

“City Plan 2025 will help to preserve what we treasure about Fayetteville and deliver the benefits that can result from growth.”

– Mayor Dan Coody

City Plan 2025

Fayetteville, AR

PROJECT DETAILS

Project Area: Approx. 50 square miles
Client: City of Fayetteville
Year Adopted: 2006
Website: cityplan2025.accessfayetteville.org

For more information, visit doverkohl.com.



These images represent the density and character of various Transect zones, ranging from the most rural to the most urban. They represent the best scenarios for future development and will help preserve the intended character of Fayetteville.



The Project

Nestled in the Ozark Hills of Northwest Arkansas, Fayetteville is a rapidly growing city with an annual growth rate of more than 3.2 percent. This growth is twice as fast as the state as a whole, making Fayetteville part of the sixth fastest growing Metropolitan Statistical Area (MSA) in the nation. Uncontrolled expansion has led to suburban sprawl, environmental concerns and increased traffic congestion, prompting City Council to initiate a 20-year plan to balance the preservation of community character and livability with growth and development. Hall Planning and Engineering and Urban Advisors provided additional expertise for this project.

The Process

The project team hosted a 10-day charrette with four Hands-on Design Sessions in various areas of the city. Over 700 community members, from property owners to developers, elected officials, and students, participated, helping to define where growth should occur and what form it should take.

Implementation

The end result of the extensive public involvement was a policy blueprint with the following goals: Make Infill and Revitalization the Highest Priorities; Discourage Suburban Sprawl; Make the Traditional Town Form the "Norm"; Grow a Livable Transportation Network; Assemble an Enduring Green Network; and Create Attainable Housing. The outcome of the policy blueprint was City Plan 2025, which combined the work of Dover-Kohl and City staff. This Comprehensive Plan includes a detailed analysis of demographics, housing, employment and income, land use, transportation and economics. Maps identify future land uses and areas targeted for greenfield development, infill development, and land conservation as expressed by the public. The Future Land Use Map shows land type designations for all parts of the city, and the Sector Map provides overlays consistent with the SmartCode that show where the city will focus infill efforts and develop complete neighborhood plans.

Status

In 2006, City Council adopted the City Plan 2025 and the Future Land Use Map. The City has also drafted state enabling legislation for transfer of development rights and inclusionary zoning policies. Implementation is currently underway, while other neighborhood planning efforts focus on creating complete plans for strategic areas of the city. A "Citizen's Guide to Action" was created to encourage the continued participation of residents in the implementation of the Plan. The City won a state planning award for the Plan in September 2006 and received a Congress for the New Urbanism Charter Award in 2007.

The Sector Map

The Sector Map synthesizes community ideas and depicts a vision for the future growth of the city. The map identifies areas for potential development, redevelopment, conservation, and preservation.

The Growth Sector, Intended

These are the areas where new development in the form of Traditional Neighborhood Development is to be centered. The method used to determine these areas follows existing and proposed transit lines and avoids environmentally sensitive hill and flood zone lands.

The Growth Sector, Controlled

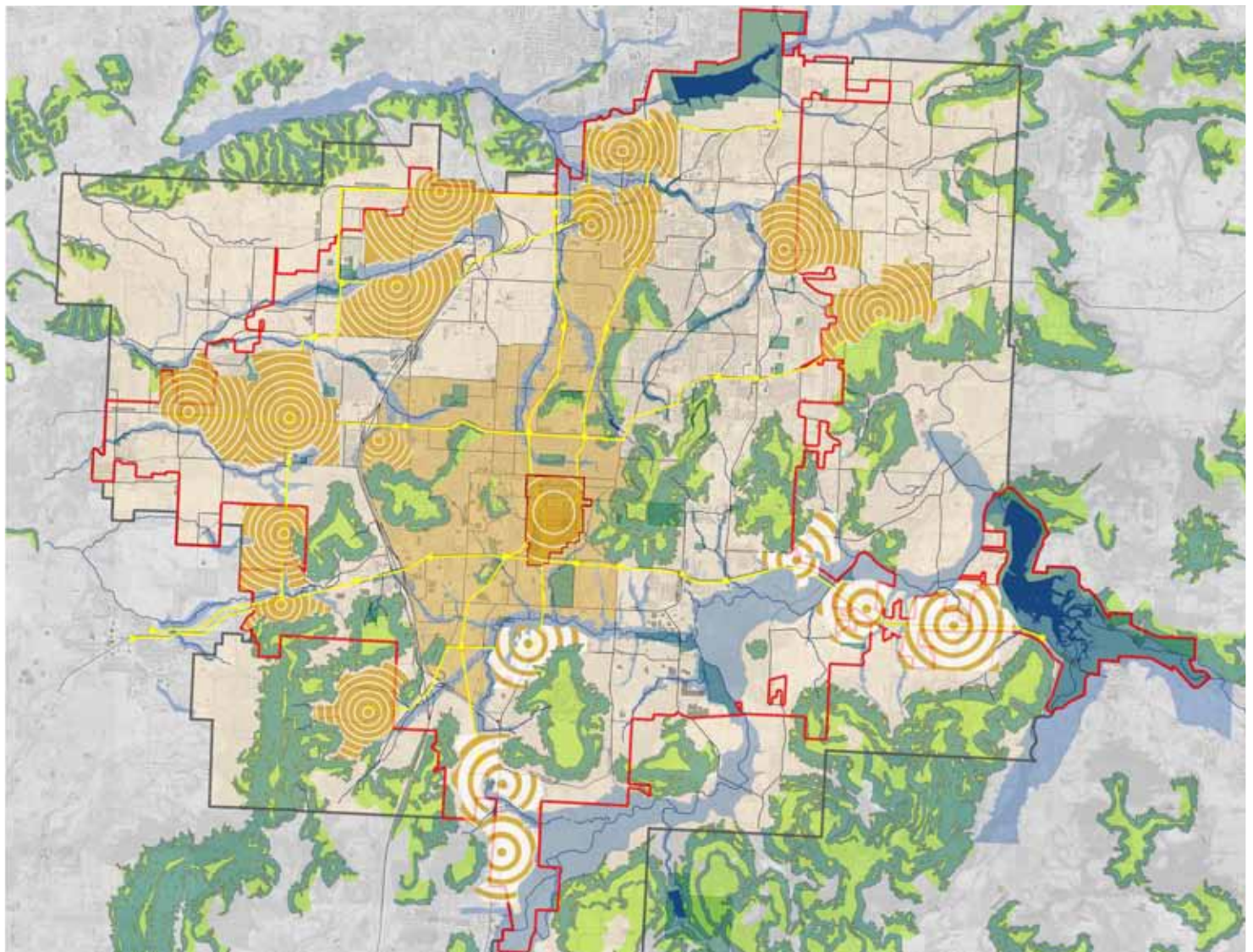
In these areas Traditional Neighborhood Development is to occur but with controls. These areas were designated because they border large stretches of otherwise developable floodplains. Other Intended Growth Areas border narrower floodplains which contain streams and wetlands which are not developable – they are effectively controlled through existing regulations. The same is true for Intended Areas bordering hills which are controlled through the existing hillside protection ordinance.

Flood Zones, Restricted Growth Centers

For reasons of flood management these areas are to be areas from which development rights should be transferred out for the creation of open space and parks.

Intended Downtown Growth/Infill Sector

The Intended Downtown Growth/Infill Sector was defined by the Downtown Plan and the specific infill strategies are described there.



- Planning Area
- City Limits
- Hilltops - Uphill from 15% slope or greater with a slope ranging from less than 15% to zero
- Hillside - 15% slope or greater
- Parks and Protected Lands
- Lakes
- Rivers
- Roads
- Recommended Roads
- Recommended Public Transportation
- Flood Zones - Restricted Growth Sector
- Growth Sector, Infill
- Growth Sector, Intended
- Intended Downtown Growth / Infill Sector (refer to Downtown Master Plan)
- Growth Sector, Controlled