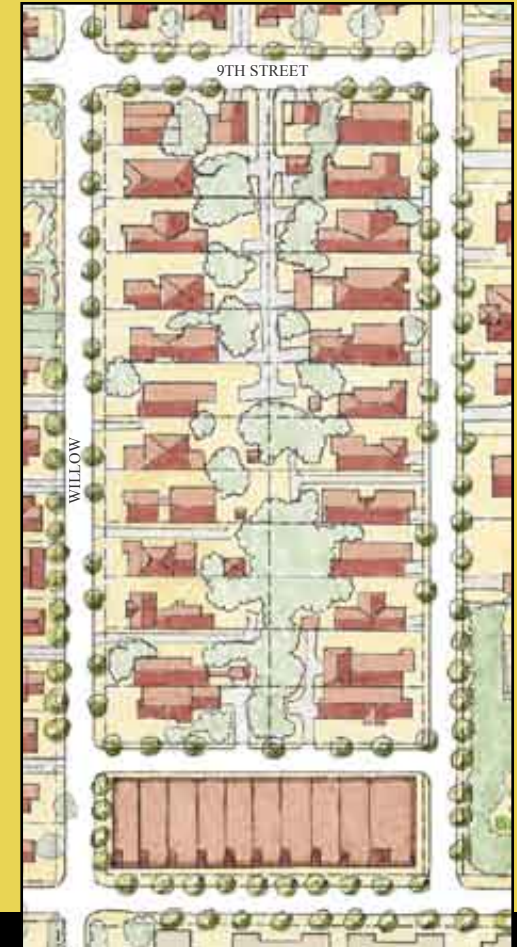
The majority of the neighborhood consists of single-family detached homes. Property records indicate that the single-family homes are evenly split between owner-occupied and rental units. Predictably, owner-occupied single-family dwellings increase as rental units are sold and remodeled. Much of the core of this neighborhood will likely remain single-family in nature and should increasingly become more stable in terms of property values. Adding single-family homes that reflect the current lot and home sizes will add to the fabric of the neighborhood and increase owner-occupied housing. Some of the key areas where additional single-family homes would be appropriate include the vacant land between Wood and Willow Avenues, south of 9th Street, and the vacant land between Wood and Willow Avenues, just south of Huntsville Road where 4th Street could be extended.

## Multi-family Dwelling Units

Duplexes, triplexes, rowhouses, and apartment or condominium buildings diversify the housing stock and enable families and individuals with different income levels to reside in the same neighborhood. The development of these units in strategic areas, such as neighborhood commercial areas or major thoroughfares puts additional “eyes on the street,” enables residents to live in the same neighborhood during different phases of their lives, and retains the balance of housing options that currently exists in the neighborhood.



Infill Example from Illustrative Plan



Infill Example from Illustrative Plan

# Walker Park Neighborhood

## **Attainable Housing: Habitat for Humanity and Owner- Occupied Rowhouse Development**

Habitat for Humanity of Fayetteville has completed 10 single-family homes in the neighborhood and continues to look for lots on which to build. The high cost of land in Fayetteville is the major obstacle to increasing the numbers of Habitat homes produced. An increasing amount of attainable housing is nationally being developed as zero lot line attached rowhouse development. Well-designed rowhousing can decrease land costs while increasing the density and walkability of the neighborhood. The Walker Park Neighborhood Illustrative Plan and the accompanying renderings show the development of a narrow strip of City-owned right-of-way into attainable rowhouses at the intersection of Huntsville Road and 6th Street. This project was envisioned as a creative solution for developing a Habitat for Humanity project on underused City land. The rowhouses are adjacent to the street with stoop entrances along a generous sidewalk with street trees. The units would be loaded via an alley at the rear with garages located underneath the living areas. Cutting into the grade to locate garages beneath the units would eliminate the need for excessive parking lot areas. Moreover, the project would serve as an entry point to the neighborhood, framing the street to create an attractive and functional streetscape that would enhance the neighborhood's charm.



Huntsville Road Site



Habitat for Humanity Example at Huntsville Road Site



# Walker Park Neighborhood

## Fayetteville Housing Authority (FHA)

FHA owns 9.6 acres in the Walker Park Neighborhood and built 52 units on the property in 1983. The FHA Board is considering building additional units on this property in the future that would provide assisted living options for low-income seniors. The private streets that run through the development, 12th and 13th Place, do not connect to Wood Avenue, disconnecting the housing development from the rest of the neighborhood. Further, the design of the existing structures does not reflect the adjacent homes in form or architectural style. The Illustrative Plan envisions the remainder of the property developing to provide the housing options needed by the population served by FHA. In addition, the Plan envisions structures that reflect the fabric of the neighborhood. One alternative would be to utilize structures that are similar to the Nantucket Apartment designs, which provide assisted living units.



Fayetteville Housing Authority property



Example of expanded Fayetteville Housing Authority property



# Walker Park Neighborhood

## Accessory Dwelling Units (ADUs)

ADUs are commonly called granny units because historically they were designed as an alternative housing option for senior family members. In older neighborhoods, they were often located above an attached garage or stood alone as a separate cottage unit. Sometimes they were an integral part of the main home with separate cooking, sleeping, and bathing facilities.

ADUs can create attainable housing in a number of ways. They are often designed as a housing alternative for members of the family who may have special needs or life circumstances. Families with college-age children may choose to construct an ADU rather than pay rent for a dorm room or off-campus apartment. Additionally, ADUs as rental units can provide the necessary income needed for a family to meet their monthly mortgage obligations. The relatively low residential density and the neighborhood's proximity to the downtown and University of Arkansas make the Walker Park Neighborhood ideal for homeowners seeking to supplement their income by creating ADUs.

Examples of Detached Accessory Dwelling Units



Photo: MA Smart Growth



Photo: Fayetteville AR

Photo: Seattle WA

Photo: Tompkins NY



Examples of Attached Accessory Dwelling Units



Photo: Redmond WA



Photo: Redmond WA

# Walker Park Neighborhood

## Diversity of Uses

### Creating a Destination Shopping Experience

Southgate Shopping Center and surrounding business are located at the crossroads of two major four-lane highways, Highway 71B/South School Avenue and Highway 16/15th Street. These two major roads provide access to south Fayetteville residents, the City, and the Region. This location makes the intersection a prime candidate for locating the most intense and dense developments in the neighborhood.

This commercial shopping center has served south Fayetteville's residential population for over 30 years. The auto-oriented shopping center developed without any of today's requirements for commercial design standards, landscaping, sidewalks, and site design, which may contribute to underutilization of this retail area. Existing uses at the intersection include a grocery store, bank, gas station, used car lot, liquor store, pawn shop, and restaurant. Much of the surface parking is underutilized and can be reclaimed for additional retail uses.

Southgate Shopping Center Today



Southgate Shopping Center Envisioned





# Walker Park Neighborhood

A redeveloped Southgate Shopping Center could attract and serve a larger population just beyond the Walker Park Neighborhood.

The entire Walker Park Neighborhood is within one mile of the Southgate Shopping Center. The shopping center is within a half-mile from the Arkansas Research and Technology Park (ARTP), and approximately one-and-a-half miles from the Fayetteville Industrial Park, Washington County Facilities, Tyson, and McBride Distributors located on South School Avenue.

In 2007, six new companies were established at the Research Park, which has approximately 215 technology jobs (2007 ARTP Annual Report). The City has plans to widen 15th Street to four lanes east of Walker Park as part of a plan to create an arterial loop around the City and move through traffic out of the neighborhoods. Additional job growth and traffic in this area will continue to increase and strengthen the trade area and redevelopment potential for this shopping center and along South School Avenue.





# Walker Park Neighborhood

## Completing the South School Avenue Corridor

The development pattern along South School Avenue is inconsistent, resulting in an incoherent pattern of development types. The lack of identity for South School Avenue and the shopping center can be overcome through the development of appropriate infill along this corridor, transforming the Avenue into a destination that contributes to the vibrancy of the Downtown and fabric of the Walker Park Neighborhood.

## Internalized Parking Structures

The vast swaths of paved parking lots at this intersection discourage pedestrians from accessing the establishments at the intersection. One way to utilize the existing land resources is to build parking structures rather than parking lots and line these structures with additional developments. This screens the parking structure and contributes to a pedestrian-friendly environment.

## Intersection of South School Avenue and 15th Street



## Infill

Adding structures that front onto the arterial streets will add value to the currently underutilized parking lots. Bringing these buildings up to the sidewalk will also result in a human-scale, pedestrian-friendly intersection. Infill in this area benefits from the existing infrastructure, requiring fewer resources to develop.

## Square-back Streets

Access to this area from Walker Park Neighborhood is somewhat limited due to the current street layout and lack of connectivity through Walker Park and from South School Avenue. Improving connectivity and access to the neighborhood primarily through a square-back street concept will provide some of the physical connections that currently do not exist. A square-back creates a square vehicular flow pattern around an intersection, providing additional access to structures located at the intersection and creating multiple turning movements in advance of the primary intersection.

# Walker Park Neighborhood

## Neighborhood Commercial Opportunities

### Jefferson Square

The concept of Jefferson Square creates an opportunity for a mixed-use development east of the Jefferson Building. Small-scale commercial uses would complement some of the existing establishments, such as the nearby church and Fayetteville Auto Spring Service. A mixed-use development would also provide a patron base for these neighborhood commercial establishments.

### Huntsville Road Entryway

The intersection of Huntsville Road and 6th Street is the eastern entryway into the Walker Park Neighborhood. This intersection was redesigned by the City in 2003 and a large amount of right-of-way was purchased in order to make the necessary improvements. The excess right-of-way located on the north side of 6th Street west of the intersection at Huntsville Road could be a desirable location for small-scale commercial activity such as a coffee shop, restaurant or retail. Underutilized and vacant pieces of property with irregular lot lines provide interesting case studies in how to think outside-the-box and develop innovative design solutions. This concept is a step toward rethinking the conventional low-density development that occurs in other areas of the City. This concept was initially developed with Habitat for Humanity in mind and would advance the goal of creating attainable housing in Fayetteville. A well-framed streetscape in the form of rowhouses would distinguish the Walker Park Neighborhood as a special place when you enter the neighborhood from the east.





# Walker Park Neighborhood

## Connectivity and Walkability

Creating connections that link important destinations and uses in the neighborhood will increase the neighborhood's walkability and contribute to a sustainable development pattern. This section discusses the key destinations and linkages identified in the illustrative plan. The illustrative plan also includes the addition of sidewalks to all proposed and existing streets where sidewalks are in disrepair or do not exist and adds shade trees to most streets in order to create a pedestrian-friendly environment.

*"I have an affection for a great city. I feel safe in the neighborhood of man, and enjoy the sweet security of the streets."*

*Henry Wadsworth Longfellow  
American Poet*

### What makes a great street?

1. Design for pedestrians first.
2. Scale matters.
3. Design the street as a unified whole.
4. Include sidewalks almost everywhere.
5. Shade!
6. Make medians sufficiently wide.
7. Plant the trees in an orderly manner.
8. Use smart lighting.
9. Allow on-street parking in suitable locations.
10. Resist parking lots in front of buildings.

*-Fayetteville Downtown Master Plan, 2004*





# Walker Park Neighborhood

## Key Destinations

### Downtown

The amenities offered in the Downtown area make this an important destination for residents in the Walker Park Neighborhood. Amenities include the Fayetteville Public Library, the Walton Arts Center, the Farmer's Market and abundant restaurants and entertainment venues on Dickson Street. Pedestrians in the Walker Park Neighborhood have a difficult time crossing Archibald Yell safely, creating a substantial physical barrier between the Walker Park Neighborhood and Downtown.



### Southgate Shopping Center

The intersection of South School Avenue and 15th Street has potential to become an important retail node of commercial retail. This intersection currently has the only grocery store and bank in the neighborhood as well other retail services. However, pedestrians must cross vast swaths of paved parking lots in order to access the businesses in this area. As this intersection redevelops over time, adding pedestrian-friendly intersections and infill projects will increase pedestrian traffic from the neighborhood.



### Jefferson Square

The Jefferson Building served as the core of the neighborhood as an elementary school until 2006. Its central location enables the building to still serve a core function within the community. The Jefferson Square concept envisions a civic use for the building with a mixed use function for the remainder of the property. This area has the potential to become a second neighborhood commercial anchor, providing services to residents outside of the Southgate vicinity, particularly those north of 6th Street.

### Walker Park

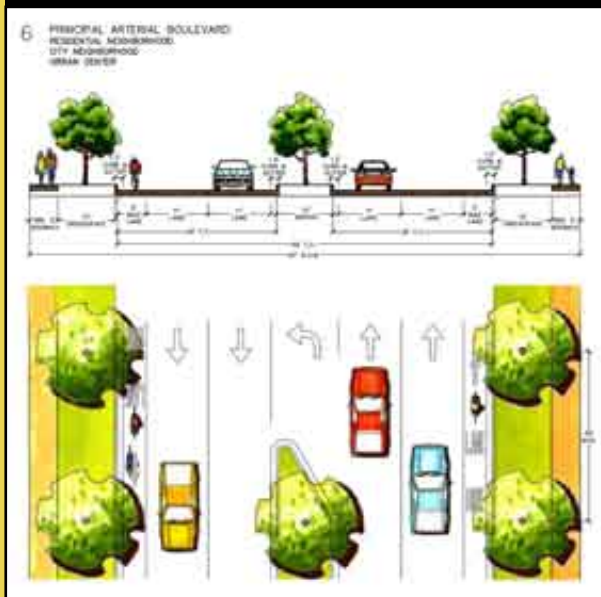
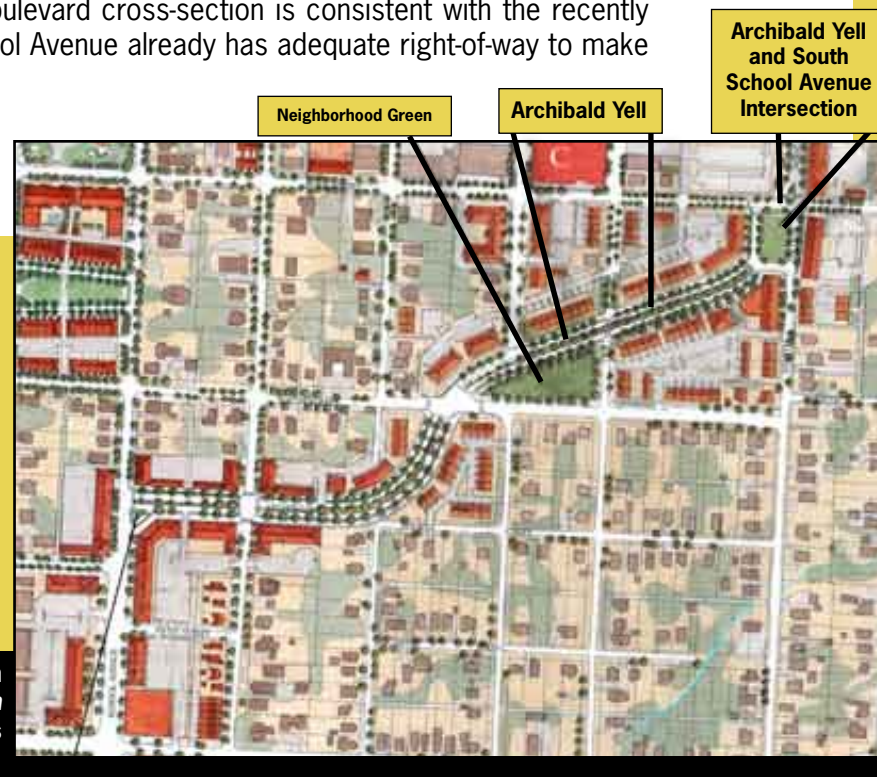
Walker Park serves as a key destination for neighborhood residents, containing multiple ball fields, playgrounds, the Fayetteville Senior Center, the City's only skate park and a BMX track. Adding uses and expanding the Park's trail access will lead to increased Park usage from neighborhood and City residents.

# Walker Park Neighborhood

## Key Linkages

### South School Avenue as a Boulevard

The Downtown Master Plan envisions Archibald Yell and South School Avenue transformed into a grand boulevard with the center turn lane becoming a tree median. The Walker Park Neighborhood Illustrative Plan continues this street cross-section design south to the intersection of 15th Street. In its current configuration, a pedestrian is required to cross South School Avenue either at the intersection of 6th Street or 15th Street. Five lanes of traffic prove an insurmountable obstacle to the average pedestrian. A boulevard cross-section will control vehicular access at appropriate locations while allowing crossing pedestrians a safe transition zone (pedestrian refuge) in the center of the street. The Plan shows intersections that have been reconfigured for pedestrian safety and traffic calming with the use of brick pavers. Sidewalks should be at least five feet in width and have adequate separation from the auto travel lanes to allow for a sense of pedestrian safety. The South School Avenue corridor has the potential to be a key linkage between south Fayetteville and the Downtown area. This boulevard cross-section is consistent with the recently adopted Principal Arterial Boulevard in the Master Street Plan and South School Avenue already has adequate right-of-way to make this vision into reality.



City Plan 2025,  
Master Street Plan  
City of Fayetteville, Arkansas

Archibald Yell Vision  
Downtown Master Plan  
City of Fayetteville, Arkansas



# Walker Park Neighborhood

## Trails in the Park

Walker Park currently functions as a barrier between the businesses on South School Avenue and the residents of the neighborhood. A system of paved and natural trails throughout the park would enable residents to access the business establishments without having to drive. The location of Spout Spring Creek along the western side of the park in particular prohibits the connection between the park and the South School corridor. The illustrative plan envisions a number of new linkages along the western boundary of the park. On-street linkages would be developed by extensions of 9th Street and 13th Street, connecting the park to South School Avenue. These street extensions would provide pedestrian access on sidewalks adjacent to the new street extensions. Additionally, a dedicated trail connection is shown at the 9th Street intersection, linking Walker Park to the Frisco Trail corridor. The pedestrian linkages to the neighborhoods west of South School Avenue are vital to encouraging the broader neighborhood's use of this open space resource.

## New Street Connections and Completing the Grid

The Walker Park Neighborhood Plan area has a tight street grid foundation in most of the older parts of the neighborhood. Many of the recent developments have fragmented the neighborhood by creating self-contained projects that dead end in cul-de-sacs. As the larger pieces of vacant land develop, care needs to be taken to ensure that the street circulation pattern ties into and connects in a functional manner.

## Adding Sidewalks

While newly constructed streets must include sidewalks, many of the existing streets in the Walker Park Neighborhood have discontinuous sidewalks, lack sidewalks on both sides of the streets or have sidewalks that are in disrepair. Constructing or repairing the sidewalks identified on the map will increase the walkability of the area and establish connections that sew the neighborhood fabric together. These additions will also make the streets safer for both pedestrians and automobiles.

With the exception of the proposed street cross-sections for boulevards on South School Avenue and Block Avenue and interior to the park, the rest of the proposed streets would be residential in nature with on-street parking in appropriate locations.



Trail Examples from Illustrative Plan



Existing Street in Walker Park Neighborhood



# Walker Park Neighborhood

## Proposed Streets and Sidewalks



**4th Street Extension.** A large undeveloped tract of land is located in the interior of a large block. The illustrative plan extends 4th Street from Willow Avenue to Wood Avenue, allowing for infill opportunities.

**Jefferson Square.** Extending Washington Avenue through the school property connecting 6th and 7th Streets will distinguish this area as the core of the neighborhood. A one-way traffic flow pattern with adjacent parking will serve as a traffic calming technique.

**Street Connections to the western boundary of the park.** Extensions of 9th and 13th Street would open the park to access from South School Avenue.

**Janelle and 9th Street.** Extensions of these streets provide access to an undeveloped area just east of Wood Avenue.

**Willow Avenue Extension south of 6th Street.** A large landlocked tract exists in this area. North-south access would be provided by Willow Avenue with east-west access via 9th and 11th Streets.

**Infill of Southgate Shopping Center.** A square-back street is illustrated in what is now the grocery store parking lot.

**Extension of Wood Avenue to 15th Street.** Wood Avenue currently dead-ends short of reaching 15th Street. The illustrative plan shows this area with a mixed-use development pattern adjacent to 15th Street, diminishing in density and intensity and gently transitioning into a single-family development pattern to the north. Numerous street connections are illustrated in order to create a tight grid pattern.

# Walker Park Neighborhood

## Jefferson Square as Neighborhood Core

Capturing the rich history of this area generated the concept of Jefferson Square. The strong desire of the neighborhood to see the important building's use remain a civic one were highlighted during the charrette process. All of the charrette groups addressed this area, signaling the importance of retaining the Jefferson Building and environs as a core of the neighborhood.

### Honoring the History of the Neighborhood

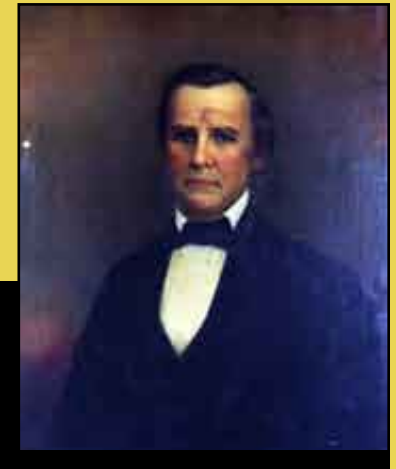
Jefferson Elementary School was the second oldest school in Fayetteville at the time of its closure in 2006. The school first opened in 1935 and provided instruction for grades K-5. The school served the immediate neighborhood as well as students from the Peace at Home Shelter, the Salvation Army and public housing projects. The decision to close the school provoked significant debate because neighborhood residents felt that the school served as the civic core of the neighborhood.

A task force initiated by the Fayetteville School District and facilitated by school board member Tim Kring sought alternatives for the building after the school closed. The Jefferson Project group was established after this process, bringing together members of several non-profit service organizations and arts organizations in an effort create a center for arts and education. The current board members are in the process of seeking grants in order to buy the building from the Fayetteville school district.

The Jefferson Building is also diagonal to the Waxhaws Memorial, which is located in Walker Park at the intersection of College Avenue and 7th Street. The memorial is a tribute to Archibald Yell's farm, which was located in what is now Walker Park. Yell was the second governor of Arkansas and Arkansas' first representative in the United States Congress.



Jefferson Building



Official gubernatorial portrait of Archibald Yell, second governor of Arkansas (1840-1844).

Courtesy of the Old State House Museum, Little Rock AR

# Walker Park Neighborhood

## The concept of Jefferson Square

The original concept of Jefferson Square was developed by a local architect, Rob Sharp, who completed the work for the Jefferson Project board. The charrette team utilized this concept, showing the extension of Washington Avenue between 6th and 7th Streets in order to form a square. Extending Washington Avenue provides enhanced access to the current property and allows for the development of a mixed-use structure east of the Washington Avenue extension. Bringing a combination of residents and neighborhood business to this area will bring life to the Square, adding vibrancy and securing the area as a core of the neighborhood.

On-street parking was added to all four sides of Jefferson Square as well as the idea that traffic would travel only one-way around the square, similar to the way the Downtown Square traffic circulates. The one-way traffic flow will function as traffic calming for 6th Street, forcing traffic to move slowly and likely directing through semi-truck traffic to 15th Street.

How the Jefferson Building ultimately is used will be determined by the Fayetteville School District, the availability of funding to the Jefferson Project group or the private sector. However, the proposed design would make the building a centerpiece for the neighborhood and honor the history of the school as well as the neighborhood. The design also makes the area an asset to the recently created Cultural Arts District, which encompasses the Jefferson Building.



Jefferson Square Concept Drawing



# Walker Park Neighborhood

## Accessible Greenspace

The Walker Park Neighborhood has one of the largest parks in the City as well as myriad opportunities for smaller greenspace areas. However, residents expressed frustration with the lack of access to the park, particularly along the northern perimeter. Many groups at the hands-on design workshop also expressed a desire for greenspace that served an additional function in the neighborhood whether through stormwater management or as a community garden food source. These comments led to an emphasis on accessible greenspace throughout the illustrative plan that can be enjoyed by a diversity of populations in the neighborhood.

### A neighborhood of community gardens

Growth and development pressure often results in the reduction of accessible greenspace in a neighborhood. Therefore, creating accessible and functional greenspace in the Walker Park Neighborhood was a priority for charrette participants. Greenspace takes many different forms such as: dedicated parkland, preserved natural areas, and community gardens. The form and function of greenspace is primarily dictated by location, economics, and community involvement. These considerations have made the Walker Park Neighborhood a prime candidate for creating community gardens.

The Walker Park Neighborhood is currently home to many gardeners and believed to have the richest soil in the city for gardening. Many residents take great pride in their gardens, which include rain gardens, vegetable and flower gardens. However, smaller lots and yards do not always provide sufficient space for private gardens for all residents. Community gardens provide access to functional greenspace throughout the neighborhood for gardening, socializing, and building a sense of community.

Sources: West Philadelphia Landscape Project. <http://web.mit.edu/wplp/>  
Urban Community Gardens. <http://www.mindspring.com/~communitygardens/>



Community Garden  
Coppell, TX



Rain Garden  
Geauga SWCD, OH



Community Garden  
Olympia, WA

*“Gardens, scholars say, are the first sign of commitment to a community. When people plant corn they are saying, let’s stay here. And by their connection to the land, they are connected to one another.”*

*Anne Raver  
American Author*

# Walker Park Neighborhood

Vacant corner lots identified on the illustrative plan, often near streams or creeks, serve as examples that could provide accessible and useable green space to the neighboring blocks. These corner lots provide potential paths and connections between blocks and localized meeting places for neighbors. The most effective location of a community garden can also be determined by the purpose of the garden.

The purpose for establishing a community garden can address a specific concern of residents on a block or meet the needs of its participants, from a few residents to a larger neighborhood group. A community garden's purpose can be to establish and manage a community food garden for the supply of fresh, organically grown food to members or to enhance opportunities for social interaction among members.



Community Garden Example Site from Illustrative Plan

## Elements of Successful Community Gardens

Community gardens transform empty lots into green, living spaces. They are collaborative projects created by members of the community; residents share in both the maintenance and rewards of the garden. Organization structure, physical form and purpose of community gardens can vary considerably, but some elements are commonly beneficial to the success and utility of the garden.

### Utilizing Corner lots

Corner lots are exposed to traffic and passersby from outside the immediate neighborhood and are more likely to experience dumping and vandalism than small lots within residential blocks. Locating a garden at the entrance to two blocks can give the neighborhood a sense of vitality. Corner lots also allow neighbors greater access to the garden, encouraging higher participation levels. These lots serve as a buffer in higher traffic intersections, while connecting blocks within a neighborhood.

### Incorporating Paths

Paths through a community garden provide greater visibility and sense of security than a path cut through an unused vacant lot. Garden design determines if a single path or various paths throughout the garden are needed to provide easier access to the garden beds for maintenance.

### Designing Meeting Places

A meeting place is a social space where people come together in the garden. Most community gardens have a special place set aside for gardeners to rest, sit, talk, and hold occasional social events. While meeting places may be many sizes and shapes, two common features are boundaries and seating areas. A meeting place can be as formal as benches under a trellis structure or gazebo, or as informal as a place to pull up a few folding chairs beneath the shade of some trees.

Source: West Philadelphia Landscape Project. <http://web.mit.edu/wplp/>

# Walker Park Neighborhood

Community garden lots identified on the Walker Park Neighborhood Illustrative Plan are examples that may serve various purposes. The garden location on 11th Street west of Wood Avenue could serve as a food producing garden for the Fayetteville Housing Authority residents to the south, or it could serve as a green space for social interaction for residents of the rowhouses to the west in addition to the surrounding neighbors. It could also serve as an educational community garden for the Head Start daycare to the east.

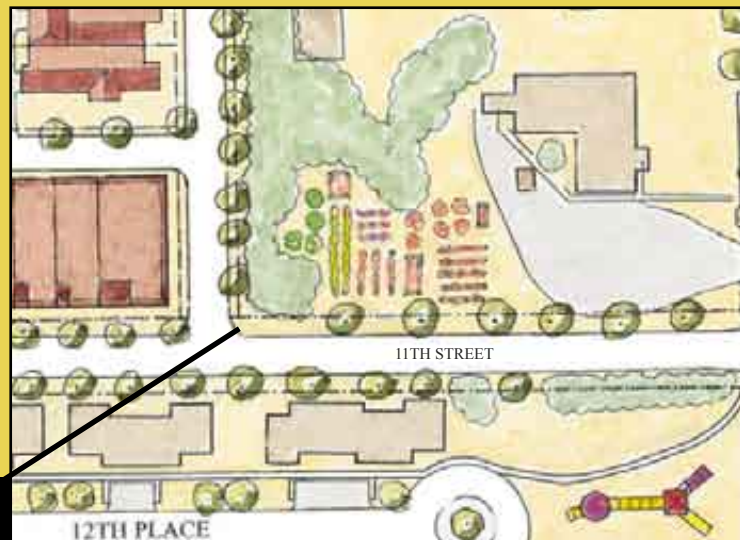
Community gardens are established and maintained by the community. The purpose, structure, and management of the garden will be determined by the community members involved in its development. Food producing or flower garden, shared beds or allotments, the specifics of the garden will be a result of the community garden planning process and may evolve over time.

*I have found, through years of practice, that people garden in order to make something grow; to interact with nature; to share, to find sanctuary, to heal, to honor the earth, to leave a mark. Through gardening, we feel whole as we make our personal work of art upon our land.*

- Julie Moir Messervy, *The Inward Garden*, 1995

*"He who plants a garden  
plants happiness"*

*Proverb*



Community Garden Example  
Site from Illustrative Plan

## Benefits of Community Gardens:

- **Improves the quality of life for people in the garden**
- **Provides a catalyst for neighborhood and community development**
- **Stimulates Social Interaction**
- **Encourages Self-Reliance**
- **Beautifies Neighborhoods**
- **Produces Nutritious Food**
- **Reduces Family Food Budgets**
- **Conserves Resources**
- **Creates opportunity for recreation, exercise, therapy, and education**
- **Reduces Crime**
- **Preserves Green Space**
- **Creates income opportunities and economic development**
- **Reduces city heat from streets and parking lots**
- **Provides opportunities for intergenerational and cross-cultural connections**

Source:

American Community Garden Association  
<http://www.communitygarden.org/learn/what-is-a-community-garden/index.php>



# Walker Park Neighborhood

## Walker Park History

Walker Park is approximately 64 acres in size and one of the largest parks in Fayetteville. The City acquired the park land in several phases. Approximately 11 acres were bought in 1955. Additional acreage was donated to the City by Henry Walker in 1960. In 1980, the City along with Community Development Block Grant funding purchased additional park land to the north that abuts 7th Street. The remaining 34 acres were purchased by the City in 1992, 6.75 acres of which are used for the Senior Center.

The park has been developed over time beginning with the little league baseball fields in 1960. Seven of the eight baseball fields were built by volunteers. Many of the facilities were constructed with the help of grants from the Bureau of Outdoor Recreation (HCRS), Community Development and Arkansas Parks and Tourism. These facilities include the restroom and handball/racquetball courts adjacent to South College, three playgrounds, land purchase and pavilion at the north end of Walker Park, and the large pavilion on South College Avenue. Tennis courts were added in 1975, with sand volleyball courts to follow in 1989. A parking lot located at Block and 13th Streets was constructed in 1998. The skate park was added in 2003 with a \$100,000 matching grant from Arkansas Parks and Tourism. The skate park area and the park land between 15th and 13th streets are within an Arkansas Parks and Tourism Outdoor Recreation Grant Boundary that requires the area to be used for outdoor recreation purposes in perpetuity.

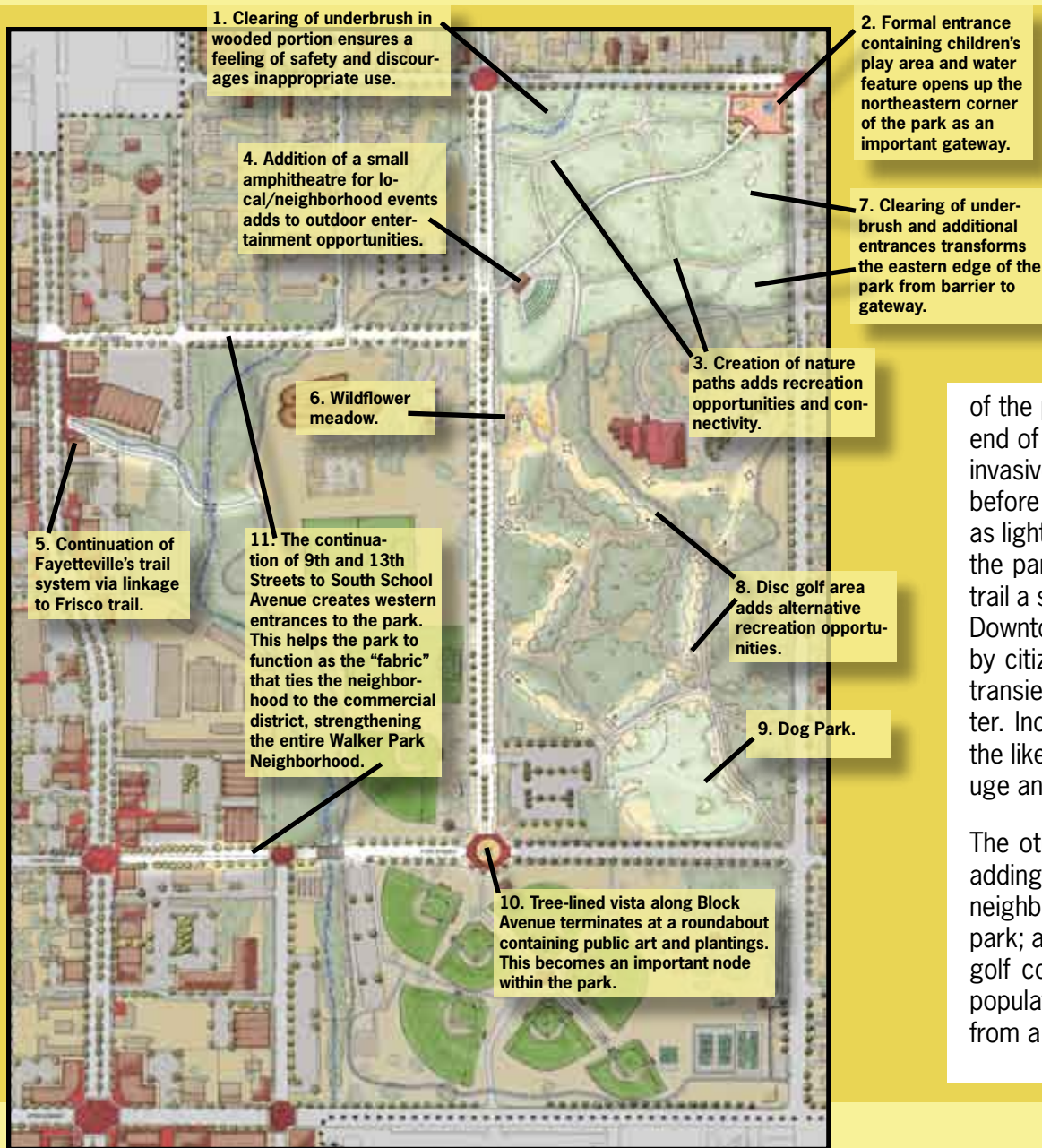
The park currently contains two soccer fields, the skate park, three pavilions with picnic tables, eight baseball fields with a concession stand and restroom facility, a BMX track, sand volleyball court, three parking areas, horseshoe pits, three playground areas, a walking trail, two tennis courts, and a basketball court with accessory services such as water fountains and benches. The site is also home to the Walker Senior Center, which is utilized for adult recreational activities and community meetings, such as the Walker Park Neighborhood Charrette.



Park	Acreage
Botanical Garden of the Ozarks at Lake Fayetteville	98.6
<b>Walker Park</b>	<b>64.3</b>
Gulley Park	26.8
Wilson Park	22.8

Walker Park

# Walker Park Neighborhood



## Walker Park Redesigned

Walker Park's size and location make the park an important asset to the neighborhood. Making the park more accessible and usable to the local community would enhance this asset and make the park feel safer. Nature trails added to the northeast quadrant of the park could be utilized by users of the Senior Center, the neighborhood and the City. The illustrative plan shows the development of both paved and natural trails primarily in the middle and northern end

of the park, which is now mostly overgrown and wild. The north end of the park will need a significant amount of clearing of the invasive Japanese honeysuckle that dominates the under-story before this area can be properly utilized. Adding amenities such as lighting and benches to the trail that runs along the creek and the park's western border would increase usage and make the trail a seamless extension of Frisco Trail, which runs through the Downtown and has similar amenities. A key concern expressed by citizens and the police department was the presence of a transient population that sometimes uses these areas for shelter. Increasing pedestrian traffic in these areas would diminish the likelihood of a transient population using these areas for refuge and creates a safer environment for users.

The other suggestions mentioned for Walker Park emphasized adding uses that would serve a broader population within the neighborhood. Walker Park currently serves as a regional sports park; adding other uses such as an outdoor amphitheatre, a disc golf course, splash pad or dog park would broaden the user population. This evolution would enable Walker Park to transition from a regional park to a neighborhood park.



# Walker Park Neighborhood



## Accessibility to Walker Park

Accessibility to the park was addressed through the addition of two vehicular entrances and myriad pedestrian entrances. Three entrances were added to the west side of the park. One is the link to Frisco Trail, and two are vehicular entrances that link South School Avenue to the park through the extension of 13th Street and 9th Street. Four pedestrian entrances were added to the east side of Walker Park, including an entrance that highlights the Waxhaws Memorial in the northeast corner of the park and three trail entrances. These trail access points allow pedestrians to then choose between direct paths that take them to a specific destination within the park or meandering paths that provide short nature walks.

Suggestions received from the public through the charrette process will be incorporated into the planning process for a master plan specifically for Walker Park. This process will likely begin after the planning of a new regional park in the southwest portion of the city. The regional park will accommodate several of the activities that currently exist in Walker Park such as baseball and soccer, potentially freeing up space in Walker Park for other uses.



# Walker Park Neighborhood

## Implementation Plan

The ultimate success of any planning document depends upon the willingness and capacity of all stakeholder groups to implement the vision. The implementation of the Walker Park Neighborhood Master Plan will only occur through cooperative efforts among the City, residents, business owners, the non-profit sector and the private sector. The following steps outline projects that will help achieve the goals of the Master Plan and are broken down into a series of short-term projects (0-5 years), mid-term projects (6-10 years) and long-term projects (10+ years). Short-term steps include regulation changes and projects that require little infrastructure improvements or cost. Long-term projects are those that require more significant capital investment. The ultimate timing of implementation will reflect the overall commitment to the realization of the vision developed by the community.

*“Vision without action is a dream. Action without vision is simply passing the time. Action with Vision is making a positive difference.”*

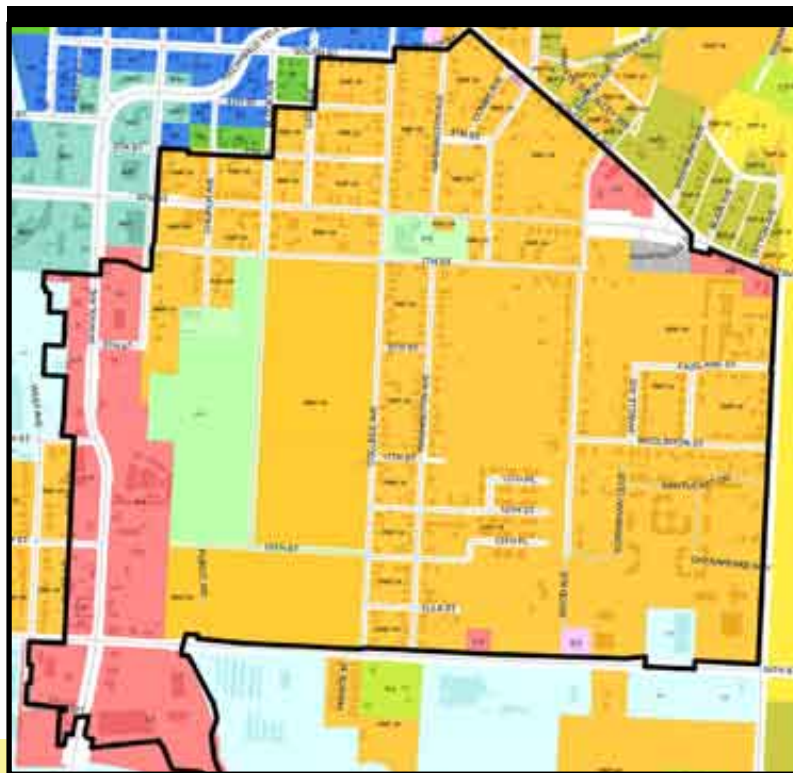
*Joel Barker  
American Scholar*

# Walker Park Neighborhood

## Short-Term Projects

**Rezone the neighborhood to encourage an appropriate mix of uses and protect established neighborhoods.**

Adopting the alternative zoning will ensure that the area preserves established single-family neighborhoods while encouraging additional housing types and a mix of uses. The proposed rezoning will change the vision for the neighborhood as demonstrated in the maps (below), reflecting the community's desires. See the Appendix for definitions of the proposed zoning.



### Existing Zoning

Multi-Family	75%
Commercial	22%
Industrial	1%
Institutional	1%

### Legend

Walker Park Neighborhood Master Plan Area	R-O
R-A	P-1
RSF-4	NC
RSF-8	MSC
RMF-24	DG
C-1	I-1
C-2	

### Alternative Zoning

Neighborhood Conservation = 50%
Downtown General = 42%
Main Street Center = 8%



# Walker Park Neighborhood

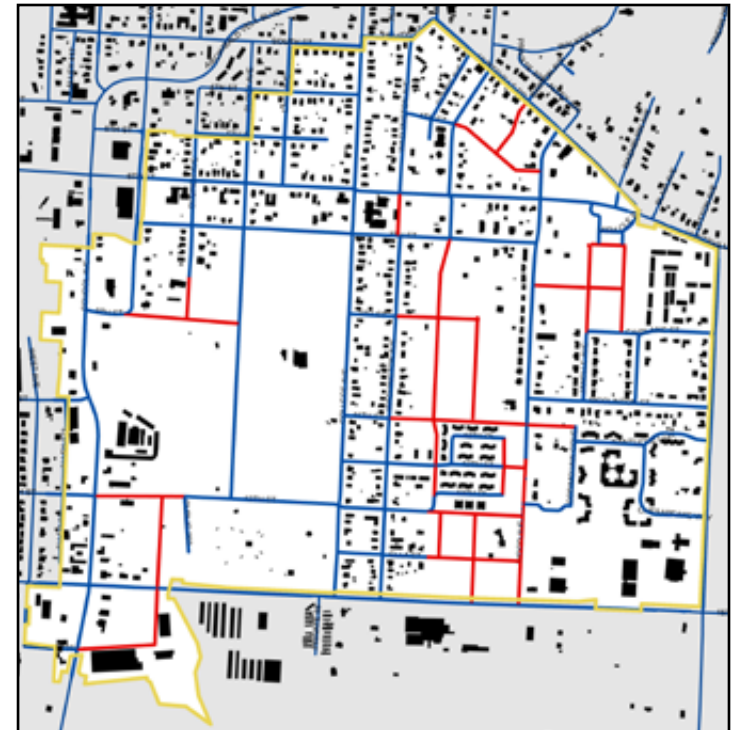
## Utilize urban residential design standards and accessory dwelling units.

Urban Residential Designs standards and Accessory Dwelling Units by right are two ordinances that are slated to be considered by the City Council in early 2008. These ordinances will serve as a useful tool for future development in the Walker Park neighborhood. The Urban Residential Design standards will apply to multi-family, triplex and duplex units, ensuring that they contribute to a pedestrian-friendly environment and appealing street scene. Together with the proposed zoning code, neighborhood residents will be able to anticipate the form and aesthetics of multi-family development.

The accessory dwelling units ordinance will allow property owners to construct modest-sized accessory dwelling units or “granny flats,” by right in residential areas. These units serve as a form of affordable housing for seniors, students and property owners who may struggle to afford a mortgage.

## Amend the Master Street Plan to include the proposed street connections.

Including the proposed streets in the Master Street Plan will ensure that these connections are completed when new development occurs. In addition, classifying existing streets to fit the context of planned uses will encourage and facilitate the implementation of the plan.





# Walker Park Neighborhood

## **Create a nature trail system throughout northeast quadrant of Walker Park.**

Clearing brush from this area and creating a viable recreational entrance to the park in the northeast corner will increase the number of park users in this area and provide a nature area within the area. It will also provide a primary pedestrian connection to Jefferson Square, the core of the neighborhood. These trails are typically constructed through partnerships between the City and non-profit organization such as the Boy Scouts and Fayetteville Natural Heritage Association.

## **Establish a series of rain gardens throughout the neighborhood.**

The City will apply for a grant funded through the Environmental Protection Agency in 2008 that establishes a series of 20 rain gardens within a five-acre area as an innovative way to manage stormwater runoff. These gardens, which could be developed on public and private property, would reduce pollutant runoff and provide effective stormwater management in the Walker Park neighborhood. This project would begin the process of establishing community gardens throughout the study area.

## **Add a dog park to Walker Park.**

Adding a dog park to Walker Park will diversify uses within the park and increase neighborhood usage of the park. Installing the necessary fencing is fairly straightforward and will not require taking space from any of the current uses in Walker Park. This amenity will not only enhance the park, it will provide a service for the entire City.

## **Utilize Act 854 to address vacant or abandoned properties.**

Act 854 of the Arkansas State Code passed the legislature in 2007 and enables cities that issue a clean-up lien to have priority against other lienholders. Clean-up liens refer to costs a "city incurs to help bring a property into compliance with local ordinances because the owner of lienholder failed to remove or repair an unsafe and vacant structure or failed to correct the conditions that caused the property to become a weed lot within the time required by the notice." (Arkansas Code § 14-54-903)

This statute provides cities with leverage to aggressively address properties that would otherwise detract from the neighborhood because taxpayer dollars will be recouped.

# Walker Park Neighborhood

## Mid-Term Projects

### **Complete a Master Plan for Walker Park.**

The Parks Department will facilitate a public participation process to produce a Master Plan specifically for Walker Park once a regional park is developed in southwest Fayetteville.

### **Add amenities to the Walker Park trail along Spout Spring Creek.**

Adding amenities to this trail such as lighting and benches would increase use, making the trail safer and serves as a natural extension of the Frisco Trail.

### **Utilize grant funds to restore the Waxhaws Memorial.**

The State Historic Preservation Program annually offers preservation grants to restore historically significant structures and memorials. The Waxhaws Memorial symbolizes an important part of Arkansas and Fayetteville history, but has fallen into disrepair. Restoring this memorial and highlighting a northeast entrance to Walker Park would contribute to the history embedded in the Jefferson Square area and invite residents north of the park into the nature trail system.

# Walker Park Neighborhood

## **Add or repair sidewalks along existing streets within the neighborhood.**

The City Transportation Division and Sidewalks and Trails Committee have committed to ensuring that all existing streets have a sidewalk on at least one side of the street. Each year, new sidewalks are constructed based on a prioritized list that balances the construction of new sidewalks in different parts of the City, first addressing streets where no sidewalks exist. The following streets in the Walker Park Neighborhood lack sidewalks on both sides of the streets and should be added to the sidewalk construction list:

- Wood Avenue between Huntsville Street and 7th Street
- Locust Avenue between 7th Street and 9th Street
- 11th Street between College Avenue and Washington Avenue
- Ella Street east of College Avenue
- Morningside Drive between Fairlane and Huntsville Streets

## **Develop Attainable Housing on Huntsville Road Existing Right-of-Way.**

The City could sell this property to a private developer with a deed restriction that required a certain percentage of the property to be sold as attainable housing or to Habitat for Humanity for the development of owner-occupied affordable housing or a combination of the two. A private developer could utilize some of the property for neighborhood commercial and could plan for the development of residential units at different price points or incorporate Habitat homes into the overall development. This action would ensure that attainable housing is built in the neighborhood while also developing an attractive eastern gateway into the neighborhood.



# Walker Park Neighborhood

## Long-Term Projects

### **Transition South School Avenue from a five-lane principal arterial to a principal arterial boulevard.**

Redeveloping South School Avenue as an extension of the planned boulevard for Archibald Yell Avenue will take significant infrastructure investment. This type of project will occur as capital funds become available and development occurs along the South School Avenue corridor to merit the investment.

### **Extend Washington Avenue to form Jefferson Square.**

Extending Washington Avenue may occur through private sector development of some of this property. However, this extension could spur redevelopment of the site and is key to forming a core public space in the neighborhood. Capital funds for this project should be examined as a potential catalyst for the Jefferson Square project.

### **Add additional uses to Walker Park such as a splash pad and outdoor amphitheatre.**

These amenities are unique and will diversify and increase users of the park. Adding these features to the north end of the park will also create a children's area and performance space for residents who live to the north of the park. However, these features are more costly than previous uses mentioned, requiring more planning for infrastructure and capital expenses.

# Walker Park Neighborhood

## Conclusion

The Walker Park Neighborhood vision document sets forth an ambitious yet realistic plan for enhancing the neighborhood and building upon its rich past. This vision captures the main goals expressed by the community such as keeping the Jefferson Building as a neighborhood core and preserving the balance of housing and uses by protecting the established neighborhoods and local commercial establishments.

The vision document also seeks strategies to enhance the neighborhood. South School Avenue has the potential to become a “great address” as it transitions from a five-lane road to a boulevard that is capable of accommodating both vehicles and pedestrians. Connecting the grid within the neighborhood will link pedestrians and vehicles to key destinations. The additional amenities to Walker Park and the creation of a series of community gardens will take advantage of existing resources that are underutilized—64 acres of parkland and the neighborhood’s rich soil.

The overall implementation process will take the mutual cooperation of multiple sectors, both public and private over a period of decades, but the recommendations also include significant measurable steps that will begin the process of implementing the community’s vision.

# Walker Park Neighborhood Master Plan

## Site Demographics

The Walker Park Neighborhood Master Plan area shares rough boundaries with Census Block Group 4. According to the 2000 census, the following percentages apply to the population of 1,435:

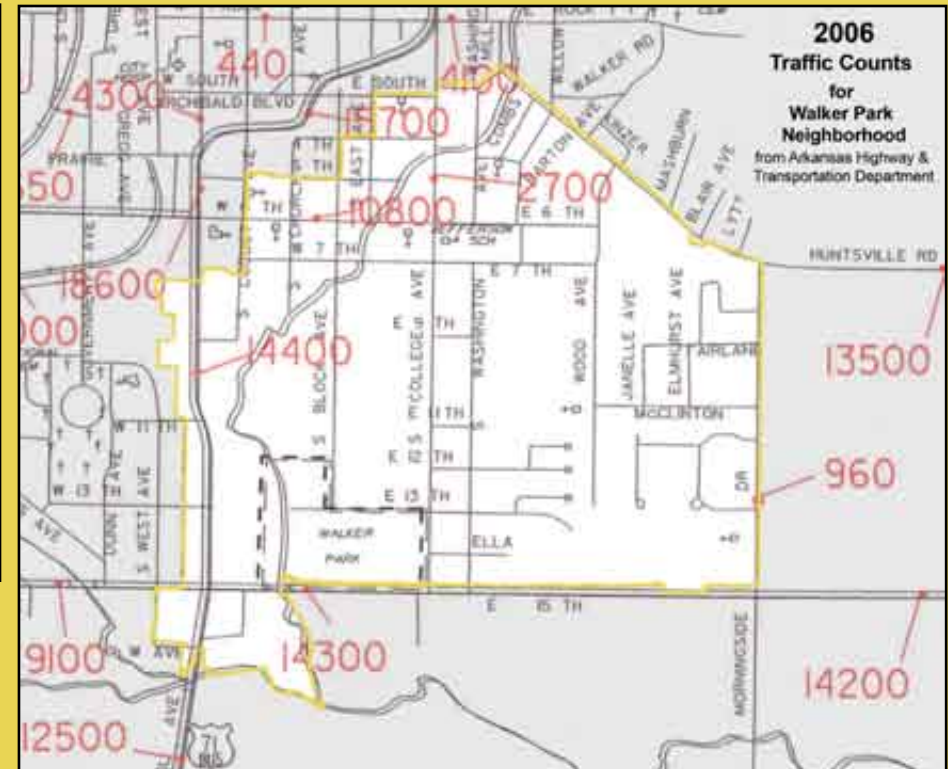
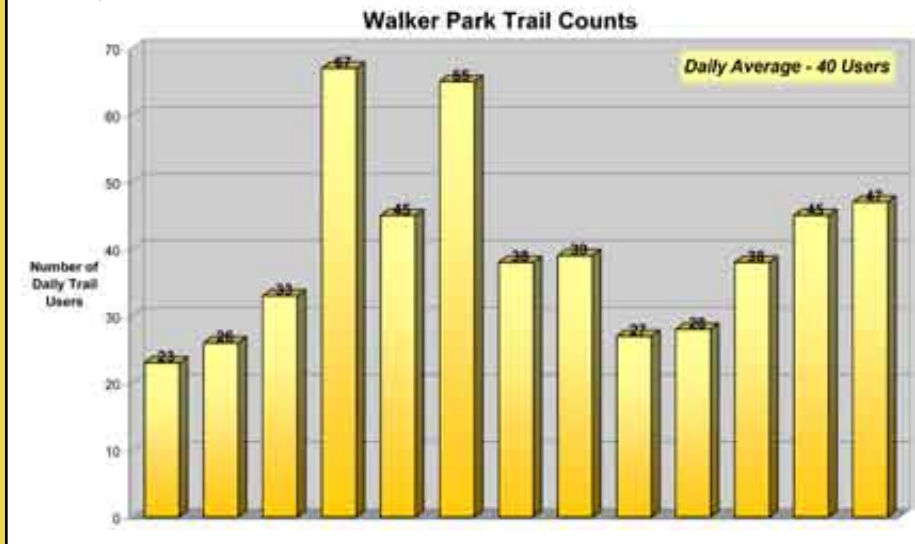
<b>Housing Unit Total</b>	<b>635</b>
Occupied Housing	91%
Vacant Housing	9%
Owner Occupied	39.8%
Renter Occupied	60.2%
<b>Race of Householder</b>	
White	82.5%
Black or African American	9.3%
American Indian and Alaska Native	1.6%
Asian	0.3%
Other	3.6%
Hispanic or Latino (of any race)	10%
<b>Age of Householder</b>	
15 to 24 years	11.4%
25 to 34 years	23.2%
35 to 44 years	22.5%
45 to 54 years	16.3%
55 to 64 years	8.5%
65 years or over	18.2%



# Walker Park Neighborhood Master Plan

## Street and Trail Counts

Two-week period in November 2007



Appendix

# Walker Park Neighborhood Master Plan

## Work-in-Progress Presentation

These survey results represent approximately 55 participants who attended the Work-in-Progress presentation. Close to 200 community members participated during the entire charrette, but the Work-in-Progress session served as a culmination of the week's work and events and provided an opportunity for written feedback.



Work-in-Progress



### **What events did you participate in during the charrette?**

Attended only the Work-in-Progress Presentation	<b>24%</b>
Attended the Work-in-Progress Presentation and one charrette event	<b>38%</b>
Attended the Work-in-Progress Presentation and two charrette events	<b>21%</b>
Attended the Work-in-Progress Presentation and three charrette events	<b>14%</b>
Attended all charrette events	<b>3%</b>

Appendix

# Walker Park Neighborhood Master Plan

## Of the many ideas you heard tonight, which idea should be made a top priority?

1. Park development (28%) \_\_\_\_\_
2. Jefferson Square (26%) \_\_\_\_\_
3. Improved connectivity (14%) \_\_\_\_\_
4. South School Boulevard (9%) \_\_\_\_\_
5. Encouraging higher density (9%) \_\_\_\_\_
6. Mixed income housing (7%) \_\_\_\_\_
7. Greenspace (2%) \_\_\_\_\_
8. Urban infrastructure to support the rejuvenation (2%) \_\_\_\_\_
9. More articulated zoning/usage criteria throughout area (2%) \_\_\_\_\_

### Mixed-income housing (7%) \_\_\_\_\_

- Mixed-income housing
- Affordable housing
- Housing

### Encouraging higher density (9%) \_\_\_\_\_

- Encouraging higher density (as we are so near to the heart of town) and the mixed uses and amenities that go along with density
- Creation of high-density mixed-use and townhouses
- Addition to the building stock
- Townhomes on 6th and Hunstville (developer not Habitat. I won't live long enough)

### South School Boulevard (9%) \_\_\_\_\_

- Revitalize School/15th area—make it “signature gateway” for the area
- Tree median on S. School
- South School Boulevard
- Boulevard

### Park Development (28%)

- Park development. Make this the regional park—not out past the bypass
- Putting to use wooded area of Walker Park
- Clean underbrush
- Clean up of underbrush in Walker Park
- Complete bringing Walker Park up to Fayetteville Standards—expect it will catalyze other improvements
- Safe pedestrian trails in park—leave forests please
- Leave riparian zone wild where possible with designated paths, extra access from S. School
- Landscape Walker Park, more play areas for kids
- Trails in Walker Park woods
- Maximizing use of Walker Park is also excellent
- More usage for park
- Implement park ideas of dog park, splash pad, amphitheatre, etc.  
Great ideas

### Jefferson Square concept (26%)

- Jefferson School project
- Jefferson Square is inspired
- Civic center/square at Jefferson
- Jefferson building as a Center
- Jefferson Cultural Arts Center
- Jefferson Square—love the idea of Jefferson Square diverting traffic
- Jefferson Square—it will anchor the area
- Jefferson Square concept is wonderful
- Jefferson Square concept
- Jefferson Square!
- Jefferson Square idea

### Improved Connectivity (14%)

- Improved connectivity will lay the foundation for other improvements. “Complete streets,” traffic calming, on-street parking and walkability will give the neighborhood a cohesiveness essential to future smart development.
- Connecting streets and making connections to South School and Wood
- Connectivity and walkability
- Street and pedestrian connections
- Connecting streets
- Sidewalk/street connectivity

Appendix



# Walker Park Neighborhood Master Plan

## Are there any elements of your vision for the future of the Walker Park Neighborhood we might have missed?

### Traffic Calming

- Speed control is essential
- Speed tables (4)
- Please cut off S. College at 200 block of College—too dangerous for southbound traffic
- Options for traffic on 6th

### Zoning

- We need to know specifically what is allowed/encouraged in the proposed zoning and what incentives will catalyze development. I am concerned that single-family homes, which are not a sustainable development pattern, are being promoted proximate to downtown
- It is important to remember the neighborhood's proximity to downtown and the need for density, commercial and mixed-use
- I don't support the creation of and preservation of single-family homes. They are inefficient and unaffordable
- The neighborhood preservation concept seems to inhibit positive development of my neighborhood
- Allowing zoning to allow lots to be divided for roads and alleys where there are none isn't for the good of the existing neighborhoods. Sticking with no dividing existing lots of land holdings keeps integrity of community and keeps out developers
- Too much greenspace being changed into houses

### Swimming Pool

- Swimming pool for the Senior Center shared with the community during the summer—covered during the winter
- I would like to see a city pool right south of the Senior Center—water aerobics/swimming is the best exercise for seniors. It would be a great addition to the neighborhood in terms of use of land. I think it would be a waste to building a "Frisbee golf" there. There is not enough room for a proper course.

### Park

- Long-term vision for current parkland outside of the main rectangular park
- Retain "wild" areas of Walker Park with underbrush—not lawn or paved. Protect the creek quality with continuous riparian zone

### Miscellaneous

- I definitely wish to see more ped-friendly crossings of Archibald Yell
- Encourage new development and redevelopment
- Further guidance of development on and across 15th Street
- More directed green and sustainability resolutions
- Haven't figured out how you will make a street over the creek between Wood and Washington Ave.

### Other comments

- I feel is important to address "controversial" issues like affordability, density, property rights and even discrimination head-on.
- I feel you have done a wonderful job—social services given a priority
- It is a great start and am hoping this can be brought to fruition
- Without the plan no progress will ever be made. There is a plan for people to "buy into" and support.
- An exciting look at a neighborhood that has been overlooked and neglected. I love the preservation of the neighborhoods that exist.

**Do you think the plan  
is on the right track?**

**Yes (97%)**

**No (3%)**

Appendix

**DRAFT**



**WALKER PARK NEIGHBORHOOD  
ILLUSTRATIVE MASTER PLAN  
FAYETTEVILLE, ARKANSAS  
SEPTEMBER 2007**








# Walker Park Neighborhood Master Plan

## Alternative Zoning Map



-  Neighborhood Conservation = 50%
-  Downtown General = 42%
-  Main Street Center = 8%

Zoning requirements for these designations are available in the City Code of Ordinances and are listed on the following page.

- Title XV: Unified Development Code
- Chapter 161: Zoning Regulations
- 161.21 Main Street Center
- 161.22 Downtown General
- 161.23 Neighborhood Conservation



# Walker Park Neighborhood Master Plan

## TITLE XV UNIFIED DEVELOPMENT CODE

### 161.21 Main Street/Center

(A) Purpose. A greater range of uses is expected and encouraged in the Main Street / Center. The Center is more spatially compact and is more likely to have some attached buildings than Downtown General or Neighborhood Conservation. Multi-story buildings in the Center are well-suited to accommodate a mix of uses, such as apartments or offices above shops. Lofts, live/work units, and buildings designed for changing uses over time are appropriate for the Main Street/Center. The Center is within walking distance of the surrounding, primarily residential areas. For the purposes of Chapter 96: Noise Control, the Main Street Center district is a commercial zone.

#### (B) Uses.

##### (1) Permitted uses.

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three-family dwellings
Unit 12	Offices, studios and related services
Unit 13	Eating places
Unit 14	Hotel, motel, and amusement facilities
Unit 15	Neighborhood shopping goods
Unit 16	Shopping goods
Unit 17	Trades and services
Unit 19	Commercial recreation, small sites
Unit 24	Home occupations
Unit 25	Professional offices
Unit 26	Multi-family dwellings
Unit 34	Liquor stores

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

##### (2) Conditional uses.

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 18	Gasoline services stations and drive in restaurants
Unit 28	Center for collecting recyclable materials
Unit 29	Dance halls
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities
Unit 40	Sidewalk Cafes

(C) Density. None.

(D) Bulk and area regulations.

##### (1) Lot width minimum.

Dwelling (all unit types)	18 ft.
---------------------------	--------

##### (2) Lot area minimum. None.

#### (E) Setback regulations.

Front	The principal façade of a building shall be built within a build-to-zone that is located between the front property line and a line 25 ft. from the front property line.
Side, facing street	The principal façade of a building shall be built within a build-to-zone that is located between the front property line and a line 25 ft. from the front property line.
Side, internal	None
Rear, without easement or alley	5 ft.
Rear, from center line of an easement or alley	12 ft.

(F) Minimum buildable street frontage. 75% of lot width.

(G) Height Regulations. A building or a portion of a building that is located between 0 and 15 feet from the front property line or any master street plan right-of-way line shall have a maximum height of 4 stories or 56 feet, whichever is less. A building or a portion of a building that is located 15 feet or greater from the front property line or any master street plan right-of-way line shall have a maximum height of 6 stories or 84 feet, which ever is less.

(H) Parking regulations. No parking lots are allowed to be located in the front or side build-to-zone facing a public right of way.

(Ord. 5028, 6-19-07; Ord. 5029, 6-19-07; Ord. 5042, 9-07-07)

### 161.22 Downtown General.

(A) Purpose. Downtown General is a flexible zone, and it is not limited to the concentrated mix of uses found in the Downtown Core or Main Street / Center. Downtown General includes properties in the neighborhood that are not categorized as identifiable centers, yet are more intense in use than Neighborhood Conservation. There is a mixture of single-family homes, rowhouses, apartments, and live/work units. Activities include a flexible and dynamic range of uses, from public open spaces to less intense residential development and businesses. For the purposes of Chapter 96: Noise Control, the Downtown General district is a residential zone.

#### (B) Uses.

##### (1) Permitted uses.

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings

Unit 10	Three-family dwellings
Unit 12	Offices, studios and related services
Unit 13	Eating places
Unit 15	Neighborhood shopping goods
Unit 24	Home occupations
Unit 25	Professional offices
Unit 26	Multi-family dwellings

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

##### (2) Conditional uses.

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Trades and services
Unit 19	Commercial recreation, small sites
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communication facilities
Unit 40	Sidewalk Cafes

(C) Density. None

(D) Bulk and area regulations.

##### (1) Lot width minimum.

Dwelling (all unit types)	18 ft.
---------------------------	--------

##### (2) Lot area minimum. None.

#### (E) Setback regulations.

Front	The principal façade of a building shall be built within a build-to-zone that is located between the front property line and a line 25 ft. from the front property line.
Side, facing street	The principal façade of a building shall be built within a build-to-zone that is located between the front property line and a line 25 ft. from the front property line.
Side, internal	None
Rear, without easement or alley	5 ft.
Rear, from center line of an easement or alley	12 ft.

(F) Minimum buildable street frontage. 50% of lot width.

(G) Height regulations. Maximum height is 4 stories or 56 feet which ever is less.

(H) Parking regulations. No parking lots are allowed to be located in the front or side build-to-zone facing a public right of way.

(Ord. 5028, 6-19-07; Ord. 5029, 6-19-07)

### 161.23 Neighborhood Conservation

(A) Purpose. The Neighborhood Conservation zone has the least activity and a lower density than the other zones. Although Neighborhood

Conservation is the most purely residential zone, it can have some mix of uses, such as civic buildings. Neighborhood Conservation serves to promote and protect neighborhood character. For the purposes of Chapter 96: Noise Control, the Neighborhood Conservation district is a residential zone.

#### (B) Uses.

##### (1) Permitted uses.

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings

##### (2) Conditional uses.

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 10	Three-family dwellings
Unit 12	Offices, studios and related services
Unit 24	Home occupations
Unit 25	Professional services
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communication facilities

(C) Density. 10 Units Per Acre.

(D) Bulk and area regulations.

##### (1) Lot width minimum.

Single Family	40 ft.
Two Family	50 ft.
Three Family	60 ft.

##### (2) Lot area minimum. 4,000 Sq. Ft.

#### (E) Setback regulations.

Front	The principal façade of a building shall be built within a build-to-zone that is located between the front property line and a line 25 ft. from the front property line.
Side, facing street	The principal façade of a building shall be built within a build-to-zone that is located between the front property line and a line 25 ft. from the front property line.
Side, internal, if adjoining a similar use unit.	5 ft.
Side, internal, if adjoining a different use unit.	5 ft.
Rear, without easement or alley	5 ft.
Rear, from center line of an easement or alley	12 ft.

(F) Minimum buildable street frontage. 40% of lot width.

(G) Height regulations. Maximum height is 3 stories or 45 feet which ever is less.

# Appendix

# Walker Park Neighborhood Master Plan

## Resources

American Community Garden Association  
<http://www.communitygarden.org/>

City Plan 2025, Fayetteville  
<http://cityplan2025.accessfayetteville.org>

Downtown Master Plan, 2004, Fayetteville  
[www.accessfayetteville.org](http://www.accessfayetteville.org)

Fayetteville Housing Authority  
Fredia Sawin, Director, [fayettevilleha@moregti.net](mailto:fayettevilleha@moregti.net)

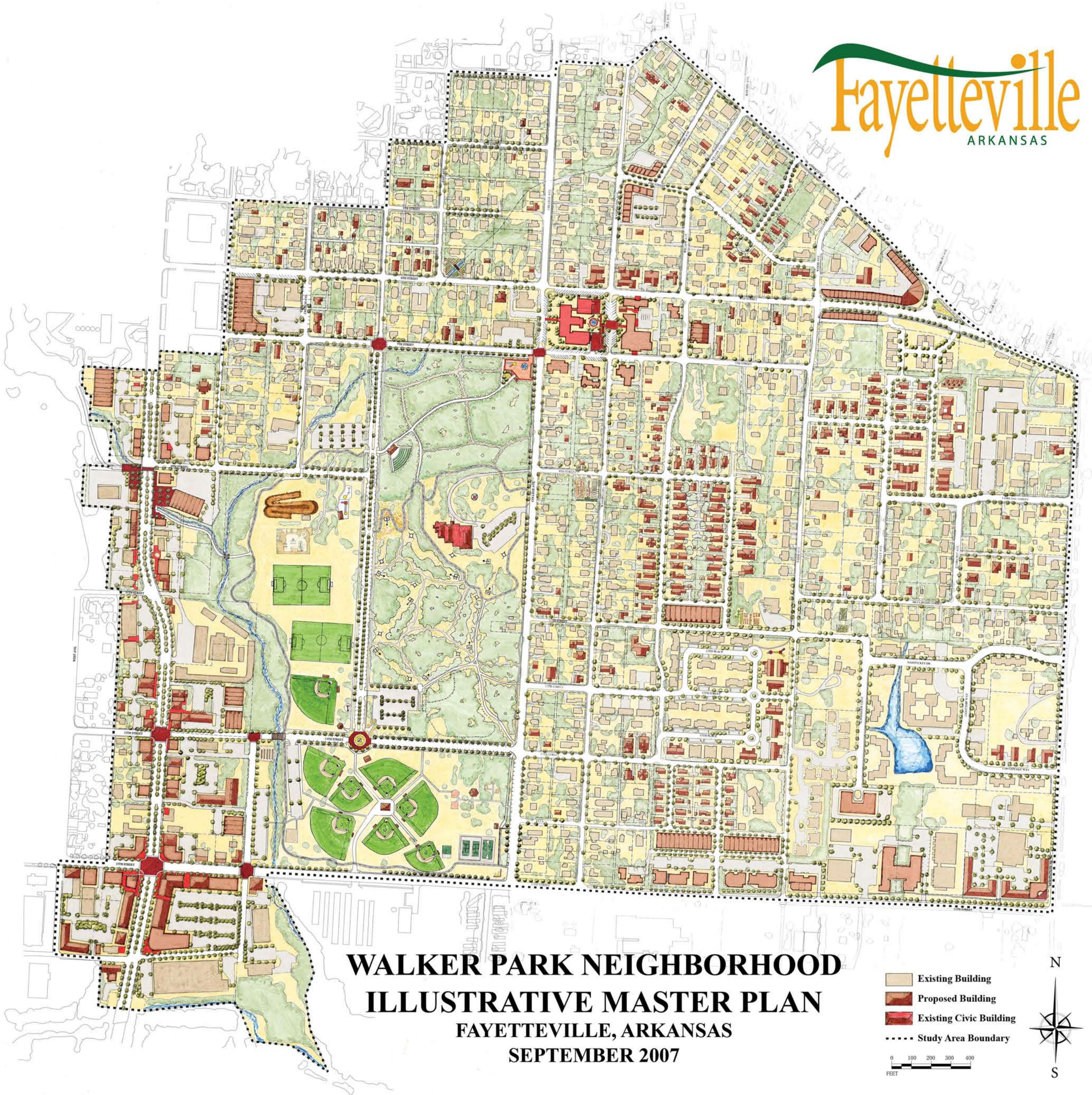
Jefferson Project  
Contacts: Ralph Nesson, [rnesson@jtlshop.jonesnet.org](mailto:rnesson@jtlshop.jonesnet.org), and  
Kathy Thompson, [kpthompson@sbcglobal.net](mailto:kpthompson@sbcglobal.net)

Urban Land Institute  
[www.uli.org](http://www.uli.org)

Washington County Habitat for Humanity  
[www.habitatwashcoar.org](http://www.habitatwashcoar.org)

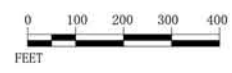
Appendix





**WALKER PARK NEIGHBORHOOD  
ILLUSTRATIVE MASTER PLAN  
FAYETTEVILLE, ARKANSAS  
SEPTEMBER 2007**

- Existing Building
- Proposed Building
- Existing Civic Building
- Study Area Boundary





**ORDINANCE NO.**

AN ORDINANCE REZONING THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 14-4859, FOR APPROXIMATELY 1.9 ACRES, LOCATED AT THE 300 & 400 BLOCK OF MARTIN LUTHER KING BOULEVARD FROM NC, NEIGHBORHOOD CONSERVATION, TO DG, DOWNTOWN GENERAL.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:**

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby changes the zone classification of the following described property from NC, Neighborhood Conservation, to DG, Downtown General, as shown on Exhibits "A" and "B" attached hereto and made a part hereof.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends the official zoning map of the City of Fayetteville to reflect the zoning change provided in Section 1.

**PASSED** and **APPROVED** this    day of    , 2014.

APPROVED:

ATTEST:

By: \_\_\_\_\_  
**LIONELD JORDAN**, Mayor

By: \_\_\_\_\_  
**SONDRA E. SMITH**, City Clerk/Treasurer