



FAYETTEVILLE, ARKANSAS

Parks and Recreation 10 Year Master Plan 2002



Prepared by

Lose & Associates, Inc.

Landscape Architecture • Architecture • Engineering

Executive Summary

Parks and Recreation

Guiding Policies and Implementation Strategies

Mission Statement: To meet the parks and recreational needs of all by providing a safe and diversified park system that encourages community pride, visionary planning and operations, and environmental stewardship.

Guiding Policy: Develop a citywide trails and greenways network.

Implementation Strategies:

- A. Hire a coordinator for trails and greenways.
- B. Coordinate and administer current and future trail projects.
- C. Develop and adopt a trails and greenways master plan within one year of adoption of the Parks and Recreation Master Plan.
- D. Seek a wide variety of funding sources for enhancements to a trails and greenways network.
- E. Utilize the Park Land Dedication Ordinance for development of a trails and greenways network.
- F. Provide adequate ongoing management and maintenance resources for a trails and greenways network.

Guiding Policy: Increase park safety and accessibility.

Implementation Strategies:

- A. Enhance and expand park patrol.
- B. Incorporate current ADA standards for all renovated and new park facilities.
- C. Develop design standards that address ADA and safety issues.
- D. Improve parking and pedestrian facilities.
- E. Provide improved security and sports lighting at appropriate park locations.

Guiding Policy: Upgrade existing and provide additional community and neighborhood parks.

Implementation Strategies:

- A. Implement detailed recommendations of the Parks and Recreation Master Plan.
- B. Provide neighborhood parks within ½ mile radius of all residential areas.
- C. Provide community parks within 2 mile radius of all residential areas.
- D. Utilize the Park Land Dedication Ordinance for adding new community and neighborhood parks.
- E. Use existing funding and seek alternative funding sources for land acquisition and park upgrades.
- F. Provide adequate management and maintenance resources for a continuous commitment to the highest level of quality service for community and neighborhood parks.
- G. Develop design standards that address safety, maintenance, signage and aesthetic issues.

Guiding Policy: Provide a multi-sports complex.

Implementation Strategies:

- A. Actively seek land for development of a multi-sports complex.
- B. Provide multiple recreational activities at one site.
- C. Partner with various user groups to develop a multi-sports complex.
- D. Seek various funding sources to acquire land and develop a multi-sports complex.

Guiding Policy: Preserve open space.

Implementation Strategies:

- A. Utilize the Park Land Dedication Ordinance for preservation of open space.
- B. Evaluate existing and future open space needs.
- C. Provide adequate ongoing management and maintenance resources for open space preservation.
- D. Coordinate with Planning Division and develop strategies to preserve open space.
- E. Encourage developers to preserve open space.
- F. Use existing funding and seek alternative funding sources for land acquisition.
- G. Review opportunities for conservation easements.

Guiding Policy: Increase program diversity.

Implementation Strategies:

- A. Improve and clarify partnership agreements with other agencies and associations.
- B. Anticipate future program needs.
- C. Seek various funding sources to expand existing programs and initiate new programs.

Guiding Policy: Eliminate duplication.

Implementation Strategies:

- A. Address program areas where duplication exists.
- B. Improve and clarify partnership agreements with other agencies and associations.

Introduction-What was the need for a Parks and Recreation Master Plan?

Over the course of the past eight months, the Fayetteville Parks and Recreation Division has been involved in a comprehensive master plan study that has taken a detailed look at all aspects of the delivery system, from staffing and maintenance to facilities and agreements with other allied recreation providers. Demands associated with the growth of Fayetteville and the surrounding region have made it increasingly necessary for the parks and recreation division to continue providing quality recreation services.

The Northwest Arkansas Regional Planning Commission (NWARPC) completed the last master plan study in 1994, providing the Parks Division with a guide for developing existing parks and acquiring new land. Having amassed over 2,500 acres of parkland and 3 lakes, comprising an additional 739 acres of water, the Parks and Recreation Division was in need of an updated plan to direct growth of the division over the next ten years. The plan was to provide a strategy for continuing to improve Parks and Recreation in Fayetteville, thereby meeting community expectations and desires for parks and programs.

Methodology-What did the process involve?

The process employed by Lose & Associates, the Landscape Architecture and Land Planning firm hired to conduct the study, involved extensive public input. The process included the following:

- Interviews
 - Parks and Recreation Division staff
 - City staff
 - Community leaders
 - Parks and Recreation Advisory Board members
 - Allied recreation providers
- User Surveys (Randomly distributed to 5,900 Fayetteville residents)
- Steering Committee Workshop (Composed of community leaders and volunteers)
- Ten public meetings

The public input process proved invaluable in determining the needs and desires of the community, and helped to establish priorities for recommendations by the planning team. The top priorities, identified through each of the various forums, included:

- Construction of a city trail network to provide safe pedestrian passage between neighborhoods, parks and schools
- Preservation of natural areas and provision of more open space for general purpose use
- Provision of more community parks like Gulley and Wilson combined with more developed neighborhood parks
- Multi-sports complex
- Increased safety in parks
- Increased recreation programs for adults, teens and disabled citizens
- Desire to eliminate any duplication of services among the various recreation providers

After the conclusion of the public input portion of the master plan, the focus of the planning team shifted to a review of the Parks and Recreation Division's operations, including all aspects related to staff organization, budget allocations and expenditures, and established joint use agreements with allied recreation providers. Recommendations were made to improve efficiency and delivery of recreation services, and to re-evaluate funding allocations by the city to the various recreation providers in the community.

At the completion of the division operation analysis, Lose & Associates conducted extensive site inventories and analyses of each of the existing Fayetteville parks. The evaluation process used by the planning team examined the age, condition, accessibility, safety, level of maintenance and functionality of parks and their amenities. The results of those site inventories were compared to both the National Recreation and Park Association's (NRPA) established guidelines, as published in their "Park, Recreation, Open Space and Greenway Guidelines" manual, and to current development trends around the country.

Findings-What are the key recommendations for the future?

During the evaluation process of the Parks and Recreation Division operations, several critical needs were identified for further improvement and expansion of the parks system. The first was the addition of staff to improve efficiency and provide support to existing staff members. Key recommendations included the addition of a Greenway Supervisor and a Coordinator to oversee the development of a citywide trail system. Secretarial staff was recommended to assist with daily operation duties, and a Planning Supervisor and Project Coordinator were suggested to manage new construction projects and the renovation of existing parks. Seasonal and full time maintenance staff were seen as necessary to continue the maintenance of existing park facilities. More importantly, the need to budget for new maintenance staff when proposed projects are constructed was identified.

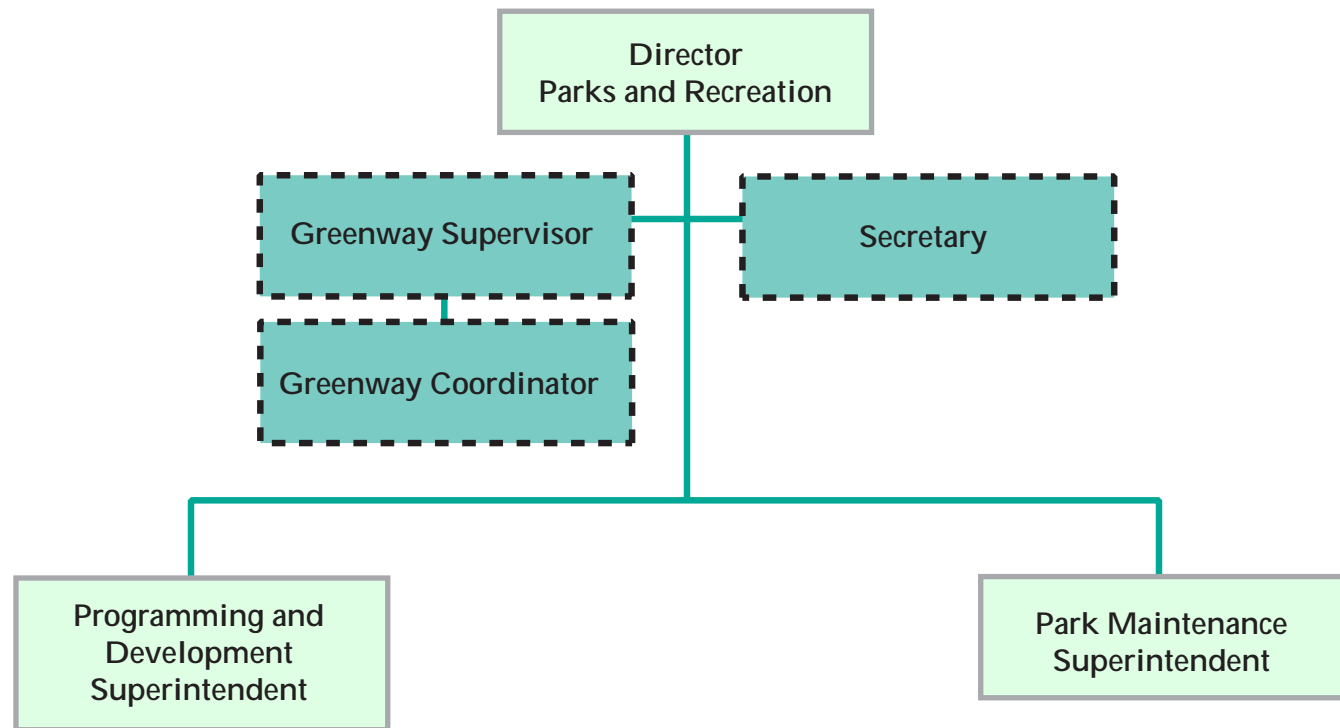
The existence of various maintenance and horticultural crews around the city prompted the recommendation to consolidate related city-funded work crews under the Parks and Recreation Division, thereby coordinating resources and manpower to improve the efficiency of public ground maintenance and beautification. Under the proposed reorganization, the downtown square gardens Horticulturist and the Parks and Recreation Division Horticulturist would be combined to allow for better use of city-funded crews and equipment, and to improve the coordination of volunteers in the public garden spaces. A City Arborist would also be added to the Parks and Recreation Division to handle routine maintenance of trees located in parks, public right-of-ways, trails, and on other city-owned properties. An existing tree maintenance crew would be placed under the supervision of the City Arborist to complete daily tree maintenance tasks. Figures ES.1-ES.3 show the proposed reorganization and staff additions for the Parks and Recreation Division.

In light of the recommended addition of new staff members and the reorganization and consolidation of existing staff, the expansion or relocation of the current Parks and Recreation Division office was also recommended. This expansion would accommodate added staff positions and create an atmosphere more friendly to visitors.

Fayetteville, Arkansas

Proposed Administrative Division

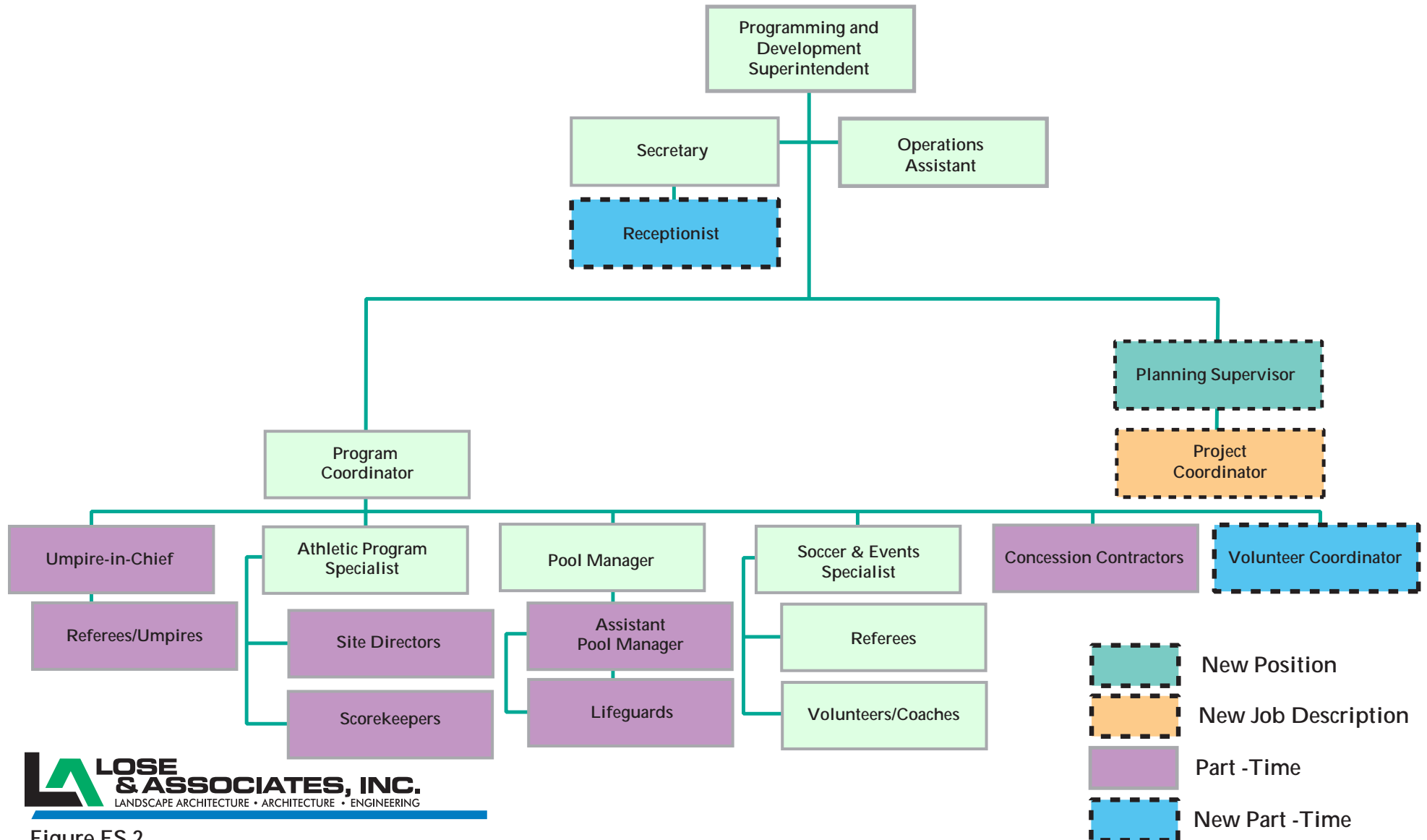
ORGANIZATIONAL CHART



Fayetteville, Arkansas

Proposed Programming and Development Division

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Fayetteville, Arkansas

Proposed Turf and Facility Division

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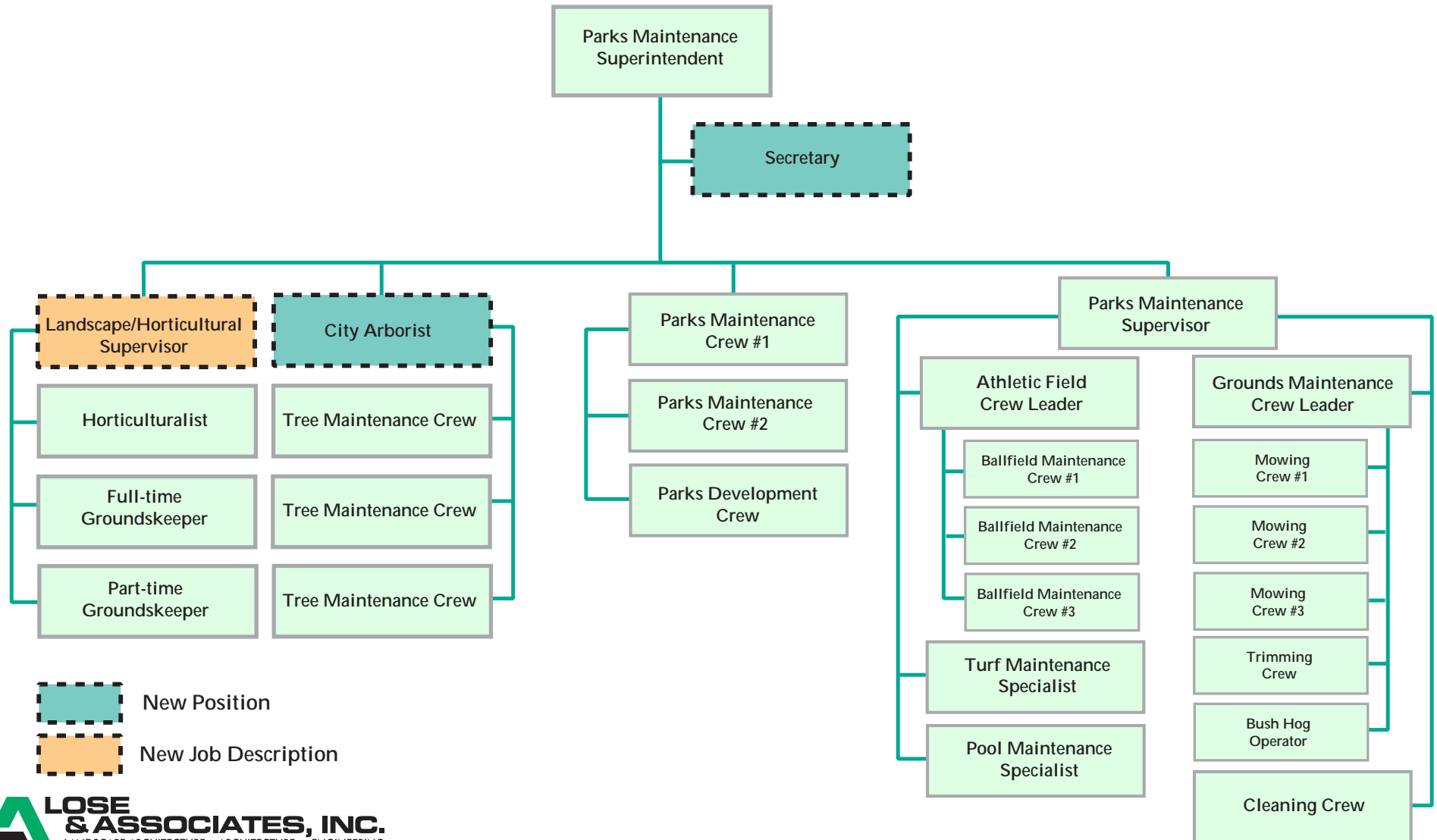


Figure ES.3

The evaluation of the programming currently offered by the Parks and Recreation Division and its supplemental organizations (Fayetteville Boys and Girls Club, Yvonne Richardson Center, Botanical Garden Society, Community Adult Center, Fayetteville School System, Athletic Associations, etc.) revealed a wide-range of athletic and cultural activities. Funding allocations by the city to these various organizations create the necessity to ensure that no duplication of services exists and that each facility or program is performing to its full potential. The planning team suggested that agreements between the city and each of these organizations should be written to clearly define programming responsibilities. Penalties for breaching the terms of any set agreement should be established. Lease agreements for use of land adjacent to city schools should be site specific in nature and should define duties associated with maintenance and capital improvements. Limited capital improvement dollars for Parks and Recreation limit the ability by the division to make capital improvements on properties that are not regularly programmed for recreation use.

Contained within the Master Plan are recommendations regarding operations of the Yvonne Richardson Center. As stated in the Master Plan, the Yvonne Richardson Center should be placed under the supervision of the Fayetteville Boys and Girls Club Board of Directors or the Fayetteville Parks and Recreation Division. The current agreement between the city and the Fayetteville Boys and Girls club stating that the “FYC will be responsible for the majority of sports activities held at indoor recreation facilities” creates an obligation to consider placing management under their organization. Recommendations have been made as to the terms of an arrangement, should the Boys and Girls Club accept responsibility for the center’s operations. In any case, the decision should be based on the City of Fayetteville’s overall goals for its recreation activities.

Review of Fayetteville’s existing facilities revealed there has been an aggressive approach taken in the acquisition of parkland, much of which has been obtained through a community parkland ordinance. Fayetteville is served by a total of 55 parks with a wide variety of facilities offered through the Parks and Recreation Division and through joint efforts with other community organizations.

The individual park evaluations completed as part of the master plan process revealed needs for facility renovations and expansions. Inspections of the existing park sites uncovered problems that were consistent throughout the system, and that are common in most parks around the country. The most prevalent problems within parks were:

- Lack of fully accessible park facilities as defined by the Americans with Disabilities Act (ADA)
- Lack of compliance with safety standards established by the American Society for Testing and Materials (ASTM)
- Inconsistency in the design of park elements (i.e. signage, buildings, other support amenities)
- Variation of maintenance standards between parks and park/school sites

Upon completion of the inventory and analysis of existing park facilities, comparisons

were made to standards established by the NRPA. Park distribution was evaluated based on four districts, as determined by the Northwest Arkansas Regional Planning Commission in their 1994 Parks and Recreation Assessment. Current park distribution by quadrant is shown in figures ES.4-ES.7. The greatest deficiencies in park acreage were found in the northwest and southwest districts, based on the NRPA recommended standard of 10.5 acres per 1,000 residents. Figure ES.8 shows the existing facilities within Fayetteville parks, as well as the projected need through 2010 based on NRPA standards. The greatest amenity shortages in the community were found in picnic pavilions, tennis courts, paved trails, and soccer fields. Amenity surpluses were seen in playgrounds and basketball courts.

| Northwest Park Description | | | |
|---------------------------------|-------|---------------------------------------|--------------------------|
| Name | Acres | Status | Classification |
| Asbell Park | 10.00 | School/Park Lease | Community |
| Bundrick Park | 4.25 | Undeveloped | Neighborhood |
| Davis Park | 9.20 | Developed | Neighborhood |
| Friendship Park | 0.38 | Undeveloped | Mini |
| Gregory Park | 19.38 | Developed | Neighborhood |
| Gary Hampton Park | 18.00 | Developed/Partial Lease | Special Use |
| Holcomb Park | 8.00 | School/Park Lease | Neighborhood/Special Use |
| Lewis Street Park | 27.00 | Developed | Special Use |
| Gordon Long Park | 6.62 | Developed | Neighborhood |
| Red Oak Park | 8.07 | Developed | Neighborhood |
| Salem Park | 11.59 | Undeveloped | Neighborhood |
| Wildwood Park | 13.95 | Undeveloped | Neighborhood |
| School/Park Lease Total Acreage | 18.00 | Estimated 2001 Population | 14,574 |
| Developed Park Acreage | 85.72 | NRPA Recommended Acreage (10.5/1000) | 153 Acres |
| Undeveloped Park Acreage | 30.17 | Provided Parks and Recreation Acreage | 136.44 Acres |
| Minimum Development Acreage | 0.00 | Deficiency/Surplus | -16.56 Acres |
| Leased Total Acreage | 2.55 | | |
| Total | | 136.44 | |

Figure ES.4

| Southwest Park Description | | | |
|--|-------|---------------------------------------|--------------------------|
| Name | Acres | Status | Classification |
| Bates Park | 7.00 | School/Park Lease | Neighborhood |
| Finger Park | 19.00 | Developed | Neighborhood |
| Frisco Park | 0.57 | Undeveloped | Mini |
| Greathouse Park | 6.00 | Developed | Neighborhood |
| Hotz Park | 0.60 | Developed | Mini |
| Leverett Park | 2.00 | School/Park Lease | Neighborhood |
| Ozark View Park/Future Boys and Girls Club | 9.00 | Boys and Girls Club/Leased | Community |
| Square Gardens | 0.33 | Developed | Mini |
| Washington Park | 0.43 | School/Park Lease | Mini |
| Wilson Park | 22.75 | Developed | Community |
| Fayetteville Boys and Girls Club | 5.00 | Developed | Neighborhood/Special Use |
| School/Park Lease Total Acreage | 9.43 | Estimated 2001 Population | 22,161 |
| Developed Park Acreage | 53.68 | NRPA Recommended Acreage (10.5/1000) | 232.69 Acres |
| Undeveloped Park Acreage | 0.57 | Provided Parks and Recreation Acreage | 72.68 Acres |
| Minimum Development Acreage | 0.00 | Deficiency/Surplus | -160.01 Acres |
| Leased Total Acreage | 9.00 | | |
| Total | | 72.68 | |

Figure ES.5



| Northeast Park Description | | | |
|--|--------|---------------------------------------|--------------------------|
| Name | Acres | Status | Classification |
| Braden Park | 2.25 | Undeveloped | Neighborhood |
| Butterfield Park | 3.00 | School/Park Lease | Neighborhood |
| Craft Park | 4.75 | Developed | Neighborhood |
| Crossover Park | 20.00 | Undeveloped/Lease | Neighborhood |
| Gulley Park | 26.67 | Developed | Community |
| Gulley Trail | 13.70 | Undeveloped | Greenway |
| Softball Complex @ Lake Fayetteville | 21.26 | Developed | Regional |
| Boat Dock @ Lake Fayetteville | 8.00 | Developed | Regional |
| North Shore @ Lake Fayetteville | 50.00 | Developed | Regional |
| Veterans Memorial Park @ Lake Fayetteville | 40.00 | Developed | Regional |
| Hobby Use Area @ Lake Fayetteville | 40.00 | Undeveloped | Regional |
| Environmental Studies Center @ Lake Fayetteville | 200.00 | Leased | Regional |
| Botanical Garden @ Lake Fayetteville | 98.60 | Leased | Regional |
| Mudcreek Trail | 19.92 | Developed | Greenway |
| Rocky Branch Park | 5.70 | Undeveloped | Neighborhood |
| Routh Park | 1.64 | Undeveloped | Greenway |
| Sweetbriar Park | 4.00 | Developed | Neighborhood |
| Vandergriff Park | 8.00 | School/Park Lease | Neighborhood/Special Use |
| School/Park Lease Total Acreage | 11.00 | Estimated 2001 Population | 13,115 |
| Developed Park Acreage | 174.60 | NRPA Recommended Acreage (10.5/1000) | 137.70 Acres |
| Undeveloped Park Acreage | 83.29 | Provided Parks and Recreation Acreage | 268.89 Acres |
| Minimum Development Acreage | 0.00 | Deficiency/Surplus | +131.19 Acres |
| Leased Total Acreage | 298.60 | | |
| Total | | 567.49 | |

Figure ES.6

| Southeast Park Description | | | |
|---------------------------------|---------|---------------------------------------|----------------|
| Name | Acres | Status | Classification |
| Bayyari Park | 7.05 | Undeveloped | Neighborhood |
| Combs Park | 87.00 | Minimum Development | Special Use |
| Eagle Park | 1.95 | Undeveloped | Neighborhood |
| Happy Hollow Park | 5.00 | School/Park Lease | Neighborhood |
| Buddy Hayes Park | 0.40 | Developed | Mini |
| Jefferson Park | 3.00 | School/Park Lease | Neighborhood |
| Lake Sequoyah | 50.00 | Developed | Regional |
| Lake Sequoyah | 1234.00 | Undeveloped | Regional |
| Lake Wilson | 20.00 | Developed | Regional |
| Lake Wilson | 250.00 | Undeveloped | Regional |
| Mt. Sequoyah Gardens Park | 2.42 | Undeveloped | Neighborhood |
| Ridgeway View Park | 6.00 | Undeveloped | Greenway |
| Root Park | 2.00 | School/Park Lease | Neighborhood |
| Trammel Park | 0.70 | Developed | Mini |
| Walker Park | 64.34 | Developed | Community |
| White River Baseball Complex | 49.24 | Developed | Special Use |
| Yvonne Richardson Center | 1.75 | Developed | Special Use |
| School/Park Lease Total Acreage | 10.00 | Estimated 2001 Population | 13,350 |
| Developed Park Acreage | 186.68 | NRPA Recommended Acreage (10.5/1000) | 140 Acres |
| Undeveloped Park Acreage | 1501.42 | Provided Parks and Recreation Acreage | 1785.10 Acres |
| Minimum Development Acreage | 87.00 | Deficiency/Surplus | +1645.10 Acres |
| Leased Total Acreage | 0.00 | | |
| Total | | 1785.10 | |

Figure ES.7

| NRPA Standards for Park Facilities (Based on Estimated Fayetteville Service Area Populations) | NRPA Recommendations | Existing Number of Park Facilities | 1999 Facility Need based on a pop. of 58,163 | 2001 Facility Need based on a pop. of 63,201 | 2010 Facility Need based on a pop. of 87,318 |
|---|---------------------------------|---|---|---|---|
| Acreage | 10.5/1000 | 2591.24 | 610.7 | 663.6105 | 916.839 |
| Outdoor Basketball | 1/5,000 | 23 | 11.6 | 12.6 | 17.5 |
| Hand Ball | 1/20,000 | 2 | 2.9 | 3.2 | 4.4 |
| Tennis | 1/2,000 | 12 | 29.1 | 31.6 | 43.7 |
| Volleyball | 1/5,000 | 5 | 11.6 | 12.6 | 17.5 |
| Baseball/Softball | 1/2,500 | 22 | 23.3 | 25.3 | 34.9 |
| Football | 1/20,000 | 0 | 2.9 | 3.2 | 4.4 |
| Soccer | 1/4,000* | 10 | 14.5 | 15.8 | 21.8 |
| Golf Course | 1/50,000 | 0 | 1.2 | 1.3 | 1.7 |
| Golf Driving Range | 1/50,000 | 0 | 1.2 | 1.3 | 1.7 |
| Trail System | 1mile/5,000* | 9.55 | 11.6 | 13 | 17 |
| Swimming Pools | 1/20,000 | 1 | 2.9 | 3.2 | 4.4 |
| Running Track | 1/20,000 | 0 | 2.9 | 3.2 | 4.4 |
| Playgrounds | 1/2,500 | 31 | 23.3 | 25.3 | 34.9 |
| Gymnasiums | 1/20,000 | 5 | 2.9 | 3.2 | 4.4 |
| Community Centers | 1/50,000 | 1 | 1.2 | 1.3 | 1.7 |
| Community Room | N/A | 0 | N/A | N/A | N/A |
| Indoor Pools | 1/50,000 | 0 | 1.2 | 1.3 | 1.7 |
| Indoor Roller Hockey | 1/100,000* | 0 | 0.6 | 0.6 | 0.9 |
| Outdoor Roller Hockey | 1/25,000* | 0 | 2.3 | 2.5 | 3.5 |
| Racquetball | N/A | 2 | N/A | N/A | N/A |
| Inline Skating Court | 1/25,000* | 1 | 2.3 | 2.5 | 3.5 |
| Picnic Pavilion | 1/2,000 | 12 | 29.0 | 31.6 | 40.0 |

Figure ES.8

The planning team's development of a capital improvement plan over the next ten years was grounded in the public input compiled in the early stages of the master plan process. The top items on the capital improvement plan include the following:

- Develop a greenway master plan and begin an aggressive development of the trail system
- Improve existing athletic field conditions
- Begin development of a new community park on the west side of Fayetteville including tournament level soccer and youth softball/baseball fields, walking trails, passive park amenities and a swimming pool
- Provide swimming facilities as deemed necessary
- Work toward ADA and safety compliance in parks
- Add tennis courts, pavilions, and other identified amenity shortages
- Expand administrative office to accommodate staff additions

Capital Improvements and Funding-What are the options?

Recommended capital improvements totaled nearly \$35 million over the next ten years. The current capital improvement expenditures allocated to parks and recreation are approximately \$1,284,000, including proceeds from various sales tax appropriations. The current funding for capital improvements will not allow for the development of some of the larger recommended facilities. At \$1.3 million dollars per year, the Parks and Recreation Division could make the recommended \$15.3 million dollars of improvements to existing facilities. Excluding inflation, this would take approximately 12 years. The addition of greenways and new park facilities would increase the total by \$19.7 million dollars and require an additional 19 years for completion of the master plan recommendations.

Residents of Fayetteville have grown accustomed to quality facilities and demand innovative improvements to the parks and recreation delivery system. Therefore, it is the city's task to determine what priority should be given to parks and recreation, among other city services. Current funding will require residents to wait for development to occur over a twenty-year period. The question remains whether twenty years is too long to ask residents to wait while other communities continue to move forward. Other funding recommendations and methods for collecting subsidies to aid in park facility development have been outlined in section 8 of the master plan report and include the following:

- Bond program
- Special project funding appropriated to park development
- Zoning and regulatory funding
- Grants
- Density bonuses for open space preservation
- Conservation District Zoning
- Private donations and partnerships

Conclusion-What are the benefits?

In conclusion, there are many long-term benefits for a community that has a successful and growing parks and recreation program. Parks have the potential to impact citizens of all ages, ethnic backgrounds and demographics in an affirmative and life-enhancing fashion. Community pride and respect are increased as citizens of Fayetteville are provided options for recreation and cultural activities. Children and teenagers, provided with a constructive outlet for their energies and spare time, can be more easily directed towards a positive, self-confident future. An investment in the future of the parks system is an investment in the future of Fayetteville.



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SECTION 1 Introduction

Introduction

The economic success that our country has enjoyed in recent years has contributed to the rapid growth of communities nationwide. This growth, both in land area and population, has placed great demands on government municipalities to provide adequate services to constituents. One service that has seen increased demand is in the area of parks and recreation. In an attempt to conserve land, new neighborhoods are being constructed at greater densities per acre, resulting in reduced building lots and yard space. This trend has increased the demand for common open space and recreation areas. As the availability of natural areas decreases, citizens are relying more on their governments to set aside areas for public use and access.

Another trend, brought on by today's fast paced lifestyle, has been the reduction in available leisure and family time. When citizens work longer, harder hours, the need for quality and diversity in recreation programming becomes even more important. Additionally, the number of park users looking for new, year-round recreation opportunities continues to grow, further increasing demands on recreation providers.

The Fayetteville Parks and Recreation Division realized the expansion needs brought on by rapid growth and decreased leisure time. The result has been an aggressive approach to land acquisition that has amassed over 2,500 acres of land area and 730 acres of water area. The challenge for the Division has been the proper management of this land, which today remains over 90% undeveloped. Currently in place is a park land ordinance which requires new developments with more than 100 homes or 40 acres to provide open green space for future parks and natural habitats. While positive in its intentions, this ordinance does not address the increased maintenance and management burdens created by added park land.

Existing parks also face new challenges. Participation in both traditional and non-traditional programs has increased, leading to heavier usage of current facilities and creating increased demand for a wider variety of new recreational opportunities. The ability to provide successful programming that offers something for everyone is dependent on the condition of current facilities and available space.

As a result of its' growing park system and need to meet citizen demand for quality, the City of Fayetteville sought an experienced planning firm to conduct a strategic master plan study. Lose & Associates, a landscape architectural and land planning firm headquartered in Nashville, Tennessee, was selected to develop a 10-year plan addressing all issues related to facilities, programming, and park land management. Incorporating community input in the form of interviews, a workshop, user survey, and open public forums, Lose & Associates formulated recommendations based on national standards, public opinion, and the successes of communities similar to Fayetteville. These recommendations, outlined in the accompanying Ten Year Master Plan, are designed to help Fayetteville develop and maintain the best possible park system for its' citizens – a system that meets the need for expansion and diversity in a rapidly changing social climate.



SECTION 2

Fayetteville Demographic Profile

Demographics

The city of Fayetteville, Arkansas serves as regional hub to an area that has experienced a steady economic and population growth over the last decade. Located in Washington

County, Fayetteville has shared its growth with the communities of Rogers and Springdale, which are located directly north of the city on Highway 71B.

Covering 950 square miles, Washington County is located in the northwest corner of the state among the peaks of the Ozark Mountain Range.

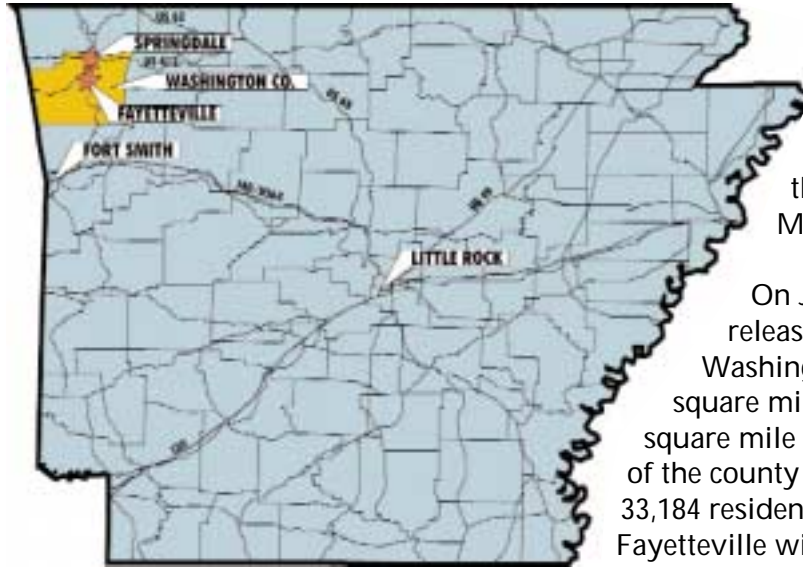


Figure 2.1

On July 1, 1999, the United States Census Bureau released estimates showing the total population of Washington County at 146,593, or 153.4 persons per square mile. That was compared to 49 persons per square mile for the entire state of Arkansas. The growth of the county over the past nine years was 29.3%, or 33,184 residents. Population estimates by city showed Fayetteville with a 1999 population of 58,163, an increase of 15,409 over the 1990 estimate of 42,754—a growth of 36%. These numbers include the population at the University of Arkansas which currently accounts for 15,396 graduate and undergraduate students.

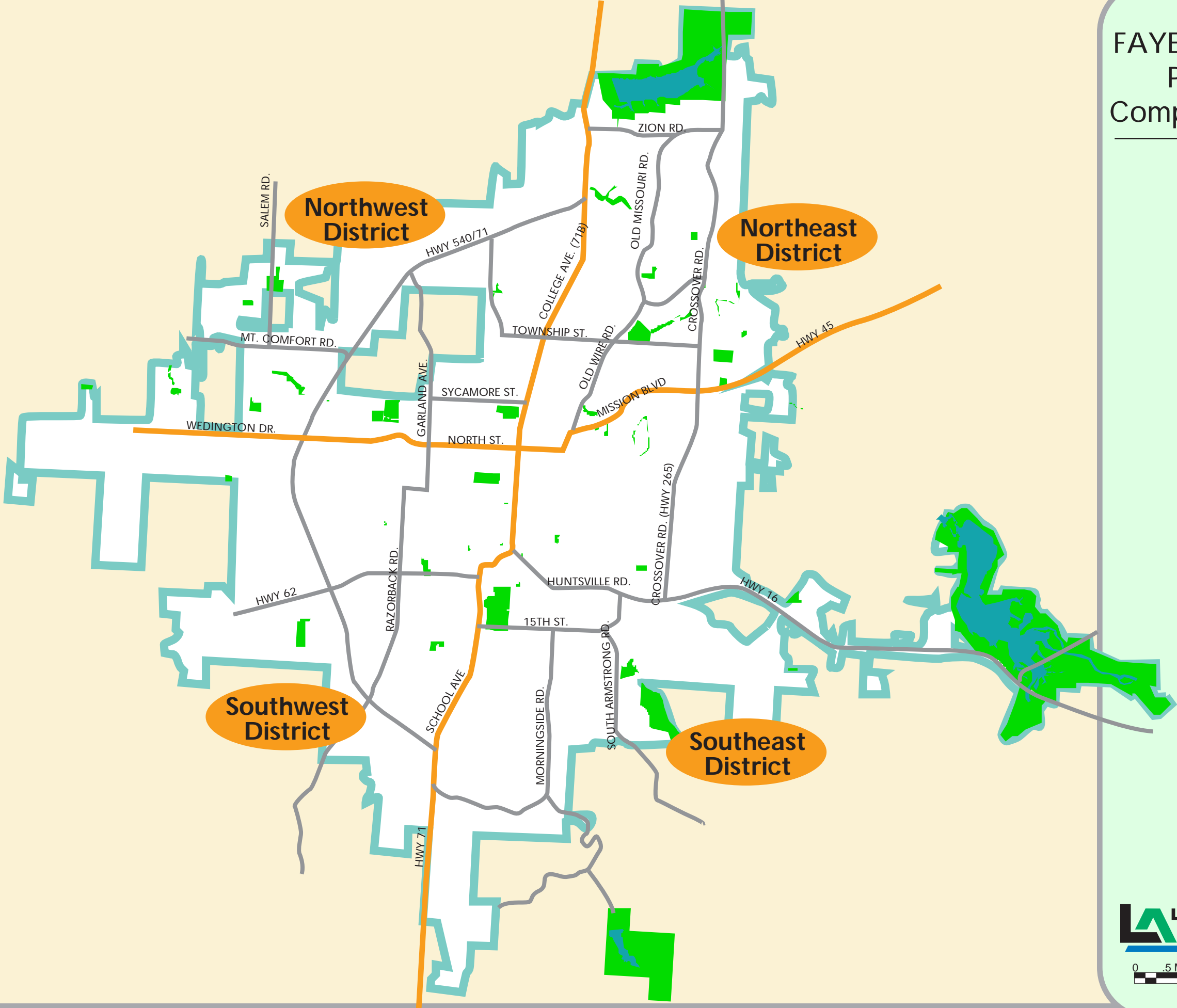
The City of Fayetteville encompasses eighteen census tract districts, nearly all of which extend outside the corporation limits. The total population for these districts in 1990 was 76,742. Estimates released in 1997 recorded the total population of the Fayetteville tracts at 95,633—a growth of 25% over the seven-year period.

In 1994, the Northwest Arkansas Regional Planning Commission (NWARPC) completed an assessment of the Fayetteville Parks and Recreation Division, establishing goals, standards, and plans for the development of city parks. In their assessment, the NWARPC identified four park districts in the northwest, northeast, southwest, and southeast. The boundaries used to divide Fayetteville were Highway 16 to the west, Highway 45 to the east, and Highway 71B to the north and south as shown in Figure 2.2. Using census data, the NWARPC estimated the city to have a 1990 population of 42,099. The population per district was said to be 9,708 in the northwest, 14,762 in the southwest, 8,736 in the northeast, and 8,893 in the southeast. The study further estimated that Fayetteville would grow to a population of 48,228 by the year 2000; however, estimates released in 1999 showed the population had grown at a much faster pace of 4% annually. Following this growth pattern, the 1999 population per district would have been 13,412 in the northwest, 20,395 in the southwest, 12,070 in the northeast, and 12,286 in the southeast. The current population per district could be estimated at 14,574 in the northwest, 22,161 in the southwest, 13,115 in the northeast, and 13,350 in the southeast, for a total of 63,200.

FAYETTEVILLE, ARKANSAS
Parks & Recreation
Comprehensive Master Plan

Park Districts

Figure 2.2



A review of building permits issued in Fayetteville between January of 1999 and December of 2000 shows the highest number of single-family residences were being built in the northwest district, followed very closely by the southeast. Multi-family per-

RN - Single Family (1 unit)
 RD - Residential Duplex (2 Units)
 RT - Residential Triplex/Fourplex (3 to 4 Units)
 RM - Residential Multi-family (4 Units and up)
 TH - Townhouse (1 Unit single family attached w/ zero lot line)

| Zoning | Northwest | Northeast | Southwest | Southeast |
|--------|-----------|-----------|-----------|-----------|
| RN | 185 | 168 | 96 | 183 |
| RD | 13 | 24 | 1 | 5 |
| RT | 3 | 3 | 0 | 29 |
| RM | 467 | 0 | 47 | 265 |
| TH | 16 | 11 | 0 | 0 |

mits were also the most prevalent in the northwest and southeast.

Residential duplex permits were the highest in the northeast, with a considerable number of single-family units also being constructed in that district. Figure 2.3 shows the total number and type of residential permits

Figure 2.3

issued per district. Based on these figures, it is very likely that the population growth in the northwest and southeast districts was higher than the projected 4% annual growth rate, while growth in the northeast and southwest may have been slightly lower.

Using data provided by the 1990 census, Fayetteville was said to have a population that is 21,072 male (50.06%) and 21,023 female (49.94%). The ethnic make-up of the community is 93% White, 3.5% Black, 1.3% American Indian, 1.5% Asian, with the remainder made up of other ethnicities. Projections released by the 2000 census indicate a rapidly growing Hispanic population in Northwest Arkansas with Washington County among the top two with the highest migration of Hispanics. A look at the age profile of the community shows the largest percent of the population is aged 25-44 (31%), followed by those aged 18-24 (25%). Residents aged 45-64 account for 13.5% of the population, with those over the age of 65 making up 9.6%. Minors under the age of 18 represent 20.5% of the population, with 6.5% of that consisting of children under the age of four. Figure 2.4 shows the population distribution by age and gender.

The 1990 total household population for Fayetteville was 17,009. The number of married couples with children under the age of 18 was 3,714 (21.8%), while the number of single adults with children was 958 (5.6%). The reported median household income in Fayetteville for 1989 was \$21,202 compared to the Washington County median of \$23,638. In November of 2000, the Census Bureau released estimates that showed the median household income in 1997 for Washington County was \$32,188—a rise of \$8,550 (36.17%) over 1990. The same report estimated residents living in a state of poverty at 19,298. Residents under the age of 18 living in poverty accounted for 7,097.

A close look at the economic profile of each census tract finds that in 1989, those with the lowest median household income were located in the central Fayetteville area in Tract 107.01. This tract, bound to the north by Highway 71/540, south by Maple Street, east by the Arkansas/Missouri rail line, and west by Hall Avenue, had a median

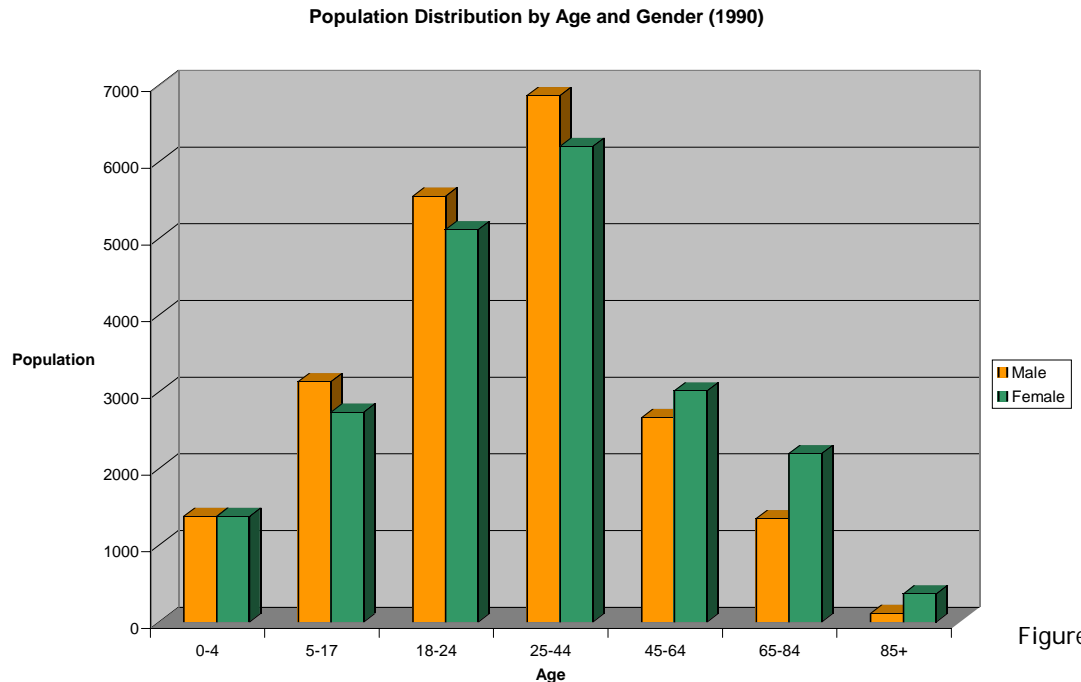


Figure 2.4

household income of \$10,699. Tract 108, bound to the north by Maple Street, south by Archibald Yell Boulevard, east by College Avenue, and west by Garland Avenue and California Boulevard, had a 1989 median household income of \$10,863. Areas with the highest median household income were found in the four census districts located directly east of Highway 71B. The average median income in those four districts was \$31,708.

Statistics on educational attainment by the community show that 12.8% of the population did not obtain a high school diploma in 1990. Conversely, 69% had obtained some college training, an associate, bachelors, graduate, or professional degree.

Demographic Analysis

The location of Fayetteville at the center of a growing metropolitan area places many demands on the city to provide accessible parks and recreation facilities and programs. The existence of alternative recreation providers within the city alleviates some of the obligations by the parks and recreation division to sponsor programs that are typical of a city recreation department. Program and facility providers such as the Fayetteville Boys and Girls Club and the Community Adult Center, which are partially subsidized by the city, meet many of the indoor recreation needs while the parks and recreation division primarily serves outdoor recreation needs. The Yvonne Richardson Center, also funded by the city, provides recreation needs for families with low income and at-risk youth.

Review of the demographic profile of the community shows that Fayetteville has a young population with an equal ratio of males to females. Over 90 percent of the popu-

lation is under the age of 65, with nearly 46% under the age of 24. These statistics suggest the existence of a very high concentration of residents who would participate in organized team and individual based sports. Public input suggested a need for increased programs for the adult population of Fayetteville. The high percentage of residents under 40 supports the demand for increased programs for that age group.

The economic statistics released in 1997 showed that 16% of Washington County was living in a state of poverty. Review of the median household incomes by census tract finds two areas within the city of Fayetteville that are almost one-half the city average. Close proximity to the University of Arkansas indicates that in many cases students occupy the tracts with the lowest median household incomes; however, there are many homes of lower income families as well. The location of the Yvonne Richardson Center in one of the low income areas provides great opportunities for programming to underprivileged youth. Recreation providers in Fayetteville should be cognizant of the needs of lower income populations, and provide programs accordingly.

Other users that require special consideration by program and facility providers are single parents and two-parent families where both work outside the home. The time required to transport children to and from recreation activities can be a difficult obstacle to overcome. This restraint is magnified when there is more than one child participating, as is likely the case in most households. The modern reality of two-parent working families, single parent working families, and active seniors has increased both the demand for good programming and the need for neighborhood parks and interconnecting greenways, which offer easily-accessed outlets for recreation.



SECTION 3

History of Planning

History of Planning

The history of planning for parks and recreation in Fayetteville extends back to the early General Plans, which addressed all issues relative to city planning. As early as 1970 recreation was addressed, however, at that time, it was decided to place less emphasis on parks in favor of other needs of the city. In 1979, the Park Board initiated a study with the Northwest Arkansas Regional Planning Commission to complete an inventory and assessment of the existing park facilities. The available parks consisted of 21 properties on 186 acres, which included seven properties that were acquired as part of a lease agreement with the School Board. The completion of that report provided a guide to the parks division for developing existing parks and acquiring new land.

On May 17, 1994 an updated plan, completed by the Northwest Arkansas Regional Planning Commission, was approved. By that time, the parks division had grown to 33 parks on 486 acres in addition to three lakes and the surrounding property totaling another 2,652 acres. In 1981, the city had initiated a park land ordinance that required developers to pay a park fee or dedicate land as part of their development. This ordinance had been instrumental in the acquisition and development of several small parks over the course of the 13 years from the time of its inception to the development of the park plan update. The 1994 update included goals for the division as well as provided recommendations for improvements. The goals as recorded in the plan were as follows:

- Encourage and provide recreational opportunities for all ages and abilities, both active and passive.
- Provide recreational opportunities within the area that meet standards for size, location and use, and will adequately serve existing and future population.
- Encourage the development of park lands which are visually and aesthetically pleasing.
- Encourage the protection of open space and natural resources so that a high quality of living can be retained for future generations.
- Encourage utilization of open space for park and recreation needs.
- Encourage active recreation activities for longer periods of time in large spaces located at outlying urban areas.
- Strive to achieve public involvement to produce the most current and up-to-date park system possible.
- Seek a wide variety of funding sources for the enhancement of the park system.

In 1994, the Northwest Arkansas Regional Planning Commission determined the need for a classification system of park lands. The system was comprised of 6 park types and included: Sub-neighborhood Parks, Neighborhood Parks, Community Parks, Regional Parks, Special Use Parks and Parkways. Following a set of criteria, each park in the system was classified as one of the six types. Assessments were completed for each and recommendations were made based on park and open space standards. The top three priorities identified in the overall assessments were:

Priority 1: Develop facilities within existing and new parks.

Acquire park land in developing areas or areas that are projected to develop in the near future (1-5 years).

Seek additional funding for maintenance and development of new and existing facilities.

Priority 2: Acquire land or develop linkages between park facilities.

Coordinate a pedestrian/bicycle trailway route with the city's Trailway Plan by linking all elementary schools, parks, and regional employment centers.

Develop a system of trails within parks.

Priority 3: Acquire park land in built-up areas that do not have a neighborhood park and are further than one mile from a community park.

Acquire park land in advance of development in undeveloped areas (5 plus years).

Specific recommendations were made for each park in addition to long range park considerations which included the following five items:

- Acquire park land outside the city limits in areas which are developing.
- Cooperate in development of a parkway along the West fork of the White River from Highway 71B to Highway 45.
- Acquire park easements along creeks and flood plains as development occurs.
- Vote a millage assessment or pursue other funding methods for acquisition, maintenance, and improvements of parks.
- Update the Master Park Plan no later than 2003.

The 1994 plan has served as the guiding principal for parks and recreation over the last six years. Continued growth of the division and a need to establish new guidelines for the coming years have prompted another update. Many of the goals and recommendations made in the previous plan have been achieved providing a system that is highly regarded by the residents of Fayetteville. However, some of the issues raised in the 1994 plan continue to require attention today. Recommendations for developing linkages between parks as well as establishment of a pedestrian/bicycle trailway linking schools, parks, and regional employment centers is a continued need. Further development of existing neighborhood parks remains a highly desired priority by citizens in the community as well.

Fayetteville General Plan 2020

Adopted by the City Council on December 19, 1995, the Fayetteville General Plan was developed to establish policies for directing growth in Fayetteville through 2020. The plan was an update to the previous General Plan 2010, which had been in effect since November of 1993. Prior to that time a general land use plan developed in 1969 had served as the point of control for the city's growth. The 2020 plan followed the guiding principals of the 2010 plan, which consisted of the following key objectives:

- Creating a sense of place and connectivity within neighborhoods and community.
- Containing and strengthening the emergence of multiple activity centers.
- Enhancing and revitalizing older urban areas.
- Relating the natural and built environments through community design.
- Increasing transportation efficiency.
- Increasing affordable housing.

The 2020 plan was to include the preparation of a master street plan, land use plan and community facilities plan. The land use plan was to include but not be limited to the following:

- The reservation of open spaces;
- The preservation of natural and historic features, sites and monuments;
- The existing uses to be retained without change;
- The existing uses proposed for change; and
- The areas proposed for new development.
- The plan may include areas proposed for redevelopment, rehabilitation, renewal and similar programs.

The specific scope determined by City Council in Resolution 13-95, which called for the initiation of the study, included the following:

- A description of the proposed year 2020 boundaries and service provision areas of the city.
- The projected growth in population, industry, and commerce to be accommodated within these boundaries by the year 2020.
- The land area required to accommodate this growth, based on the density considerations outlined in the 2010 plan.
- An inventory of all undeveloped and underdeveloped land with the area.
- A plan for the accommodation of necessary growth in these undeveloped and underdeveloped areas, including the reservation of open space for parks, recreation, and the preservation of the character of the city, at all times maximizing the utilization of existing infrastructure for the purpose of efficiency and economy of development, and minimizing development where new infrastructure would be required or where existing infrastructure would be over-taxed. The plan shall specify development densities appropriate to different areas of the city, in accordance with sound principals of urban design, and shall provide for transportation alternatives to automobiles, including pedestrians and bicycle facilities.

As shown, the scope of the 2020 General Plan was very specific in determining the proper planning and management of open space for the city of Fayetteville. Analyzing the growth of the city since its settlement, the plan provided current and projected population growth through 2010.

General Plan 2020 recognized that “one of Fayetteville’s greatest assets is its wide diversity of recreational areas and open space.” Through evaluations of existing parks, the plan identified problems with compliance of the Americans with Disabilities Act (A.D.A.) and needs for replacement or renovations in parks as a result of heavy use

and vandalism. The plan went further to evaluate the availability of existing facilities based on the National Recreation and Parks Association standards of 1995 and concluded that the division was only serving 53% of the population at that time. In order to meet current and future needs the plan recommended a total of 364 acres of park land with the development of softball, baseball, and soccer complexes as well as two parks totaling over 20 acres each in the Northwest and Southeast quadrant of the city. In order to keep pace with the necessary maintenance needs of the parks, the plan recommended the addition of 1 employee for every 3,000 residents and the addition of a centrally located maintenance facility.

Addressing the circulation needs of the city, the general plan evaluated the provision of routes for vehicular, rail, aviation, motor freight, and pedestrian movement. Identifying the intent of the city to improve the availability of sidewalks and to construct a trail system over twenty-five miles in length, the plan recommended continued support and funding for improving pedestrian routes in and around the city.

The 2020 plan has identified a course of action to be completed by the year 2020. Capital improvement funding and land acquisition through the park land ordinance are two approaches the city has taken to provide park land and facilities to its residents. Increased funding and other creative methods for improving services will be required to reach established goals and meet community expectations.



SECTION 4 Public Input Process



Public Input

One of the key objectives expressed by the Fayetteville Parks and Recreation Division for conducting a master plan study was to gain a clear understanding of public opinion and desires regarding facilities and programs. Gathering public input was the single most important component in the master planning process, and provided the planning team with the basis on which to formulate recommendations. Input was obtained in a variety of different forums including: interviews of all Parks and Recreation Division staff, key government employees, community leaders, Parks and Recreation Advisory Board members, and other community recreation providers.

A citizens' steering committee was formulated, made up of volunteers from the community who participated in a full day workshop. A user survey was distributed in November 2000, providing the opportunity for approximately 5,900 area residents to offer opinions about community parks and recreation. In addition, nine public meetings were conducted throughout September and October 2000, offering residents the opportunity to come out and speak on issues that were important to them. Other comments were received via e-mail and mail-ins, completing the public input process and providing a full inventory of public opinion. The following narrative provides a summary of the various phases of the input process.

Interviews

The master plan began on August 21, 2000 with the initiation of the first of a series of interviews which included parks and recreation administrative and maintenance staff, parks board members, city council members, city division heads, the mayor and other community leaders. These interviews were the key to understanding the history of parks and recreation in Fayetteville and to providing insight into the operation, policies and procedures for the division. Meetings continued through August 23rd and were held again on September 14th and 15th. While staff interviews were the most important, offering critical information about current division responsibilities and staff assignments, meetings held with city officials and community leaders offered insight into the expectations of the community regarding the future of parks and recreation in Fayetteville. Mayor Dan Coody expressed his vision for the future of parks and recreation saying the development of greenways and improvements to current use patterns were top priorities for his administration. Revealing some of the problems and identifying many of the strengths, interviews provided the planning team with the necessary information to begin conducting research and obtaining public opinion.

Steering Committee Workshop

On September 15, 2000, a Steering Committee Workshop was held at Drake Field with participants from throughout the community. Members of the Steering Committee consisted of residents who were chosen based on their affiliation with various community organizations, former or current users of park and recreation facilities, or who responded to newspaper requests for citizens interested in participating in the day-long workshop. Every person who responded in writing was invited to participate in the process, resulting in approximately 45 members. Obligated to participate fully in the workshop, steering committee members were also asked to reassemble for review of the preliminary master plan in the spring.

The intent of the workshop was to identify program and facility needs and priorities, identify strengths and weaknesses, develop goals and objectives, and create a mission statement to help direct the Fayetteville Parks and Recreation Division in the coming years. The session started at 9:00 a.m. with a brief introduction of the master plan project team and an orientation of the workshop process. Participants were then divided into seven groups to allow individuals the opportunity to express their thoughts among a smaller team and then present ideas to the whole group.

The first assignment for workshop participants was to develop a mission statement for the Division which clearly expressed the purpose of parks and recreation in the community. Each group gathered and discussed what, in their opinion, was an appropriate mission for the Division. Some teams were very specific in their approach to creating a mission while others listed more general ideas that should be included within the final statement.

The following are the ideas as presented by each group.

Group 1:

Enjoyment and recreation for all with a focus on continued growth, safety, the environment, quiet enjoyment, community pride, and cooperation among all citizens.

Group 2:

Providing a diversified park system that encourages participation through a variety of activities, facilities, and programs in a safe, secure environment.

Group 3:

- Diversity of activities
- Environmentally sound
- Safe
- Fun
- Preserves natural features, streams, etc.
- Trails to connect schools, parks
- Future oriented vision
- Preserve the green space ordinance
- Improve quality of life

Group 4:

To be a responsive department that builds and maintains safe and inclusive parks and facilities, and coordinates and promotes recreational and leisure activities.

Group 5:

To meet the parks and recreational needs of all the people of Fayetteville through progressive planning and management, while paying careful attention to the physical, educational, spiritual, and aesthetic dimensions.

Group 6:

Identify and protect natural features of Fayetteville. Offer an inclusive variety of recreation opportunities for all ages and abilities including:

- Field sports complex (clustered)
- Neighborhood parks
- Systems of trails (greenways) for recreation and transportation
- Natural, undeveloped spaces available throughout the community
- Redefining/refining recreation
- Improved information/education on the parks system

Group 7:

To make available to all a safe place to play, relax, and enjoy life.

Upon review of the proposed mission statements and ideas, the planning team developed a statement that combined many of the predominant philosophies that were included within each teams' suggestions. The diverse group of citizens involved in the process brought a varying degree of ideas from preservation of natural features to provision of facilities that offer safety and variety to users. The following represents a mission statement that assembles many of the ideas expressed by participants and provides a basis for the division in deciding a mission statement to direct their approach to providing services to citizens in the coming years.

Mission Statement:

To meet the parks and recreational needs of all by providing a safe and diversified park system that encourages community pride, visionary planning and operations, and environmental stewardship.

Upon completion of the mission statement exercise, teams were asked to separate once again and develop a list of goals and objectives for the division. The prevailing themes that were revealed brought to light the importance the community places on land management practices, cooperative efforts between the various government agencies and the expansion of parks and programs to be available to all citizens. The following results were recorded:

Group 1:

- Increase green space
- Education through different avenues
- Transportation and increased access to parks
- Indoor and outdoor year-round activities
- Team and individual recreation
- Future vision and continued growth
- Safety and environmental consideration
- Increase parks to accommodate growth
- Water quality, conservation and natural preservation
- Better communication among all city agencies
- Community pride

- Quality leadership
- Enjoyment for people of all ages
- Diversity

Group 2:

- Evaluation of parks systems for improvement and possible acquisition and deletions
- Education: where, what, facilities, scheduling, etc.
- Maintenance: improvement
- Coordination of activities among park users

Group 3:

- Identify parkland for future greenway land and corridors
- Promote parks: Website, etc. (Be creative)
- Develop large park on west side (possibly adjacent to new youth center)
- Encourage land donation and grants
- Partnerships for land acquisitions (Ex. city, schools, corporations, parks division, strength in numbers)

Group 4:

Promote:

- Personal and environmental health (balance nature and activities)
- Neighborhood linking
- Inter-generational uses
- Future planning
- Agency cooperation
- Assessment of existing resources- What's enough?
- Accessibility- Transportation (i.e. schools, seniors)

Group 5:

The Parks and Recreation System will:

- Prioritize safety and security
- Provide diversified programs (equal opportunity and access to all)
- Strive for inclusiveness and open communication with all
- Be progressively managed resulting in citizen pride
- Establish community partnerships with other public and private entities
- Maintain and enhance the aesthetic and environmental value of the system
- Remain sensitive to the spiritual nature of our open space

Group 6:

- Periodic evaluation of the ways people recreate- Are Fayetteville Parks meeting changing needs?
- Provide all-inclusive variety of recreational and educational opportunities for all ages, cultures and abilities.
- Develop cooperative partnerships with organizations, communities, and corporations to expand opportunities.
- Preserve/protect/educate and involve citizens (public) on natural history, resources and culture of the area. (We have something special!)
- Develop active land acquisition plan

- Identify and create linkages (greenways) to connect all components of our community.
- Variety/diversity of resources, activities, facilities, etc.

Group 7:

- Provide education and information
 - a) programs, promotion
- Accessibility
 - a) convenient locations
 - b) sidewalks, crosswalks
 - c) ADA compliant
- Recreational variety
- Keep a vigilant eye on community needs
 - a) diversity-present and future
 - b) flexibility and planning
- Safe and secure
 - a) ample lighting
 - b) park patrol
 - c) well maintained
- Flora and fauna
 - a) botanical planning
 - b) wildlife protection
- Opportunity for everyone
- Respect for environmental integrity
- Arts and entertainment
 - a) Pops in the park
 - b) Festival support
- Life enhancing
 - a) Family oriented
 - b) Intergenerational
- Long term vision

Following the creation of goals and objectives, workshop participants were asked to identify division strengths and weaknesses as relate to operations and facilities. The division strengths and weaknesses were to refer to all non-facility-related issues such as staffing, operations or procedures. The following are the results as recorded the day of the workshop.

Group 1:

- Division Strengths
 - Capable people
 - Hotel, motel and restaurant tax in place
 - Excellent maintenance
- Division Weaknesses
 - Parks and Recreation Division office location
 - Coordination with other city agencies
 - Weekend and holiday maintenance

- Facility Strengths
Have many but need a TYSON COMPLEX

- Facility Weaknesses
Lack of proximity
Lack sports complex
Parking
Transportation
Bike and walking trails
Lake Fayetteville-bathrooms
Lake Fayetteville –docks
Swimming pools

Group 2:

- Division Strengths
Leadership
Genuine interest in doing what is best for the community
Coordination with outside agencies
Review of new park development by parks staff
Positive interaction with the public
Knowledgeable staff
- Division Weaknesses
Manpower
Budget
Location of the park office
Equipment
- Facility Strengths
Existing inventory
- Facility Weaknesses
Budget
Equipment
Manpower
Lack of appropriate facilities in each quadrant
Safe route between quadrants/parks

Group 3:

- Division Strengths
People
a) Staff
b) Board
City Support
a) funds
b) 1 cent sales tax
Public support

- Division Weaknesses
 - Funds
 - a) land
 - b) staff
 - Parks Information
 - a) web page
 - b) news letter
 - Regional Planning
- Facility Strengths
 - Gardens
 - Location
 - Wilson, Gulley, Walker Parks
 - Lakes
 - Trails
 - Land
- Facility Weaknesses
 - Closed rest rooms/water fountains
 - Need to remodel Gulley, Lewis and Walker Parks
 - Drive at Wilson Park
 - Connectivity
 - Water park

Group 4:

- Division Strengths
 - Supervisors (Connie, Eric et. al. “outstanding”)
- Division Weaknesses
 - Understaffed
 - Not enough public input into the budget
- Facility Strengths
 - Turf improvements in recent years
 - Maintenance
 - Landscape improvements (e.g. Wilson)
 - Safety
- Facility Weaknesses
 - Quantity and quality
 - Vandalism
 - Accessibility
 - Lack of community centers (indoor)
 - Night programs for young groups
 - Under use of many parks

Group 5:

- Division Strengths
 - Leadership
 - Staff
 - Communication
 - Education
 - Promotion
- Division Weaknesses
 - Web Site
- Facility Strengths
 - Number
 - Maintenance of facilities
 - Safety and security
 - Cleanliness
 - Allocation
 - Accessibility
- Facility Weaknesses
 - Parking
 - Restrooms, running water, lights

Group 6:

- Division Strengths
 - Introduction of progressive staff (Connie, Eric, Terry, Lisa)
 - New youth center programs, staff and future facility
 - Willingness of parks staff to work with non profits
 - Progressiveness of parks to re-master plan
- Division Weaknesses
 - Too much active sports interest and not enough passive emphasis.
 - Need more volunteer coordination
- Facility Strengths
 - Introduction and maintenance of horticultural plantings into parks (i.e. town square, Wilson Park)
 - Potential of existing parkland
 - Great natural resources
- Facility Weaknesses
 - Not enough horticultural gardens- need more emphasis on funding, staffing, etc.
 - Need competitive organized active sports complex (comparable to other cities around the state, i.e. Tyson Complex)
 - Lack of trail based facilities (recreation and transportation)
 - Not enough facilities

Group 7:

- Division Strengths
 - Lisa Paschal
 - Maintenance of baseball fields
 - Efforts to include sports activities (i.e. BMX, skate park, disc golf)
 - Summer concerts
- Division Weaknesses
 - Lack of good communication
 - Phone calls not returned (Is this a result of understaffing?)
 - Lack of staff for maintenance
 - Lack of partnerships with volunteer organizations
 - Recycling
 - Promotion of adopt a park program
 - Scheduling conflicts
- Facility Strengths
 - Square gardens
 - Wilson well developed (castle, beautiful)
 - Gulley (walking paths)
- Facility Weaknesses
 - Concession stands/bathrooms at Walker Park
 - Lack of multi-purpose parks
 - Lack of crosswalks and sidewalks (access)
 - Maintenance
 - Under parked (overcrowded)

The final session asked that each group develop an ideal list of operation and facility additions and improvements free from the limiting factors of budgetary or political constraints. Each group was then asked to prioritize those lists based on what they felt were the most important. Figures 4.1 and 4.2 are listings of the top priorities determined during the final work session. Each list reflects the order of importance that was assigned to the specified improvements. In many cases the work groups determined some items to be of equal importance and therefore gave those items the same rank order.

| Facilities | 1 | 2 | 3 | 4 | 5 | 6 | 7 | Total | Ranking |
|--|----|----|----|----|----|----|----|-------|---------|
| Multi-Sports Complex w/Field Sports | 1 | 2 | 1 | 1 | 1 | 1 | 1 | 8 | 1 |
| City/Regional Trail Network | 3 | 10 | 3 | 2 | 6 | 2 | 3 | 29 | 2 |
| Indoor Sports Complex | 2 | 4 | 4 | 5 | 4 | 10 | 11 | 40 | 3 |
| Water Park | 6 | 8 | 2 | 4 | 2 | 3 | 17 | 42 | 4 |
| Develop Neighborhood Parks | 13 | 1 | 9 | 9 | 8 | 7 | 2 | 49 | 5 |
| Lake Fayetteville Perimeter Trail w/Bridge | 7 | 9 | 5 | 7 | 9 | 5 | 7 | 49 | 5 |
| Provide More Restrooms in Park | 4 | 4 | 11 | 14 | 7 | 10 | 5 | 55 | 7 |
| Senior Activity Center (Indoor) | 4 | 12 | 14 | 6 | 5 | 9 | 10 | 60 | 8 |
| More Trails in Parks | 16 | 14 | 7 | 10 | 12 | 5 | 15 | 79 | 9 |
| Restroom at Walker Park | 10 | 6 | 8 | 16 | 18 | 16 | 5 | 79 | 9 |
| Teen Center | 20 | 7 | 16 | 3 | 10 | 13 | 19 | 88 | 11 |
| Lighted Soccer Fields | 8 | 17 | 10 | 12 | 11 | 17 | 13 | 88 | 11 |
| Botanical Garden | 19 | 10 | 15 | 8 | 15 | 4 | 20 | 91 | 13 |
| White River Recreation Corridor | 22 | 13 | 6 | 11 | 21 | 13 | 9 | 95 | 14 |
| Indoor Aquatic Center | 21 | 3 | 11 | 19 | 2 | 18 | 22 | 96 | 15 |
| Mountain Bike Trails | 14 | 20 | 19 | 18 | 13 | 12 | 4 | 100 | 16 |
| Tennis Complex | 11 | 14 | 13 | 15 | 14 | 20 | 17 | 104 | 17 |
| Public Fishing Piers | 8 | 18 | 20 | 21 | 16 | 8 | 14 | 105 | 18 |
| Markham Hill Park | 15 | 22 | 18 | 12 | 19 | 15 | 21 | 122 | 19 |
| Golf Course | 18 | 16 | 17 | 20 | 22 | 22 | 8 | 123 | 20 |
| Climbing Tower | 17 | 20 | 21 | 19 | 17 | 19 | 11 | 124 | 21 |
| Dog Park | 12 | 19 | 22 | 16 | 20 | 21 | 16 | 126 | 22 |

Figure 4.1

Under the category of facility priorities, a multi-sports complex with field sports was the number one priority followed by a city/regional trail network at number two and an indoor sports complex at number three. Other items within the top ten included developing neighborhood parks, providing more public restrooms in parks and developing perimeter trails at Lake Fayetteville.

The list entitled program priorities which took into consideration all non-facility related items included thirty four additions or improvements with the top three being 1) coaches education (including background checks, training etc.), 2) community after school/summer in the park programs and 3) an additional staff position for volunteer coordination. Other items within the top ten were programming for mentally and physically challenged, expanded programming for youth competitive sports, cultural arts programs and improvements in the coordination between the parks and recreation division and other governmental and non-governmental agencies.

| Programs | 1 | 2 | 3 | 4 | 5 | 6 | 7 | Total | Ranking |
|--|----|----|----|----|----|----|----|-------|---------|
| Coaches Education (Background Checks, Training) | 1 | 5 | 4 | 18 | 6 | 3 | 1 | 38 | 1 |
| Community After School/Summer in the Park | 12 | 4 | 7 | 6 | 5 | 1 | 4 | 39 | 2 |
| Volunteer Coordinator Staff Position | 19 | 7 | 9 | 5 | 14 | 2 | 3 | 59 | 3 |
| Unified Sports (All inclusive w/ handicapped/challenged) | 5 | 11 | 18 | 18 | 2 | 13 | 2 | 69 | 4 |
| Programs for Mentally and Physically Challenged | 5 | 9 | 22 | 18 | 2 | 9 | 6 | 71 | 5 |
| Competitive Youth Sports | 4 | 1 | 17 | 9 | 17 | 7 | 19 | 74 | 6 |
| Pre-School Programs | 14 | 2 | 24 | 18 | 1 | 5 | 13 | 77 | 7 |
| Senior Citizen and Botanical Garden Collaboration | 16 | 18 | 6 | 12 | 7 | 12 | 10 | 81 | 8 |
| Cultural Arts Program | 11 | 29 | 13 | 10 | 4 | 6 | 9 | 82 | 9 |
| Improved Agency Coordination | 19 | 12 | 3 | 2 | 17 | 19 | 12 | 84 | 10 |
| Interpretive Eco-Tours | 13 | 34 | 7 | 1 | 11 | 11 | 11 | 88 | 11 |
| Expanded Concert Series | 2 | 26 | 15 | 8 | 10 | 8 | 21 | 90 | 12 |
| Ropes Course (Team/Confidence Building) | 10 | 13 | 20 | 4 | 9 | 26 | 8 | 90 | 12 |
| Tournaments (Golf, Frisbee, Tennis) | 19 | 20 | 5 | 11 | 17 | 10 | 14 | 96 | 14 |
| Natural History Interpretive Programs | 17 | 31 | 9 | 3 | 12 | 4 | 28 | 104 | 15 |
| Martial Arts | 19 | 19 | 1 | 18 | 17 | 17 | 14 | 105 | 16 |
| Table Games | 19 | 17 | 15 | 13 | 15 | 17 | 14 | 110 | 17 |
| Adopt-A-Tree Park Recognition Program | 14 | 27 | 22 | 14 | 13 | 14 | 7 | 111 | 18 |
| Tutorial Programs | 19 | 21 | 9 | 7 | 17 | 16 | 22 | 111 | 18 |
| Gymnastics/Tumbling/Aerobics | 8 | 22 | 9 | 15 | 17 | 15 | 27 | 113 | 20 |
| Adult Soccer Program | 5 | 16 | 20 | 18 | 8 | 27 | 20 | 114 | 21 |
| Equestrian | 9 | 6 | 18 | 18 | 17 | 28 | 30 | 126 | 22 |
| Boxing/Wrestling | 3 | 22 | 2 | 26 | 17 | 34 | 23 | 127 | 23 |
| Expand golf Programs | 19 | 9 | 13 | 26 | 17 | 33 | 14 | 131 | 24 |
| Riflery/Archery | 18 | 14 | 26 | 26 | 17 | 31 | 5 | 137 | 25 |
| X-Treme Sports | 19 | 7 | 26 | 26 | 17 | 25 | 23 | 143 | 26 |
| Life Skills Programming | 19 | 3 | 26 | 31 | 15 | 20 | 31 | 145 | 27 |
| Lacrosse, Crickett, Rugby | 19 | 25 | 26 | 18 | 17 | 29 | 14 | 148 | 28 |
| Sports Exhibitions | 19 | 28 | 26 | 15 | 17 | 22 | 23 | 150 | 29 |
| Computer Training Programs | 19 | 14 | 26 | 31 | 17 | 21 | 31 | 159 | 30 |
| Open Microphone at the Park | 19 | 33 | 25 | 15 | 17 | 31 | 29 | 169 | 31 |
| Investment/Financial Planning | 19 | 24 | 26 | 31 | 17 | 23 | 31 | 171 | 32 |
| Bocce Ball | 19 | 32 | 26 | 26 | 17 | 30 | 23 | 173 | 33 |
| Tax Help Seminars | 19 | 29 | 26 | 31 | 17 | 23 | 31 | 176 | 34 |

Figure 4.2

Public Meetings

Offering citizens who could not participate in the steering committee workshop the opportunity to voice their ideas or concerns about parks and recreation, ten public meetings were held in various locations around the city in September and October. These meetings offered valuable input from citizens and served to reinforce many of the ideas that were generated in the steering committee workshop. The public meeting schedule was as follows:

Holcomb Elementary SchoolThursday, September 14, 2000
Happy Hollow Elementary SchoolThursday, September 14, 2000
Vandergriff Elementary SchoolMonday, September 25, 2000
Ramay Junior High SchoolMonday, September 25, 2000
Jefferson Elementary SchoolMonday, September 25, 2000
Butterfield Trail Elementary SchoolTuesday, September 26, 2000
Walton Arts CenterTuesday, September 26, 2000

Asbell Elementary SchoolTuesday, September 26, 2000
 Fayetteville High SchoolMonday, October 23, 2000
 City Administration BuildingTuesday, October 24, 2000

Public Meeting Notes:

Holcomb Elementary School

- Develop more neighborhood parks that are friendly to small children
- Addition of more trees and shaded areas within parks
- Develop parks that are accessible from neighborhoods
- Develop trail networks that connect neighborhoods, parks and shopping areas
- Improve and add more tennis courts
- More space dedicated to field sports such as baseball, rugby and ultimate frisbee
- Large recreation/green space parks within each quadrant of the city.
- Water park
- A city park similar to Wilson and Gulley with paved walking trails and a swimming pool in west Fayetteville
- Concern that the new skate park has excluded skaters who are not "trick" skaters
- Sidewalks and trails in west Fayetteville
- Need better provisions for clean up after ballpark activities
- Salem Road needs better enforcement of speed limits and litter control

Happy Hollow Elementary School

- Dog park near humane society is a good idea for other areas in the city
- Division should stop acquiring more land and develop what they have
- Gordon Long Park is highly used
- Need restrooms and water in parks
- Gulley and Wilson Park attract users from all over the city
- Similar age demographics in the southeast end of the city as exists in Gulley Park area
- Primary users in Gulley Park are walkers and disc golf players
- Park strengths include: facilities for children, shade areas in Wilson Park and athletic facilities in Walker Park
- Walker Park feels unsafe to many because of close location of Salvation Army which attracts vagrants who sleep in the wooded areas adjacent to the park
- Finger Park Trail is .6 miles but seems much longer. Residents question whether trail marker is accurate
- Gregory Park has no paved trails

Vandergriff Elementary School

- Interested in the development of a bocce ball court in Routh Park
- Need more passive park areas
- Additional off road bike trails (ex. Devil's Den)
- Most successful programs have umpire training to go with coaches training
- Better coordination of sports to limit season overlap
- Develop nature parks with trails and a program area

- Explore the possibility of greenways along creeks, river or railroad beds
- Wilson Park is a good example of a multi-use park
- Maintain Lake Sequoyah and Lake Wilson as city owned properties
- How much money is generated each year from developers in lieu of land dedication?
- How much is the contribution per lot and how is the money used, maintenance or land purchase?
- Need Bike Trails
- Need to mark boundaries on open space parks
- Can land be purchased for preservation without being developed as a park? If designated, what would be the permitted uses? (i.e., bird watching, tree climbing, tree and plant identification.)

Ramay Junior High School

- Structured/semi-structured non-sport activities, arts and craft classes, etc. for those not into sports are needed
- Feeling that Finger Park, Lake Wilson and Lake Fayetteville are slightly unsafe.
- Felt the addition of lights, more frequent policing, better removal of debris, and removal of hiding places along trails and the edges of parks would improve safety.
- Would like to see the development of more open green space especially to walk dogs
- Hotz Park is considered a very nice neighborhood park. Would like to see the equipment altered to better accommodate families and their children
- Feeling that the weather not the date should be the determining factor when Wilson Park pool closes
- Feel there is a need for more overall lighting, restrooms and irrigation in parks
- Need trash cans near all picnic tables
- Land near the wastewater treatment plant on the west side of town needs to be developed with walking and horse trails
- Feel it is necessary to maintain natural areas including Lake Fayetteville and Lake Sequoyah. Suggestions for land conservancy and preservation
- Highest priority for balance between developed and natural areas within the parks division
- Felt that it would be necessary to designate natural areas as such to deter people from disturbing certain areas (ex. "Bird Sanctuary")
- Litter problems in many parks (ex. fish hooks and lines at Lakes Fayetteville and Sequoyah, dog feces in open areas of parks, trash scattered throughout parks)
- Felt the addition of a dog park would minimize some of the problems
- Suggested the development of more developed pathways to improve safety of walkers on trails. Most trails are currently dirt paths that are wide enough to accommodate one person at most

Jefferson Elementary School

Facilities/programming

- Bocce courts – many senior citizens in Fayetteville enjoy Bocce, but have no place to play in a public park. They would like them to be placed near benches and shade trees. Look at Tontitown for an example.
- Skateboarding facility for teens
- Swimming pool – an indoors aquatic center and/or another outdoor pool, in addition to the pool at Wilson Park.

- Additional parks, neighborhood parks
- Summer programs for teens
- Botanical garden with trail system
- Connect parks and schools via trails for walking or biking
- Connect Double Springs Road to the new west side waste treatment facility to Betty Jo via a bike/hiking trail
- Connect Mt. Sequoyah with the south side via a biking/hiking trail
- Facilitate a safe pedestrian east-west crossing across College Ave to Wilson Park – traffic is too fast in this area... a suggestion for speed bumps was mentioned
- Teen programs – a park with outdoor basketball, seating situated in a social setting, volleyball, good lighting for night use, and situated where some peripheral supervision can occur.
- Public art, interpretive sites, and “special places” in the parks. Wilson Park’s castle is a good example
- Large open play spaces for varying uses – Frisbee, practices, etc.
- Adult and senior programming
- Request for the schools and the park to cooperate in development of new parks
- A dog park with a large expanse of space
- More tennis courts
- Program an “activities week” for unorganized sports or passive recreation that will expose more people to alternative recreation
- A community center with varied programming for all ages
- A public interactive fountain and gathering space for the young and old alike
- Bike lanes in roadways

Park system/community issues

- Gulley Park is overdeveloped and is becoming “over-planted”
- Walker Park feels “unsafe” and “spooky” with the homeless people and stray dogs roaming the park at all hours.
- Request that the new park land being donated by developers be connected in some way to create a citywide greenway system connecting neighborhoods to park land.
 - Developers could also incur the cost of the greenway construction to a set standard.
 - Developers should develop any parkland to be donated to a set standard of equipment, construction, etc. to keep a uniform appearance, a certain level of safety, and to help in ease of maintenance.
- Segregating the elderly is not appealing to the senior citizens. They would like senior activities to be placed in parks where young people will be playing.
- Public art and the aesthetics of the parks, as well as the overall environmental conscience of park development is a very high priority with Fayetteville residences. They enjoy a “rustic, artsy” feel to their parks, and are not happy with the new plastic playground structures. They appreciate craftsmanship and design, and the use of natural materials such as rock, wood, and steel to create structures and play equipment.
- Saving trees and preserving special environments is also a very high priority.
- The sense of community is strong in Fayetteville, and they feel their parks can help make the sense of community stronger.
- The parks department needs to be involved in other departments within the City of Fayetteville government. A partnership with roadway development could lead to bike-friendly roadways... a partnership with the Planning Department could lead to connecting greenspace development and sidewalk standards.

- The parks department should advertise their programs more aggressively, and help to organize more “Adopt-a-Park” and “Friends of the Parks” organizations.
- Sidewalks in Fayetteville need better maintenance to make them more pedestrian and bicycle friendly.

Butterfield Trail Elementary School

- Need for more walking/fitness trails
- Walking/Biking trail between Gulley and Routh parks at 265 and Old Wire. Started 5 years ago and still not finished. This was a greenspace concession on the part of developer Sweetser.
- Support summer concerts and skateboard park at Walker Park.
- Want a new additional parking lot on the west side of Gulley but will need a traffic light for safety at Old Missouri and Old Wire just outside of new lot.
- General purpose regional parks.
- All purpose trails-walkers, joggers, bicycle riders
- Expand public school fields for sports activities
- Gulley Park is a great park to be emulated
- Would like to see natural areas with walking and or biking trails be a significant part of park system.
- Concern that sports needs, while important, receive disproportionate attention, funding, land, etc.
- Ventilation of gym at Butterfield Trail Elementary is poor. Gets too hot for anyone to use.
- Need exhaust fans for use in gyms
- Need a community built playground in Fayetteville

Walton Arts Center

Key Issues:

- Establish use of the world wide web for communicating parks and recreation programs and facilities. (Example Johnson County Parks and Recreation District)
- Open space, bike trails and greenbelts (can be opened for special events)
- Spending for park land
- Conservation of park land
- Inventory
- Democratic neighborhood associations should be part of the process for deciding on park places and usage
- More trails creating a network leading to more pocket parks
- More places to rollerblade, skate and bicycle
- Improved or new swimming pools
- Water park
- Lights for night games at more parks
- More green spaces and wild things
- Indoor gym, pool, sports
- Lake Sequoyah Recreation Area
 - Environmental conditions
 - Planning
 - Expansion
 - Protection

- I'm interested in small, neighborhood parks with trees and trails-minimum construction
- City needs to supply funding to support these
- Also concerned about the use of herbicides at all city parks. Opposed on grounds of health issues. Dangerous for children, pets, elderly.
- Paved walking trails.
- Wilson is too big for some
- Don't need water park because Springdale and Siloam already have one
- When surveys are done, need to poll more than just through schools
- Lake Fayetteville is scary
- Raise cement on Gordon Long Creeks along walking trail

Asbell Elementary School

- There is a need for the existing tennis courts to be lighted and resurfaced so they are usable
- Additional courts in Gulley Park as well as on the other side of town are needed
- Every park, especially the larger parks such as Walker, Wilson and Gulley are in need of additional parking. The parking at Walker Park seems to be separated.
- Need to keep some acreage within Fayetteville as natural reserves. Within these reserves, residents want more primitive hiking trails, similar to Lake Fayetteville.
- There is a need for additional adult recreation opportunities and programs including sand volleyball courts, indoor gymnasium space and time dedicated for basketball and volleyball
- Need to schedule facilities to accommodate the needs of a diverse number of user groups. One of those user groups should be the disabled and special Olympic participants. It would be beneficial to everyone if programs were developed that combined disabled and able-bodied players. Unified sports programs in basketball, track and field and volleyball as well.
- Need fields for baseball on all sides of town and not concentrated in one area.
- Safe pathways that make connections through town are needed to improve the pedestrian network and circulation opportunities. Walking paths and hiking trails should be available in individual parks and well as connections between parks and neighborhoods.
- Mowing of school facilities should be done when students are not present.
- Improvements to Asbell Park should include the following:
 - Walking paths and improved circulation within the park
 - Upgrade restrooms
 - Increase parking
 - Pedestrian connection across the street to Lewis Park
 - Upgrade play equipment
 - Develop a cooperative effort with the school system
 - Provide additional program uses for the soccer fields, i.e. ultimate frisbee during the four months of the year fields are not being used for soccer
- Provide sculptures and art within the parks
- Grants should be applied for and money should be budgeted to include art within the parks. This should include sculpture at entrances and unique pieces that would be identified by the public with a particular park

- There is a need for larger parks with more features and fewer smaller parks within the parks system. This would allow the parks department to provide more “appropriate facilities”
- Integrate art and water to develop unique features within the parks. Unique land features can also be added to provide unique land sculpture and play areas
- Incorporate certain elements within parks to improve the feeling of being safe.
 - Lighting in parking lots
 - Eliminate “dangers” such as limited view sheds created by underbrush along trails and sidewalks
 - Meet national standards for safety and accessibility while still making it fun for all-use creativity
- Need for more passive recreation programs such as art, painting, sculpture, etc.

Fayetteville High School

- Interested in the skate park in Walker Park and in the system of multi-use trails connecting parks with neighborhoods and schools called for in our 2020 land use plan but as yet not implemented.
- Wildlife corridors connecting trails, parks and wildlife areas.
- Trails connecting parks and neighborhoods.
- Develop smaller community parks that one could walk to instead of having to drive to a large park.
- Park around the wastewater treatment plant for horse trails and hiking.

City Administration Building

- Need safe sidewalks in order to get to parks. (Especially for parents with small children)
- Need safe cross walks near parks
- Need and desire for multi-use trails which would include development of a network of paved and unpaved trails that connect parks, schools, business districts and neighborhoods. Some trails can be located along riparian corridors, and in effect would be long, narrow parks.
- Opposed to any trails going through Routh Park especially from Gulley Park. (need sidewalks not trails)
- Opportunities/facilities for persons with disabilities
- Unified sports programming
- Multi-use trails
- Need for parks and facilities on west side of town and/or upgrade Asbel Park
- Safe access to current parks by pedestrians and bicyclists, senior citizens and strollers
- All parks connected with non-vehicular traffic and handicap access
- What are the plans for a RV park at Lake Fayetteville
- Planning-land for future needs
- Need large central parks (lake Fayetteville, Sequoyah and Wilson) as well as linear parkland connected by trails
- The Washington Willow historic district needs a park that can be accessed by children and elderly citizens on foot. College Avenue creates a barrier that is too dangerous for children to cross. (Other neighborhoods may also need this.)
- The new Mt. Sequoyah area is not easily accessible because of the steep hill and lack of sidewalks

- We are concerned that small, neighborhood parks won't be developed because of the expense/resources needed to maintain them. Small parks can have a positive impact on keeping neighborhoods up and working together as well as to provide quiet greenspace for family activities, i.e. reading, picnicking, enjoying nature, visiting with neighbors. There doesn't even need to be "play equipment" or sports areas.
- Community gardening in parks or on other public land. (I applaud the idea of senior citizens participating in the botanical garden project, and using citizens as gardeners in that project. I would like to augment that idea; please consider the attached article from a recent UTNE reader about various forms of community gardens where young folks can work with experienced elderly and less elderly gardeners to grow food and build community. This would be especially desirable, I think, in S.E. Fayetteville where the kids at Jefferson School are already doing some greenhouse gardening. Don't be limited to my ideas-put this on the back (or front) burner and consider what a neat participatory project this could be. I would suggest starting small on a piece of land where more plots could be added as interest grows. I've made a few informal contacts in S.E. Fayetteville and there's a bit of interest. Jefferson School/area agency on aging/SE Fayetteville community association may well be interested in participants, among others. Salvation Army comes to mind, also the agriculture department students at UAR taking on field projects. Over a decade ago there was a nice community garden adjacent to the small church at the end of Store Street, 2 blocks off Huntsville Road. I think E.O.A. may have funded that.

Community Surveys

Reaching the greatest number and offering a true look into the desires of the citizens of Fayetteville, a twenty-one question survey (Appendix A) was distributed throughout the city using a random address listing obtained from the local utility company. Approximately 5,900 surveys were mailed to residents in every area of the city providing information about user profiles, participation trends and facility desires.

The rate of returned surveys was extremely high at nearly 19 percent with a nearly equal number of responses from each of the four park districts. The four park districts are divided by Highway 16 to the west, Highway 45 to the east, and Highway 71 and 71B to the north and south. Of the surveys tabulated, 23 percent came from the northwest, 36 percent came from the northeast, 21 percent were from the southwest and 20 percent were from the southeast. The highest group of respondents was age 25 to 34 (21.30%) with the lowest response coming from those over the age of 75 (6%). Second to the 25-34 age group were those in the 35-44 (20%) and 45 to 54 (20%) age brackets. The profile of respondents included single adults (28%), couples without children (21%), retired adults with no children at home (14%), single parents with children (7%), and couples with children (30%). Of all survey respondents with children, it was reported that 185 (30%) were under the age of 6, 180 (30%) percent were aged 6 to eleven, and 241 (40%) were age 12 to 18.

When asked which facilities or programs the respondents had participated in or been a spectator of, the largest number had participated in special events (43%) or used one of the trail networks within the park system (44%). The top facility priorities for citizens who participated in the survey were the development of neighborhood parks followed by the development of a city/regional trail network. Other top priorities were for rest-

rooms in parks and a teen center and senior center. The three items at the bottom of the prioritization were a dog park, tennis complex and development of a golf course.

The number of citizens who support setting aside land strictly for preservation purposes was 67 percent (738) while 75 percent said if an up to date web site were available, they would use the internet to access information about parks and recreation programs, schedules and facilities. Responses regarding access to park facilities showed that 66 percent of respondents drive to parks while 28 percent walk and the remaining 6 percent ride a bike. When asked if they would be willing to walk or ride a bike if safe routes were available, 78 percent said they would leave the car at home.

In order to gain a better understanding of the distance users are willing to travel by car, on foot or on a bike, a question was asked to determine the limitations of each method of access. Responses showed that 70 percent would walk up to 2 miles to a local park while 19 percent said they would not walk. Of residents using cars, 39 percent would drive 5-10 miles to parks while 44 percent would drive 2-5 miles. Of those willing to ride bikes, 29 percent would ride up to 2 miles while 27 percent would ride 2-5 miles. A large number of respondents (37 percent) would not be willing to ride a bike any distance.

Regarding the accessibility of the parks and recreation division office, 53 percent said the office was conveniently located while 34 percent said it was not and 13 percent were not sure. When asked if they would register by credit card for parks and recreation programs, 48 percent said yes and 52 percent said no. The responses related to programming found that 16 percent of those polled feel programs are adequate for boys and girls while 18 percent feel there is a need for additional boys and girls programs. The majority of respondents (60 percent) reported they are not involved in programs for youths. The response to adult programs was similar in that 16 percent feel programs are adequate for men and women while 22 percent feel that there are additional programs needed for both genders. The number who claimed they do not participate in adult programs was 56.6 percent.

The indoor facilities visited most often by those polled were the Walton Arts Center (50.3%), publicly or privately owned recreation centers (31%), and the Fayetteville Boys and Girls Club (10.7%). Not included in the publicly or privately owned recreation centers were the Yvonne Richardson Center and the Holcomb, Vandergriff and Asbell gymnasiums, which captured 2.6 percent and 5.0 percent of respondents attendance respectively.

The survey also addressed the appropriate course of action regarding trails at each of the three lakes in the city. The desired development at each, Lake Sequoyah, Lake Wilson and Lake Fayetteville was the same in that the number one preferred trail type was a non-paved natural surface trail followed by no trails, leaving areas in there current natural state. The least preferred option regarding trails at the lakes was a hard surface trail.

When asked to provide a ranked order for a proposed course of action by the Parks and Recreation Division, respondents chose the following order, showing most important to least important.

1. Develop community and neighborhood parks equally
2. Develop linear parks and trails throughout the city
3. Purchase/develop community parks over ten acres in size
4. Purchase/develop neighborhood parks less than ten acres in size

Addressing the issues of funding, the survey polled citizens for what they felt would be the best source for capital dollars to make recommended improvements. Public/private partnerships were viewed as the number one option for gaining needed dollars followed, in order of importance, by increased program fees, sales taxes and bond indebtedness.

It was determined through the survey that the number one source for receiving information about upcoming programs and events was through word-of-mouth. Second was newspaper ads and articles, followed by local television stations, handouts/fliers, radio, and e-mail. A large number of survey respondents (76 percent) said they would access a website to gain information about parks, programs and schedules if an up-to-date site was available.

Thanks to the high response rate, the survey proved highly successful. Views expressed in public meetings, interviews, and the Steering Committee Workshop were strengthened and confirmed through the survey results, helping define the direction for future improvements in the Parks and Recreation Division. The following provides response rates and results for each survey question.

1. Facility and Program Participation: Listed below are current programs and activities offered in Fayetteville. Please indicate with a check mark the programs that you or your family have participated in or been a spectator of over the past year:

| | Number of Respondents | Percentage of Total Respondents |
|-------------------------------------|--------------------------|------------------------------------|
| 1. Trails | 442 | 44.0 |
| 2. Special Events | 432 | 43.0 |
| 3. Fishing | 187 | 18.6 |
| 4. Baseball | 165 | 16.4 |
| 5. Youth Basketball | 133 | 13.2 |
| 6. Youth Soccer | 131 | 13.0 |
| 7. Mountain Biking | 105 | 10.4 |
| 8. S. Events (Fishing, Rodeo, etc.) | 104 | 10.3 |
| 9. Boating | 102 | 10.1 |
| 10. Hobby Groups | 87 | 8.6 |
| 11. Adult S. Ball | 86 | 8.5 |
| 11. Swim Lessons at Wilson Park | 86 | 8.5 |
| 13. Sand Volleyball | 64 | 6.3 |
| 13. S-ball Tournament | 64 | 6.3 |

| | | |
|----------------------------|----|-----|
| 15. Youth Softball | 56 | 5.5 |
| 16. Gymnastics | 50 | 4.9 |
| 17. Swim Lessons | 49 | 4.8 |
| 18. Dance | 46 | 4.5 |
| 19. Nature Discovery Camp | 45 | 4.4 |
| 20. Tackle Football | 44 | 4.3 |
| 21. Summer Day Camps | 43 | 4.2 |
| 22. Flag Football | 39 | 3.8 |
| 23. Adult Basketball | 38 | 3.7 |
| 24. Youth F. Pitch S. Ball | 33 | 3.2 |
| 25. Adult Volleyball | 32 | 3.1 |
| 26. Martial Arts | 30 | 2.9 |
| 27. Track | 30 | 2.9 |
| 28. Tennis Lessons | 29 | 2.8 |
| 29. Cheerleading | 27 | 2.6 |
| 30. Youth Flag Football | 21 | 2.0 |
| 31. Adopt-A-Park | 20 | 1.9 |
| 32. School Kids Connection | 19 | 1.8 |
| 33. Ping Pong | 17 | 1.6 |

Total Survey Responses **1004**

2. Please indicate with the appropriate number whether you think the following proposed facilities should have a (1) high priority, (2) medium priority, or (3) low priority for implementation:

| Facility Priorities | Total Score Divided by Number of Respondents | Rank by Score |
|---------------------------------------|---|--------------------------|
| Multi-sports complex for field sports | $1548 \div 735 = 2.11$ | 8 |
| City/regional trail network | $1283 \div 791 = 1.62$ | 2 |
| Indoor sports complex | $1629 \div 749 = 2.17$ | 11 |
| Water park | $1566 \div 760 = 2.06$ | 7 |
| Develop neighborhood parks | $1189 \div 777 = 1.53$ | 1 |
| Additional restrooms in parks | $1407 \div 768 = 1.83$ | 4 |
| Senior activity center | $1377 \div 790 = 1.74$ | 3 |
| Additional trails in parks | $1411 \div 755 = 1.87$ | 6 |
| Teen center | $1411 \div 758 = 1.86$ | 5 |
| Lighted soccer fields | $1724 \div 758 = 2.27$ | 13 |
| Indoor aquatic center | $1645 \div 755 = 2.18$ | 12 |
| Mountain bike trails | $1585 \div 738 = 2.15$ | 9 |
| Tennis complex | $1786 \div 756 = 2.36$ | 15 |
| Public fishing piers | $1579 \div 735 = 2.15$ | 9 |
| Golf course | $1890 \div 743 = 2.54$ | 16 |
| Dog park | $1576 \div 683 = 2.31$ | 14 |

3. Please indicate with the appropriate number if you (1) agree, (2) disagree, or (3) don't know about the following statements:

| | Agree | Disagree | Don't Know |
|--|--------------|-----------------|-------------------|
| ___ Sports leagues are well organized. | 230(23%) | 166(17%) | 598(60%) |
| ___ The number of available parks and facilities is adequate. | 370(38%) | 447(46%) | 147(15%) |
| ___ The condition of available parks and facilities is adequate. | 572(57%) | 270(27%) | 169(17%) |
| ___ Park and recreation facilities are available for use. | 757(75%) | 120(12%) | 129(13%) |
| ___ Parks are well distributed throughout the city. | 452(49%) | 328(36%) | 138(15%) |
| ___ Additional sports fields are needed. | 402(40%) | 260(26%) | 333(34%) |
| ___ Existing facilities need to be renovated. | 476(48%) | 249(25%) | 269(27%) |
| ___ Advertisements about upcoming events and programs are adequate. | 313(34%) | 435(48%) | 166(18%) |
| ___ The programs currently offered by the Parks and Recreation Division adequately meet my family's needs | 444(49%) | 217(24%) | 252(27%) |
| ___ The programs offered by the Fayetteville Boys and Girls Club adequately meet my family's recreation needs. | 304(32%) | 139(15%) | 503(53%) |
| ___ Recreation facilities are well maintained. | 676(65%) | 227(22%) | 135(13%) |

4. Do you support land acquired through the Parks Department being set aside strictly for land preservation void of any plans for development? (Yes or No)

| | Total Respondents | Percentage of Total |
|--------------|--------------------------|----------------------------|
| Yes | 738 | 67.5% |
| No | 362 | 32.9% |
| Total | 1180 | |

5. Do you currently (1) walk, (2) drive, or (3) ride a bike to the park facility you use most often ?

| | Total Respondents | Percentage of Total |
|--------------|--------------------------|----------------------------|
| Walk | 284 | 28.2% |
| Drive | 664 | 65.9% |
| Bike | 59 | 5.8% |
| Total | 1007 | |

6. Would you be likely to walk or ride a bike if safe routes were available to parks? (Yes or No)

| | Total Respondents | Percentage of Total |
|--------------|------------------------------|--------------------------------|
| Yes | 722 | 78.2% |
| No | 201 | 21.7% |
| Total | 923 | |

7. How far would you be willing to walk, drive, or ride a bike to recreation facilities? (Circle One Choice Per Category)

| | Total Respondents | Percentage of Total |
|-------------------|------------------------------|--------------------------------|
| Walk | | |
| A) Would not walk | 194 | 19% |
| B) Up to 2 miles | 703 | 70% |
| C) 2-5 miles | 97 | 10% |
| D) 10-20 miles | 6 | 1% |
| Total | 1000 | |

| | Total Respondents | Percentage of Total |
|--------------------|------------------------------|--------------------------------|
| Drive | | |
| A) Would not drive | 37 | 4% |
| B) Up to 2 miles | 123 | 13% |
| C) 2-5 miles | 436 | 44% |
| D) 5-10 miles | 393 | 39% |
| Total | 972 | |

| | Total Respondents | Percentage of Total |
|-------------------|------------------------------|--------------------------------|
| Ride a Bike | | |
| A) Would not bike | 362 | 37% |
| B) Up to 2 miles | 286 | 29% |
| C) 2-5 miles | 264 | 27% |
| D) 5-10 miles | 60 | 7% |
| Total | 972 | |

8. Do you feel the Parks and Recreation office is conveniently located and easily accessible? (Yes or No)

| | Total Respondents | Percentage of Total |
|--------------|------------------------------|--------------------------------|
| Yes | 449 | 53% |
| No | 290 | 34% |
| Don't know | 102 | 13% |
| Total | 841 | |

9. If the option were available, would you register by credit card for parks and recreation programs?

| | Total Respondents | Percentage of Total |
|--------------|------------------------------|--------------------------------|
| Yes | 459 | 48% |
| No | 498 | 52% |
| Total | 957 | |

10. Would you use the Internet to access information about parks and recreation programs, schedules and facilities if an up to date web site were available?

| | Total Respondents | Percentage of Total |
|--------------|------------------------------|--------------------------------|
| Yes | 778 | 75.5% |
| No | 252 | 24.4% |
| Total | 1030 | |

11. Do you feel there are adequate youth programs for boys and girls offered through various community organizations?

| | Total Respondents | Percentage of Total |
|--|------------------------------|--------------------------------|
| A) Yes, programs are adequate for boys and girls. | 176 | 16.3% |
| B) No, additional programs are needed for girls. | 40 | 3.7% |
| C) No, additional programs are needed for boys. | 19 | 1.7% |
| D) Additional programs are needed for boys and girls. | 195 | 18.1% |
| E) Not sure, I am not involved in programs for youths. | 646 | 60.0% |
| Total | 1076 | |

12. Do you feel there are adequate adult programs for men and women offered through various community organizations?

| | Total Respondents | Percentage of Total |
|---|------------------------------|--------------------------------|
| A) Yes, programs are adequate for men and women. | 149 | 15.8% |
| B) No, additional programs are needed for women. | 34 | 3.6% |
| C) No, additional programs are needed for men. | 16 | 1.7% |
| D) Additional programs are needed for both men and women. | 209 | 22.2% |
| E) Not sure, I am not involved in programs for adults. | 533 | 56.6% |
| Total | 941 | |

13. Circle the facility you most often visit for indoor programs:

| | Total Respondents | Percentage of Total |
|--|------------------------------|--------------------------------|
| A) Yvonne Richardson Center. | 25 | 2.6% |
| B) Walton Arts Center. | 467 | 50.3% |
| C) Fayetteville Boys and Girls Club. | 100 | 10.7% |
| D) Holcomb, Vandergriff and Asbell Gymnasiums. | 47 | 5.0% |
| E) Other privately or publicly owned recreation centers. | 288 | 31.0% |
| Total | 927 | |

14. Using a scale of 1 to 3 where 1 is the highest priority and 3 is the lowest, provide a rank order for the listed trail types at each of the following locations.

| | Lake Fayetteville | Lake Wilson | Lake Sequoyah |
|-----------------|-------------------|-------------|---------------|
| Hard | 2.18 | 2.32 | 2.30 |
| Non-Paved | 1.46 | 1.47 | 1.55 |
| No Improvements | 2.19 | 2.06 | 2.02 |

15. Using a scale of 1 to 4 where 1 is the highest priority and 4 is the lowest, provide a rank order for the following:

1. ____ Purchasing/developing community parks over 10 acres. (i.e. Wilson Park 21 acres, Gulley Park 28 acres)
2. ____ Purchasing/developing neighborhood parks of less than 10 acres. (i.e. Sweetbriar 4 acres, Gordon Long 6.5 acres, Greathouse 6 acres)
3. ____ Develop community and neighborhood parks equally.
4. ____ Develop linear parks and trails throughout the city.

| | | | | Total Score | Number of Total Respondents | |
|-----|-----|-----|-----|----------------|--------------------------------|------|
| 1 | 2 | 3 | 4 | | | |
| 354 | 171 | 240 | 223 | 2308 | 988 | 2.48 |
| 168 | 240 | 280 | 296 | 2672 | 984 | 2.71 |
| 318 | 284 | 200 | 210 | 2326 | 1012 | 2.30 |
| 336 | 262 | 138 | 260 | 2314 | 996 | 2.32 |

16. How would you recommend funding additional park development?

| | Total Respondents | Rank |
|---------------------------------|----------------------|------|
| A) Increase Sales Tax | 198 | 3 |
| B) Increase program fees | 296 | 2 |
| C) Increase bonded indebtedness | 180 | 4 |
| D) Public/private partnerships | 572 | 1 |
| E) None of the above | 126 | 5 |

17. Where do you obtain information concerning upcoming parks and recreation programs and special events?

| | Total Respondents | Rank |
|---|----------------------|------|
| A) Word of mouth (i.e. friends, neighbors, coaches, etc.) | 564 | 1 |
| B) Local television channel | 313 | 3 |
| C) Radio | 288 | 5 |
| D) Handouts/fliers | 297 | 4 |
| E) Newspaper | 532 | 2 |
| F) Email | 36 | 6 |

18. Using the map below, indicate in which area of the community you currently live?

| | Total Respondents | Percentage of Total |
|--------------|------------------------------|--------------------------------|
| A)NW-Area 1 | 246 | 23% |
| B) NE-Area 2 | 380 | 36% |
| C)SW-Area 3 | 219 | 21% |
| D)SE-Area 4 | 218 | 20% |
| Total | 1063 | |

19. What is your age?

| | Total Respondents | Percentage of Total |
|--------------|------------------------------|--------------------------------|
| Under 15 | 1 | <1% |
| 15-24 | 91 | 8% |
| 25-34 | 233 | 21.3% |
| 35-44 | 225 | 20.6% |
| 45-54 | 228 | 20.8% |
| 55-64 | 142 | 13% |
| 65-74 | 109 | 10% |
| 75+ | 65 | 6% |
| Total | 1094 | |

20. Which of the following best describes your household? (Circle Choice)

| | Total Respondents | Percentage of Total |
|--|------------------------------|--------------------------------|
| A) Single adult | 287 | 28% |
| B) Couple with no children | 224 | 21% |
| C) Retired, no children at home | 144 | 14% |
| D) Single parent household with children | 74 | 7% |
| E) Couple with children | 315 | 30% |
| Total | 1044 | |

If you selected D or E, how many children do you have in each of the following age groups?

| | Number of Children | Percentage of Total |
|----------------------------|-------------------------------|--------------------------------|
| ___ Under 6 years of age. | 185 | 30% |
| ___ 6-11 years of age. | 180 | 30% |
| ___ 12 to 18 years of age. | 241 | 40% |
| Total | 606 | |

21. What is your total annual household income?

| | Total Respondents | Percentage of Total |
|----------------------|------------------------------|--------------------------------|
| A) Under \$20,000 | 151 | 16% |
| B) \$20,000-\$34,999 | 164 | 17% |
| C) \$35,000-\$49,999 | 174 | 18% |
| D) \$50,000-\$74,999 | 213 | 22% |
| E) \$75,000-\$99,999 | 138 | 14% |
| F) Over \$100,000 | 132 | 13% |
| Total | 972 | |

Summary of Public Input Findings

The completion of the public input phase of the master plan revealed many consistencies for the desired development of future park facilities. The most commonly discussed topic was in regard to the construction of a city trail network that will provide safe pedestrian passage between neighborhoods, parks and schools. It was also clear that residents would like to see preservation and provision of natural areas and more open space dedicated to general purpose use. A better mix of community parks such as Gulley and Wilson combined with more developed neighborhood parks was viewed as the components of a desirable park system. The addition of public art in parks was another common theme derived from citizen participation. The perception that parks are unsafe brought many requests for providing lights in parking lots and along walking trails to improve safety.

Input regarding programs revealed special events draw the largest participation by residents. Desired improvements were for additional adult recreation programs, teen programs, and programs for disabled participants. There was a desire to ensure that no duplication of services occur among the various agencies providing recreation programming.



SECTION 5

Parks and Recreation Division Analysis

Parks and Recreation Division Analysis

Applauded by citizens for providing quality park and recreation facilities to the city of Fayetteville, the Parks and Recreation Division staff are highly committed to exceeding national standards and community expectations. Input received during interviews and the steering committee workshop revealed that citizens have seen a noticeable change in parks and recreation in recent years, which they attribute to the highly qualified and dedicated staff.

The Parks and Recreation Division for the city of Fayetteville is a unique organization and operates under circumstances that are not typical for many departments around the country. The existence of the Fayetteville Boys and Girls Club formerly known as the Fayetteville Youth Center, which provides youth programming subsidized by the city, eliminates many of the programming responsibilities that are normally held by a parks and recreation department. Other facilities and organizations such as the Walton Arts Center, The Botanical Garden Society of the Ozarks, the Yvonne Richardson Center and the Community Adult Center sponsored by the Council on Aging, provide programming opportunities typically sponsored by parks and recreation. In order to eliminate duplication of services within the community, the city has taken a stance to subsidize many of these programs and organizations rather than take on the responsibility of operating the programs internally. Written agreements have been established between various organizations to outline duties and responsibilities of all parties involved.

Recreation Agreements Analysis and Recommendations

Fayetteville Boys and Girls Club

A formal agreement has been in place since August 19, 1999 between the city of Fayetteville and the Fayetteville Boys and Girls Club. The agreement strives to “merge facility and program management” between the two entities. The Boys and Girls Club, which will begin construction on a new facility later this year, has requested the help of the city for funding over \$4,000,000 in associated costs for the new building. In addition, the center will submit requests for funding on an annual basis to help with general operations, bus service and program costs. The agreement, which was recently revised, has helped to delineate specific programming responsibilities between the parks and recreation division and the Fayetteville Boys and Girls Club. In order for this agreement to work and to protect the public funds invested by the city, there has to be a true partnership between the staff and boards of each organization whereby all parties must be comfortable with their role and agree to work within the structured terms of the agreement.

A review of the agreement by the planning team has discovered discrepancies that could disrupt the good intentions of the agreement and serve to weaken the required working relationship between the two organizations. Under the agreement, the Boys and Girls Club is permitted to initiate new programs that are deemed to not present direct competition with those offered by the parks and recreation division.

Determination by City Council that the proposed program is in direct competition with a Parks and Recreation program requires the Boys and Girls Club to cease operation of the program or lose future funding. Consideration should be given to establishing a separation between indoor and outdoor programs whereby, as the agreement has intended, the Boys and Girls Club only program indoor activities and parks and recreation only program outdoor activities. Allowing new programs to be developed that may create direct competition will only serve to weaken the relationship that needs to exist between the two organizations. The boards of both organizations should work together to ensure that all needs are being met for indoor and outdoor programming.

In the current agreement, the operation and management of the girls' slow-pitch softball league is a shared responsibility between parks and recreation and the Fayetteville Boys and Girls Club. The involvement of the Boys and Girls Club in the operation of the girls' recreational slow-pitch softball league seems to conflict with the terms of the agreement whereby Parks and Recreation operate outdoor programming events. It is an unusual circumstance to have one organization responsible for handling registration, sponsorship, team division, coach recruitment etc., and another organization responsible for game scheduling, management, umpires and maintenance. Under the current arrangement, the Boys and Girls Club collects sponsorship and registration fees of which \$25.00 per participant is paid to parks and recreation to cover management and maintenance of the program. The cost of these responsibilities is higher than the appropriated \$25.00 fee, which results in a net loss for the parks and recreation division to operate the program. If the two organizations are going to continue to operate certain programs jointly, then an agreement should be reached where each organization expects an equal financial burden for the program. This could be challenging for both organizations and will require constant communication to make it successful. Ultimately, a single provider for this program would be a better solution.

Review of the other terms of the agreement finds inconsistencies in the requirements of each organization as relates to new program development. Section seven in the agreement deals with disputes of program operations by the Fayetteville Boys and Girls Club; however, there is no mention of disputes in the other direction. A more clear line of separation and course of action are needed for disputes in both directions.

A review of the financial terms of the agreement show that the Boys and Girls Club is responsible for submitting their request for funding each April. Funding from the city will be tied to a formula relating to the population of Fayetteville as provided by the Northwest Arkansas Regional Planning Office. The city has been specific about its intent to decline additional funding for increased costs of transportation to the new facility as well as costs associated with inflation or increased needs; however, should the youth center experience expenses over projected revenues, the city could be faced with having to provide the funding for programs that the community is expecting from the center.

The Botanical Garden Society of the Ozarks

Passed on September 2, 1997, the city and the Botanical Garden Society of the Ozarks entered into a land lease agreement for property on the southeast side of Lake Fayetteville. The agreement was established to allow the development of a non-profit

botanical garden that would provide educational, environmental, recreational and scientific instruction to the public. The terms of the agreement allowed for the complete operation and maintenance of the property by the garden society with no financial support from the city. An appendix to the agreement was a site development plan that required periodic review of the society's accomplishments in the park. Shown as a series of three phases, reviews were to occur at the end of three years, seven years and twelve years. In the spring of 2001, the Botanical Gardens made a special request to the city to allocate \$58,200 to fund the development of several elements outlined in the garden master plan. The city agreed to provide the requested funds.

Review of the Botanical Garden Society Agreement reveals a comprehensive structure whereby failure of the society to fulfill their obligations allow the land and facilities to revert back to the city. Periodic evaluations should continue to take place, as recommended by the agreement, to ensure facilities and operations within the park are meeting the mission for which the agreement was established.

The Community Adult Center

While no formal agreement was available between the city and the Council on Aging, yearly appropriations are made available to the Community Adult Center for funding staff and program expenses. Plans for the construction of a new center in Walker Park are underway and will be initiated in the near future. Program offerings should be evaluated to ensure they are meeting the needs of the senior population of Fayetteville and funding appropriated according to the needs of that segment of the community.

Association Agreements

The Parks and Recreation Division currently provides services for a variety of associations including: Fayetteville Youth Baseball Inc., White River Baseball, Fayetteville Disc Association, Arkansas Comets, Northwest Arkansas Horseshoe Pitchers Association, Ozark Flyers, and Fayetteville Fall Baseball. Under their agreement, the parks and recreation division provides maintenance of athletic fields while the associations run the programs. It is recommended that all associations, organizations or groups that use Fayetteville Parks and Recreation facilities be required to present their program details to the Fayetteville Parks and Recreation staff and Advisory Board prior to the beginning of their programs. Information from the associations should include but not be limited to the following:

- Schedule of the program and operation.
- Financial disclosure of all sources of income and expected expenditures showing how all revenues are expended on the particular program.
- Complete listing of board of directors and other responsible leaders.
- Rules and regulations governing the proposed program.
- Statement from the authorized insurance carrier attesting to appropriate liability and accident insurance for all participants, coaches, and administrators.

Associations should also be responsible for the following:

- Providing own financial income.
- Providing own logistical services such as officiating, scheduling, team selection, and operation.
- Mandatory certification, through an approved program, of all head coaches prior to any league play.
- Providing the Parks and Recreation Division a schedule of all league and tournament games at least 14 days prior to the beginning of the season.

Staff Analysis and Recommendations

A key to providing recommendations to improve overall effectiveness of the parks and recreation delivery system is a good understanding of the responsibilities, levels of communication, and qualifications of its department staff. The organization structure is critical to the efficient delivery of parks and recreation services. The proper alignment enhances planning, communication and coordination without duplication and overlap of responsibilities.

As shown in figure 5.1, the organizational structure of the city of Fayetteville places the Parks and Recreation Division under the leadership of the Public Works Director who answers directly to the Mayor. Other divisions under the leadership of the Public Works Director are engineering, streets, solid waste, planning, inspections, public lands maintenance, traffic, wastewater treatment and water and sewer maintenance. The division of public lands maintenance includes the supervision of sidewalks and trails, the square gardens and trees and landscape as pertain to beautification projects in public spaces and parking lots outside the boundaries of parks.

Under the leadership of the Superintendent, the Fayetteville Parks and Recreation Division employs 26 full-time and approximately 115 part-time staff members. Providing management assistance to the division Superintendent are the Parks Development Coordinator and the Turf and Facility Coordinator. The Parks Development Coordinator is responsible for the management of all programs and planning related functions of the division while the turf and facility coordinator is responsible for the planning and administration of the parks maintenance program. The oversight of construction activities is a shared responsibility of senior staff members with the support of parks development staff.

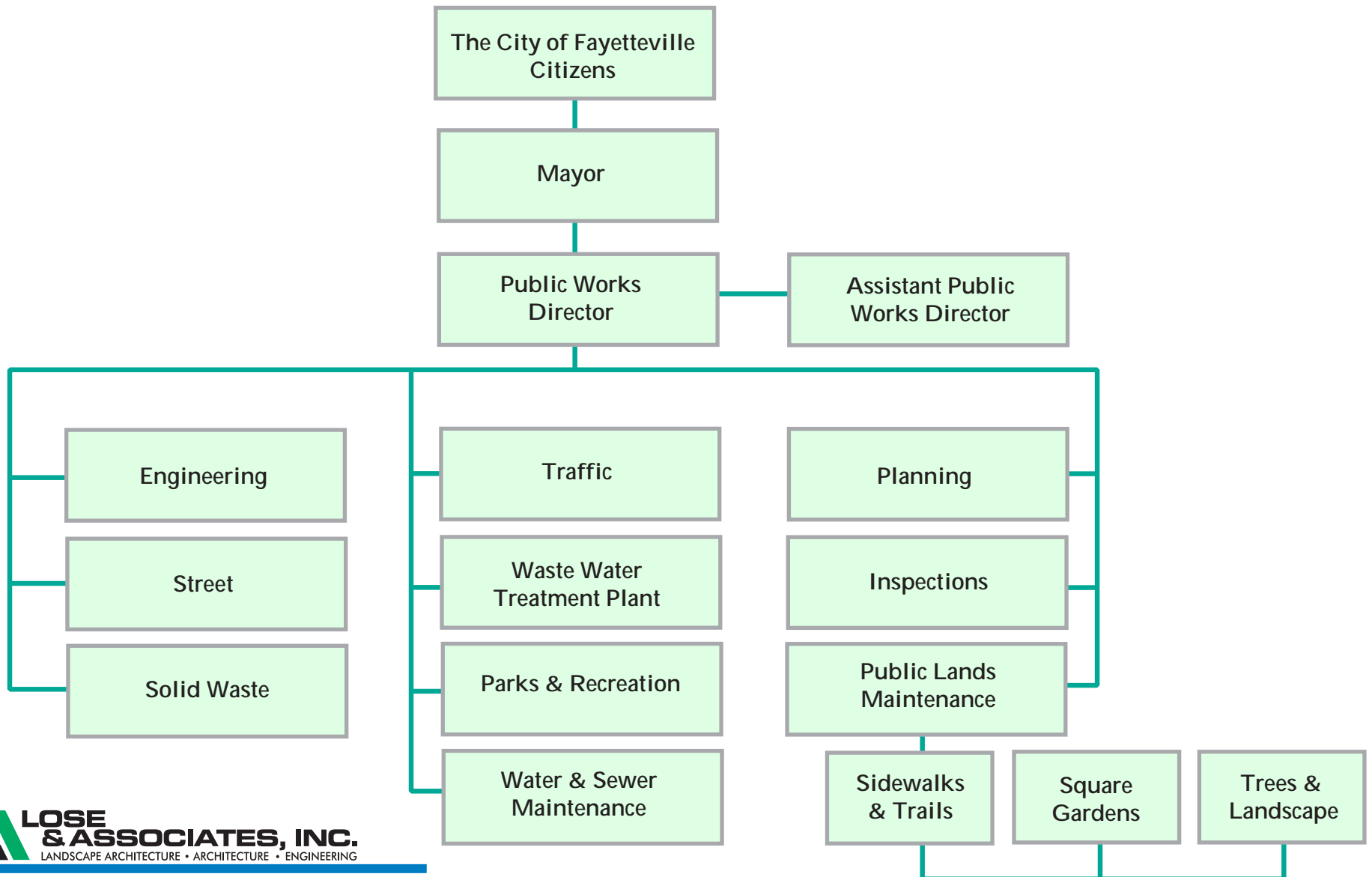
An eight member Parks and Recreation Advisory Board provides citizen representation into the issues relating to parks and recreation. The board is responsible for making recommendations and providing advise to the Parks and Recreation Superintendent, Mayor and City Council. The primary responsibilities of the board are as follows:

- Advise and recommend to the Parks and Recreation Superintendent, Mayor and City Council on all aspects of parks and recreation activities.
- Advise and recommend on park land acquisitions and green space requirements.
- Approve green space expenditures.
- Advise and recommend priorities for capital improvements for the parks system.
- Review and recommend requests for new programs and facilities from the public.
- Work with parks staff to develop an annual work program and budget.
- Assist in the development of park master plans, including hosting public meetings.
- Recommend names for parks.
- Present annual progress reports on parks and recreation to City Council.

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Administrative Division Analysis

As previously mentioned, the Administrative Division is comprised of the Parks and Recreation Superintendent, the Parks Development Coordinator, and the Turf and Facility Coordinator as shown in figure 5.2. The responsibilities of the Parks and Recreation Superintendent include planning and directing the operations of parks, managing the division's capital improvement program, and planning and supervising the development of departmental facilities and activities, recreation activities and departmental budgets. Duties associated with these responsibilities include formulating and directing policies and procedures, supervising budget preparation and controls, preparing and submitting monthly reports to the city, coordinating staff training, meeting with the parks and recreation advisory board and serving as the city's liaison to other public and private agencies who provide recreation programs.

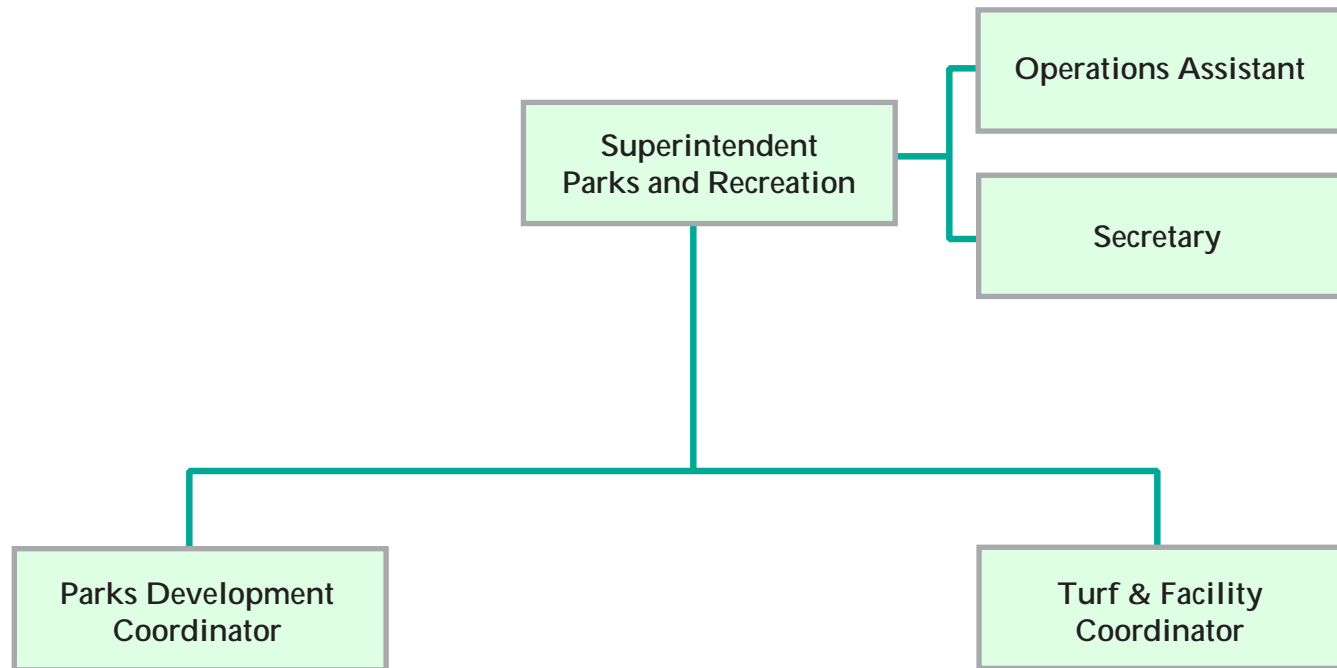
The Parks Development Coordinator is responsible for the administration and supervision of personnel, program planning, budgeting, overseeing the capital improvement program and other parks and recreation programs and projects. Duties associated with park development include developing the scope of work, selection of professional services, working with engineers and architects for bid specifications and supervising contract work. The Parks Development Coordinator also assists in the selection and placement of park facility additions and renovations. Duties associated with programming include working with special interest groups, supervising the operation of the swimming pool, concession stands, and recreational programs and events and overseeing contract work related to the lakes, concessions, etc. Other duties include assisting in establishing policies and procedures, providing administrative follow-up and reports to the Parks and Recreation Advisory Board, administering grant programs for park development and coordinating with other government agencies regarding the Park Land Dedication Ordinance, city trails and trail projects. Working with city agencies requires attending regular plat reviews and planning commission meetings.

The Turf and Facility Coordinator is responsible for the planning and administration of the parks maintenance program. This includes implementation of programs for turf management, swimming pool maintenance, park facility maintenance and capital improvements as well as supervising and scheduling maintenance employees. Other responsibilities and duties associated with the Turf and Facility Coordinator position are assisting with the preparation of monthly and annual work reports, development and implementation of a maintenance work order system, administering safety checks on facilities (i.e. playgrounds, the swimming pool, playing fields, restrooms and concession stands), assisting in planning and development of the park's capital improvement and replacement program and monitoring park gate closings. The coordinator also oversees the horticultural division of parks maintenance.

Providing administrative support to the division are a full-time operations assistant and secretary. The full-time operations assistant is responsible for assisting in budgeting, preparing reports, purchasing, internal accounting, personnel record keeping, and data entry and maintenance of databases used in the daily operations of the division. The secretary is responsible for maintaining records, distributing parks and recreation brochures to local agencies, schedule updating for upcoming meetings, maintaining

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Existing Administrative ORGANIZATIONAL CHART



reservation schedules, entering program registration deposits, updating Parks and Recreation Advisory Board and Parks division data and information, and providing customer service by phone and in the front lobby.

The current organization of the administrative division requires the superintendent to take on many of the daily operation needs preventing the ability to dedicate time to issues outside of the office. The delivery of leisure services in the City of Fayetteville is comprised of a complex collaboration of many not-for-profit, for-profit and city agencies. Collaborations, when developed and maintained correctly, can be a great asset to any community. All of these collaborative partners interact often with the Parks and Recreation Division. It is important that the division head develops and maintains these relationships through communication and follow-up. Most breakdowns in these efforts are the result of inadequate communication. The Superintendent needs to have time available to keep on going communications and be readily available and responsive to the needs of collaborative partners. It is equally important for the Superintendent to have time to look at the overall planning and development of the division by networking throughout the community and within the city government. The current superintendent has the necessary skills to attend to these matters but is often occupied with administrative tasks that need to be delegated.

As the community continues to grow and demand for expanded parks, trails, programs and special events increases, the Parks and Recreation Division will require additional staff to meet community needs. The organization and duties of that staff will be critical to providing an enjoyable, safe and well-maintained parks system.

Administrative Division Recommendations

The proposed administrative division organizational structure shown in figure 5.3 changes the parks and recreation superintendent title to director of parks and recreation and renames the parks development coordinator to programming and development superintendent. In addition the turf and facility coordinator has been changed to park maintenance superintendent. The change in titles is recommended to more clearly define the hierarchy of the organization and place division staff within more commonly recognized titles among other parks and recreation departments and the parks and recreation profession.

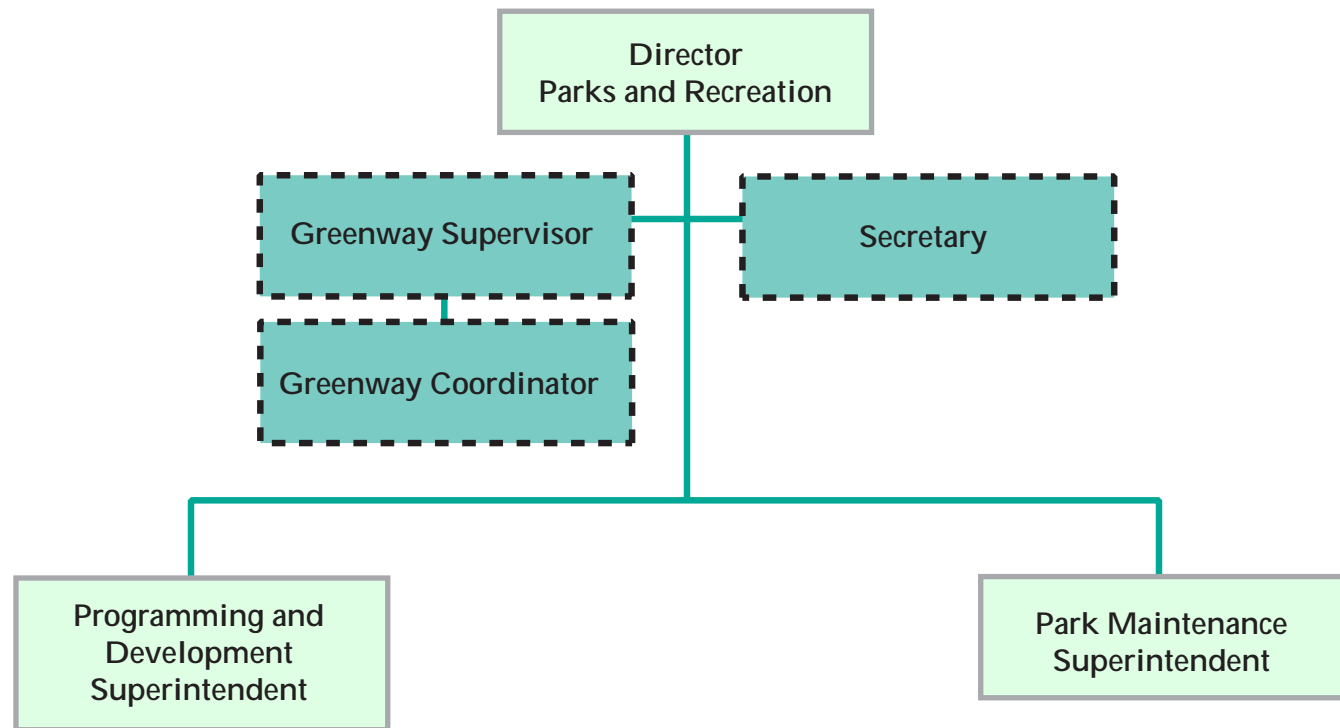
The addition of a Greenway supervisor to the administrative division staff is recommended to oversee the development of the citywide trail system. Common in many cities, greenway development is typically a separate division of parks and recreation but works in direct collaboration with the department staff. The existence of the park land ordinance makes placing this position under the direction of the parks and recreation director more practical, allowing greenway and park development to work under the same mission and goals. Duties associated with the greenway supervisor position would include the following:

- Identifying and acquiring property for greenway development.
- Determining feasibility of projects.
- Securing funding for greenway projects.
- Participating in the design of greenways by working with and overseeing Architects and Engineers.

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- Responsible for financial management of projects.
- Preparing reports for management.
- Overseeing the development and construction of greenways in conjunction with contractors.
- Supervising professional and administrative staff.
- Preparing the annual greenway budget and five-year capital improvement budget.
- Supervising matters associated with the park land ordinance.
- Attending city planning meetings.

The addition of a greenway coordinator to assist the greenway supervisor in planning, developing, maintaining, and programming greenways will further ensure the development of a quality greenway system. Duties associated with this position include:

- Reviewing greenway plans and construction documents.
- Assisting in the coordination of community input into projects.
- Greenway plan and map preparation, including working with the city GIS department for generating maps and documents.
- Trail locating and designing.
- Monitoring project construction.
- Evaluating greenway management and maintenance needs.
- Writing newsletters, reports, and other publications related to greenway programs.

Another recommendation of the planning team includes assigning supervision of the full time operations assistant to the programming and development superintendent. Removal of this position from the supervision of the director will eliminate some of the daily operational duties that require the attention of the division head. A secretary should be hired to provide administrative support to the director.

Recommendations Summary:

- Change Administrative titles to clearly define the hierarchy of the division and reflect nomenclature more common to the profession.
- Reorganize the administrative division to improve overall management and remove the need for the director to attend to daily operational trouble shooting.
- Expand administrative staff to oversee development of city greenway system.

Plan of Action:

2001-2002: Place the Operations Assistant under the supervision of the Programming and Development Superintendent.

2001-2002: Hire a Greenway Supervisor to oversee the development of the city trail system.

2002-2003: Hire a Greenway Coordinator to assist the Greenway Supervisor in overseeing the construction of the city trail system.

2001-2002: Hire a secretary to provide administrative support to the director.

Park Development Analysis

Under the supervision of the Park Development Coordinator, this branch of the parks and recreation division encompasses all athletic programming, special events, parks operations and pool management. The existence of a programming agreement between the Fayetteville Boys and Girls Club and the city limits the programming provided by the Parks and Recreation Division to outdoor activities. The activities sponsored by the division include baseball, adult flag football, sand volleyball, youth and adult soccer, softball, swimming, tennis and special events. The existing Park Development staff organization is shown in figure 5.4.

Providing management and supervisory support to the Parks Development Coordinator are the Parks Operations Coordinator and the Program Coordinator. The Parks Operations Coordinator serves to direct the addition of new parklands by attending green space plat meetings and reviewing plans for new developments throughout the city. In addition, this position is responsible for assisting with capital improvement projects and special park events.

The Program Coordinator is responsible for managing the adult recreational leagues including softball, flag football and volleyball; municipal swimming pool; ball park and swimming pool concession stands; summer concert series in the parks; athletic facility schedules; and other recreational events. Associated duties include recruiting, hiring, training, scheduling and supervising officials, scorekeepers, swimming pool personnel, site supervisors and programming assistants. In addition are the responsibilities of preparing monthly and annual program status reports, coordinating maintenance of athletic facilities, preparing publicity and news releases and establishing policies and procedures for sport facility usage, sport leagues, and tournaments.

Other staff positions providing needed support to the park development coordinator are the athletic program specialist, soccer and events specialist and pool manager. Each position manages full and part time staff to aid in the facilitation of programs and events.

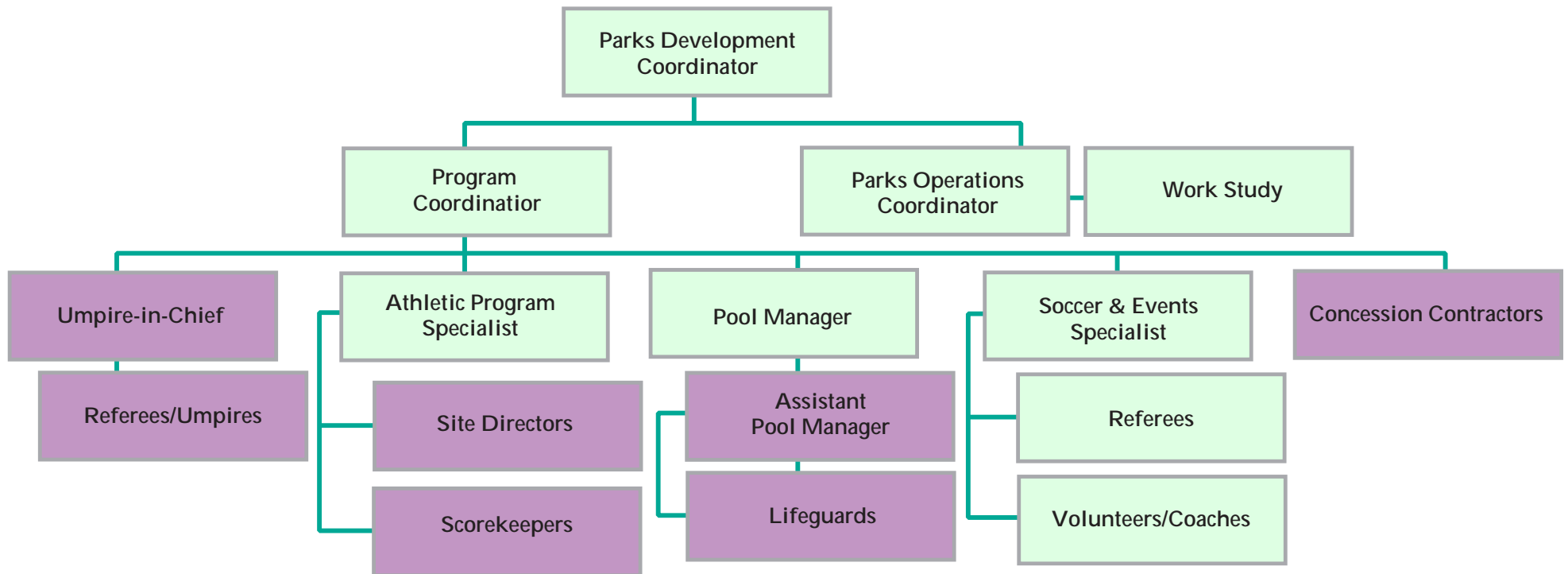
Other duties currently held by the Parks Development Coordinator are the management of capital improvement projects throughout the city. These duties are shared by the Parks and Recreation Superintendent and the Park Maintenance Superintendent and include the responsibilities of reviewing specifications, conducting construction inspections and processing pay requests. The existing parks operations coordinator also provides project management assistant to the division.

The diversity of duties under the responsibility of the Parks Development Coordinator and staff require open communication and a strong policies and procedures program. The lack of administrative support staff to handle issues related to personnel, marketing, policy enforcement, staff training, volunteer coordination and inter office communications creates a breakdown in the division and increases work related tensions. Increasing the stress brought on by the current organizational structure is the responsi-

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bility by the superintendent and coordinators to oversee construction of new facilities. The lack of adequate time and construction background and training presents the opportunity for delays and unsatisfactory completion by contractors.

Parks Development Recommendations

The modification of titles under the Parks Development Coordinator would serve to create a more concise level of hierarchy within the division and more clearly define associated duties and responsibilities. Under the new nomenclature, the Parks Development Coordinator should be called a Programming and Development Superintendent while the Program Coordinator should be renamed Program Supervisor.

A new Planning Supervisor should be added to the division staff to oversee the construction of new parks and rehabilitation of existing parks. The Programming and Development Superintendent will oversee the two sections, and develop and maintain financial matters and assist the Parks and Recreation Director in preparing the budget and in meeting with the public and other city departments and allied agencies. Separating programming duties and development duties into two sections within the division will enhance the development portion of the division with a staff member dedicated to directing the planning and construction of parks. The new development supervisor should possess a working knowledge of design and construction of parks and recreation facilities and have a background in the formulation of construction budgets and specifications. The existing park operations coordinator should provide assistance to the planning supervisor in the management of construction projects under the new title of Project Coordinator.

The Program Supervisor should retain the current responsibilities of supervising the umpire in chief, athletic program specialist, soccer and events specialist and the pool manager.

The existing secretary who currently provides administrative support to the entire division should be assigned to the Programming and Development Division to provide needed support and create a point of contact for issues relating to policy, training, work orders and other administrative issues. A part time receptionist should also be hired to assist with customer service by phone and in the lobby during seasons of the year when extra administrative support is needed such as program registration days and year-end budget preparation. The operations assistant should also be placed under the direction of the program and development superintendent to centralize all administrative functions of the department under one section. An additional part-time volunteer coordinator should be hired to handle recruitment of new volunteers and provide direction to existing volunteers to better utilize their services. Figure 5.5 shows the proposed organization and additions to the Parks Development division.

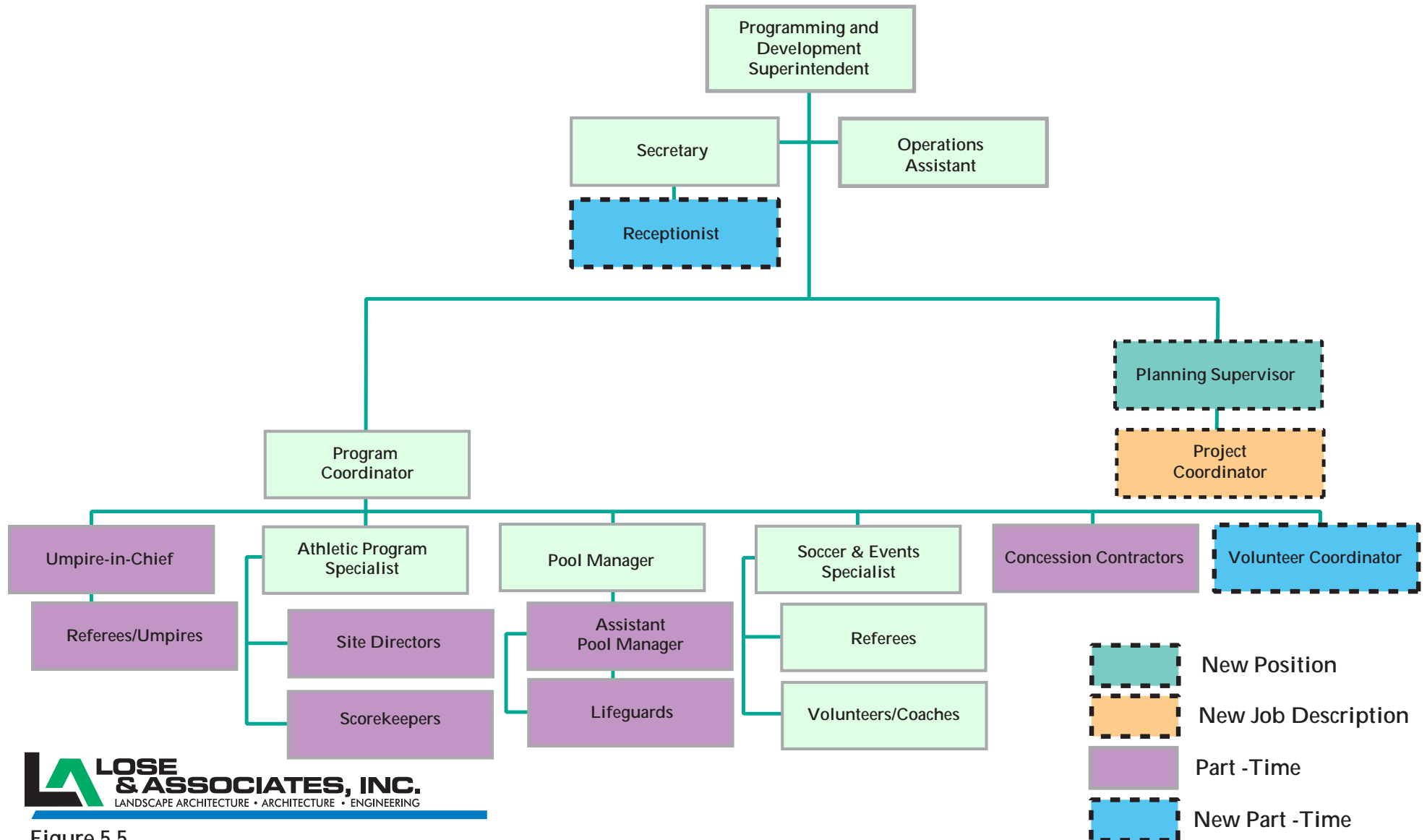
Recommendations Summary:

- Change the titles of key staff to more clearly define hierarchy and duties.
- Eliminate the supervision of construction projects by the current division superintendent and coordinators.

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Proposed Programming and Development Division

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- Add additional staff to oversee park renovations and development.
- Reorganize existing staff to provide more efficient supervision and operation of the division.
- Add additional staff to assist with administrative duties of the division.

Action Plan:

2001-2002: Change administrative titles as recommended.

2001-2002: Change the title of the Development Coordinator to Programming and Planning Superintendent.

2001-2002: Hire a Planning Supervisor to oversee the renovation and development of new and existing parks.

2001-2002: Place the secretary and operations assistant under the direction of the Programming and Development Superintendent.

2002-2003: Hire a part-time volunteer coordinator.

Ongoing: Utilize a part-time assistant during registration and budget preparation seasons to provide inter-office support.

Turf and Facility Analysis

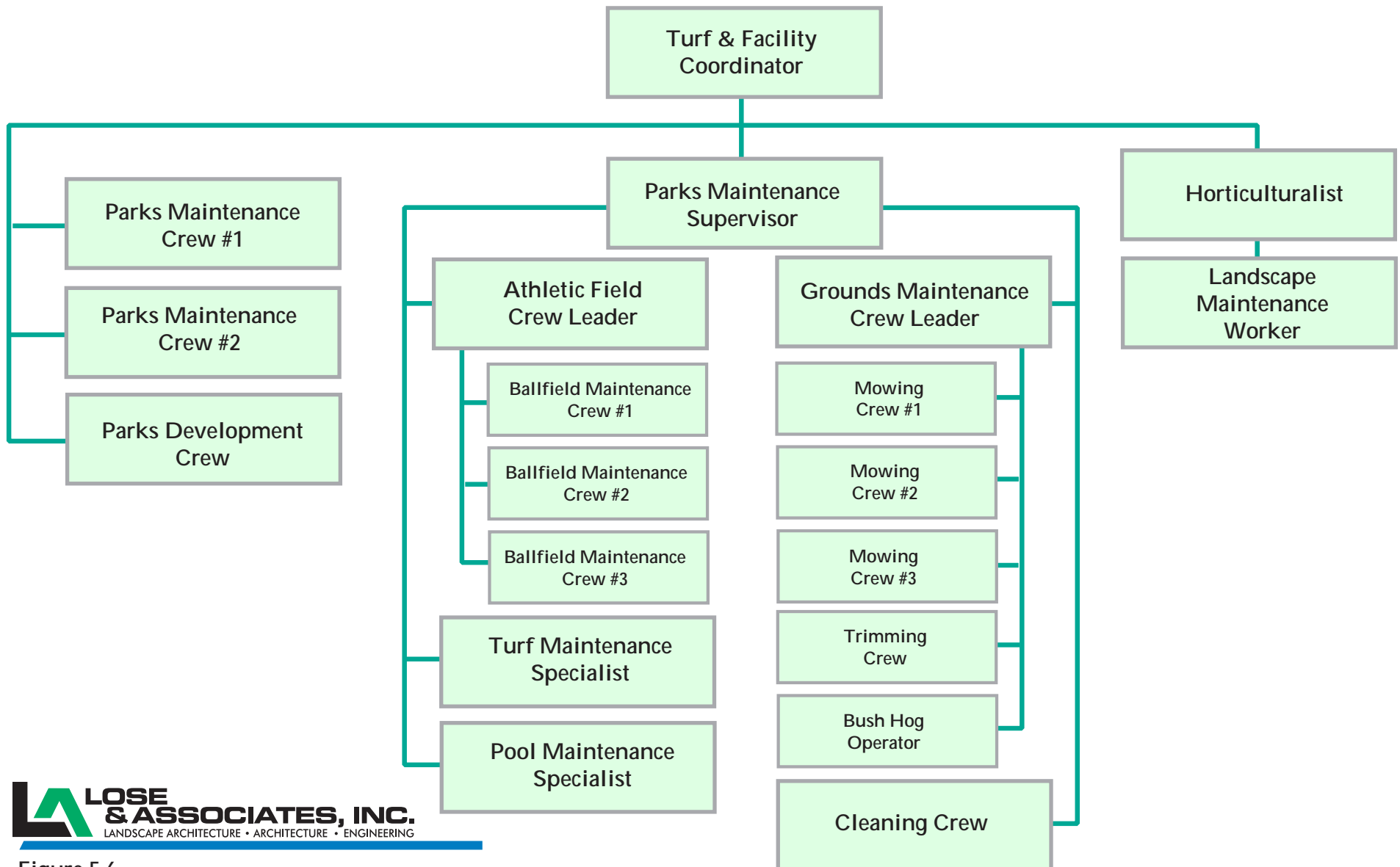
The branch of the Parks and Recreation Division administered by the Turf and Facility Coordinator maintains 500 acres of developed parkland of which over 200 acres require mowing, trimming and intense general maintenance. The staff responsible for maintaining all parks and recreation facilities account for 17 full time and approximately 11 part time employees. Supervisors and crew leaders responsible for managing maintenance crews are the Parks Maintenance Supervisor, Horticulturalist, Athletic Field Crew Leader, and Ground Maintenance Crew Leader as shown in figure 5.6. Also responsible for maintaining public grounds but separate from the Parks and Recreation Division are a horticulturist who maintains the downtown square gardens and a Public Lands Administrator who supervises maintenance of public beautification projects and oversees urban forestry issues within the city.

The Athletic Field Crew Leader and three crews are responsible for the preparation of athletic fields for practice and play. Beginning in early spring and continuing through the fall, the maintenance crews are kept busy dragging, edging, raking, chalking, maintaining irrigation and removing trash and debris from fields. A turf maintenance specialist handles overseeding and fertilization of ball fields. Parks with clustered ball fields require the attention of crews to prepare for weekend tournaments as well. Preparation for fall and winter leagues requires mapping and chalking fields for soccer and football. During the off season, crews dedicate time to larger projects they are unable to complete during the playing season. The tasks associated with field maintenance leave little dedicated time for non-field related issues. The lack of available equipment also presents problems when trying to complete tasks efficiently and in a timely manner. One example revealed during interviews involved the need for a trailer to haul tractors to job sites. When utilized, tractors must be driven rather than hauled between parks, wasting valuable time that could be used completing maintenance tasks.

Responsible for mowing, trimming, and general upkeep of the parks, three mowing crews consisting of five full-time and two part-time staff positions and a trimming crew

Fayetteville, Arkansas

Existing Parks Maintenance ORGANIZATIONAL CHART



made up of one full-time and one part-time position maintain the athletic fields as well as open park lands throughout the city. The Park Maintenance Supervisor assists the turf and facility coordinator in scheduling and supervising maintenance staff and purchasing supplies necessary for parks maintenance. The current method of maintaining the more than 200 acres of open park land require crews to split the city into four zones. Crews work independently of one another on smaller parks and then join together on larger parks such as Gulley, Walker and Wilson Parks. The schedule requires equipment to be loaded on trailers and hauled from one location to the next. Athletic fields with irrigation require mowing twice a week to maintain at proper heights.

Also under the supervision of the turf and facility coordinator are two building maintenance crews and a cleaning crew, which handle the daily maintenance needs of the park and recreation facilities. Duties associated with the building maintenance crews include electrical, plumbing, carpet installation, concrete work, playground inspections and repairs. The crews are also responsible for winterizing restrooms and irrigation systems. A pool maintenance specialist has been hired to oversee opening and closing the city swimming pool and conduct routine maintenance and repairs.

Under the supervision of the division horticulturist, a full-time and part-time groundskeeper handle the planting, cultivation and care of flowers, plants, shrubs, trees and turf on city park property. The horticulturist is also responsible for selecting herbicides and pesticides to be used in various spraying programs. Many parks in the system have gardens and flower beds which are maintained by the horticulturalist. The downtown square gardens are maintained by a separate city horticulturalist. Funding for the city horticulturist is provided by the city separate from the parks and recreation maintenance budget. Park horticultural work crews and the downtown square garden work crews operate separate from one another with each having their own equipment, greenhouses, and standards for maintenance.

The Public Lands Administrator who also operates separate from the parks and recreation maintenance division supervises the maintenance of public lands and right of ways separate from parks. This position also oversees the planting and maintenance of trees in public right of ways in addition to overseeing the city green space and tree ordinances currently in place through the planning division.

As described in the administrative division analysis, the Turf and Facility Coordinator is responsible for the supervision of all duties associated with park maintenance. In addition to supervisory responsibilities, the coordinator is also responsible for assisting in the chemical application process and irrigation installation and maintenance for athletic fields. These hands-on responsibilities leave limited time for completing tasks associated with researching new equipment technologies, evaluating job assignments, and monitoring an efficient work order system. In addition, some of the administrative duties associated with the position are delayed to allow completion of tasks in the field. The necessity of the turf and facility coordinator to work in the field is a direct result of the lack of a sufficient number of adequately trained staff to monitor regular maintenance, inspections and applications for the park system.

Interviews with the maintenance staff revealed many improvements in recent years to the efficiency of the division. Equipment upgrades such as mowers and a field groomer have provided work crews with the necessary tools to complete tasks at a higher quality in less time. Additional improvements desired by the staff to further improve operations included the need for better communication, additional support staff and continued upgrades of equipment and tools to complete required duties. Employees advised that they are understaffed during the peak maintenance seasons and are therefore required to ignore routine maintenance tasks in order to keep up with mowing and field chalking tasks. The need for pickup trucks, trailers, ball field maintenance equipment, tractors, chalking equipment and tools for each crew was expressed as a major concern. The lack of back up equipment and replacement equipment when existing equipment is being serviced reduces the level of maintenance they are able to provide. Staff requested an increase in regularly scheduled staff meetings to offer input or suggestions for strategic maintenance planning and troubleshooting. It was felt that better planning was needed to reduce the number of unscheduled and emergency maintenance items that arise during the maintenance season.

Turf and Facility Recommendations

The continued growth of the Fayetteville parks system both in acreage and available facilities has placed an extreme strain on the maintenance division to complete routine tasks not to mention the ability to perform other unscheduled maintenance needs. Improvements in the management of the division could be satisfied with the addition of a secretary to provide support to the turf and facility coordinator who should be renamed Park Maintenance Superintendent. Serving as a record keeper and point of contact for customer issues related to parks maintenance and safety, the secretary position would also have the responsibility of dispatching work orders to ensure all problems within the parks are rectified in an appropriate amount of time. This position would handle many of the administrative duties that the Park Maintenance Superintendent is typically unable to complete due to other, more pressing obligations.

Consideration should also be given to placing the operation and management of city garden maintenance under a landscape/horticulture supervisor to combine resources and provide the ability to expand the development of landscape gardens to other areas of the city. This could further serve to improve the number and management of volunteer work crews who are utilized on a weekly basis in the parks system and make more efficient use of funding to public ground beautification. Furthermore, any support facilities such as greenhouses or equipment could be consolidated thereby eliminating duplication by the city of these resources. With the combined work crews, the horticultural/landscape supervisor should have more time to dedicate to coordinating with volunteers who are offering their services in the park gardens.

The addition of a city arborist within the maintenance division would also provide a more efficient work system within the city and allow the supervision of tree maintenance within parks and on city property. The increasing need for tree maintenance along trails and in parks will require a staff position that works closely with the parks staff to keep parks looking their best. An urban forestry position within the city-planning department should be retained to monitor issues associated with new develop-

ment and the city's greenspace and tree ordinance. Figure 5.7 provides a look at the proposed parks maintenance organization. Not shown on the organization chart but staff additions that will be necessary as the citywide trail system continues to grow are maintenance personnel for the routine upkeep along the trail. Existing maintenance staff will not be able to keep pace with new development without the addition of new work crews. The number of workers required to maintain approximately 6 miles of greenway trails, including trailheads, is 3 full-time and 4 part-time staff members.

Improvements in communication within the maintenance division should be accomplished with regularly scheduled staff meetings that allow for the discussion of upcoming events, helping to reduce the number of emergencies and unscheduled duties that arise during the week. In addition to discussing upcoming events, staff will have the opportunity to discuss equipment and staff needs and offer input and suggestions for improvements. The implementation of a work order system that is channeled through the administrative assistant should also help to reduce the number of emergencies that arise and ensure that all tasks and repairs are completed within a reasonable amount of time. The secretary should provide staff meeting notes and follow-up responses when necessary.

Staff training and certification should be improved to increase the number of staff members who are able to complete duties associated with inspections, chemical applications and repairs. The greater the number of staff members who are cross trained in a variety of duties and responsibilities the less time that will be required by the maintenance superintendent to complete jobs in the field.

Recommendations for equipment improvements include upgrading mowers and establishing an equipment pool that offers backup supplies when equipment is being serviced. Additional ball field infield maintenance groomers should be purchased to improve field quality and provide more efficient use of maintenance staff time. Crew cab trucks with dump beds should be purchased for maintenance crews equipped with toolboxes that allow staff to carry supplies for completing repairs in the field. Trailers should also be purchased for hauling larger equipment, serving to eliminate time used driving equipment such as tractors to job sites.

Other improvements to the efficiency of the maintenance division should include the consideration to develop maintenance service districts whereby maintenance crews and equipment are dedicated to specific parks. Maintenance districts can serve to increase overall worker accountability and provide the ability to measure and evaluate work efforts. The addition of part-time staff and weekend work crews for tournaments and field preparation will further serve to create a more highly and efficiently maintained park system.

As new parks are developed, planning sessions should be held with parks maintenance staff to offer the opportunity for input, thereby eliminating the duplication of maintenance problems that are present in existing parks. Satellite work buildings should also be considered in new parks for maintenance equipment storage, eliminating the need for transporting equipment from off site.

Fayetteville, Arkansas

Proposed Turf and Facility Division

ORGANIZATIONAL CHART

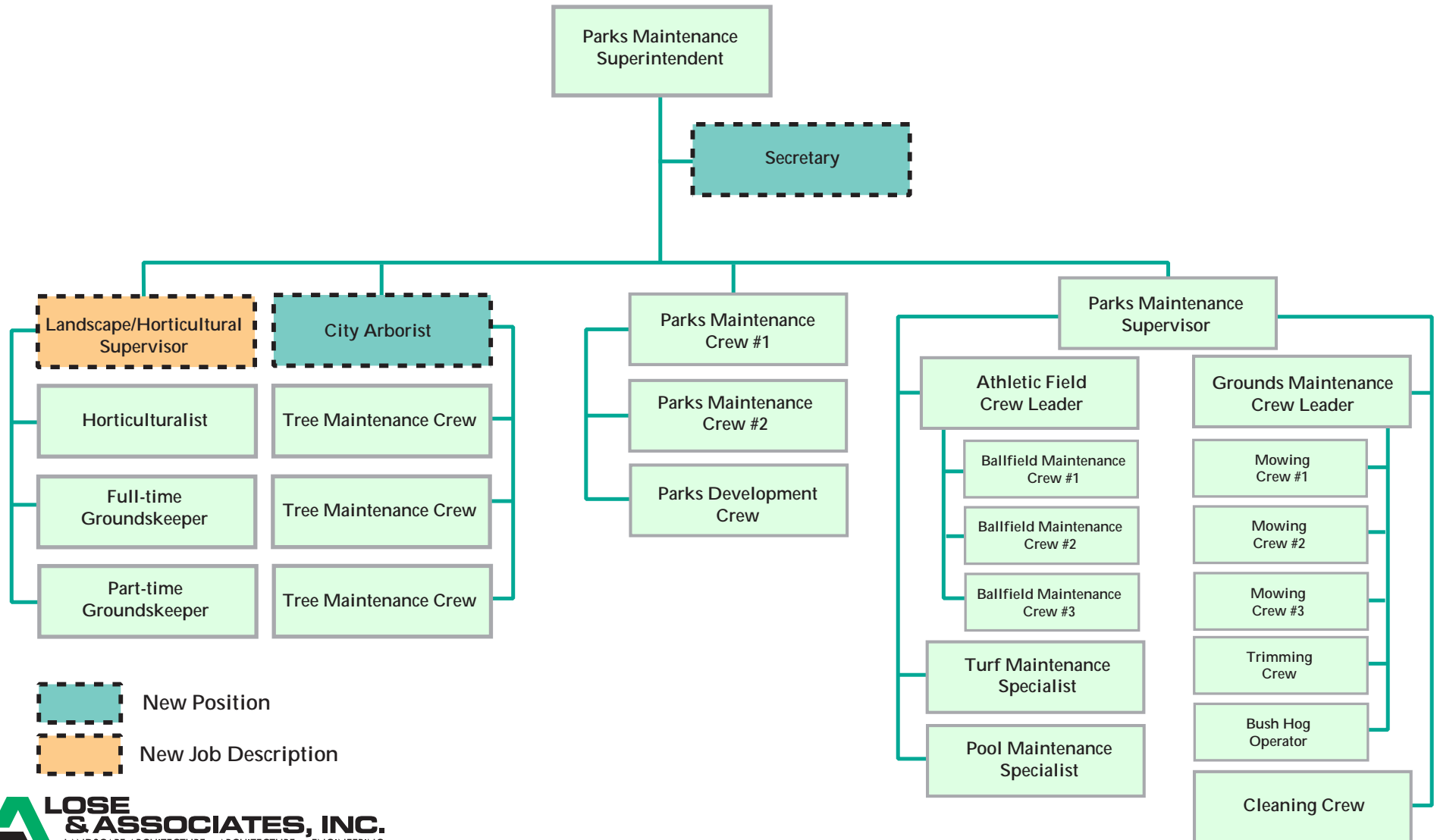


Figure 5.7

Recommendations Summary:

- Change the titles of key staff to more clearly define the hierarchy of the division.
- Hire administrative support to handle daily work orders, record keeping and customer concerns.
- Reorganize the city maintenance beautification system to combine resources and personnel thereby improving efficiency.
- Add staff to assist with regular maintenance during peak seasons.
- Add staff to the maintenance division to handle maintenance of city trees.
- Improve staff communication.
- Improve training and certification opportunities for maintenance employees.
- Upgrade maintenance equipment.

Action Plan:

- 2000-2001:** Change the title of the Turf and Facility Coordinator to Park Maintenance Superintendent.
- 2001-2002:** Hire an administrative assistant to administer the work order system, handle daily record keeping, and serve as the employee and customer contact center.
- 2001-2002:** Conduct interviews to select a city Landscape/Horticultural Supervisor to oversee the maintenance and beautification of all city landscape gardens.
- 2002-2003:** Hire a city arborist to oversee the maintenance of trees within parks and city owned properties and right-of-ways.
- 2001-2002:** Promote the addition of an urban forester within the city planning department to oversee all issues relating to green space and the city tree ordinance.
- Ongoing:** Schedule regular staff meetings to offer the opportunity for input by support staff and planning for upcoming events and job tasks.
- Ongoing:** Send staff to instructional classes for certification in playground safety, turf chemical application and other relevant training opportunities.
- 2002-2003:** Purchase additional field groomers to improve maintenance efficiency and quality of athletic fields.
- Ongoing:** Replace outdated mowing equipment, maintaining older pieces to use for back-up when regular mowers are being serviced.
- Ongoing:** As trucks are replaced, purchase crew cab trucks with dump beds and tool boxes that will more adequately meet the needs of maintenance staff.
- 2002-2003:** Purchase trailers for hauling larger equipment.
- 2002-2005:** Hire additional part-time maintenance staff to assist work crews and improve level of quality and efficiency of the division.

Budget Analysis

Funding for the Parks and Recreation Division operation budget is supplied from a variety of sources. Daily operations and maintenance costs are provided by allocations from the city's general fund. For the 2001 budget year, that number accounts for \$1,508,883, or 7.2% of the entire general fund. Other funding sources are from a 1% city sales tax for capital improvements and a 1% Hotel, Motel and Restaurant (HMR) tax

dedicated to park development. In 2001, the portion of the capital improvement sales tax allocated to parks and recreation is expected to generate \$524,000. This number represents 7.4% of the total dollars generated from the sales tax. The remaining amount is dedicated to other city agencies and divisions based on budget requests.

The HMR tax is expected to raise an additional \$670,000 exclusively for parks and recreation. Initiated by popular vote on November 14, 1995, the HMR tax is intended for the promotion and development of city parks, and cannot be used toward operations or maintenance of facilities.

The total dollars allocated in 2001 to parks and recreation for operations and capital improvements account for \$2,702,883. Revenue generated by the Division through programs, concession sales, and facility rentals are projected to bring an additional \$204,350 which are placed back into the city's general fund.

A look at the growth of tax allocations for capital improvements shows that the Parks and Recreation Division has received an increase from \$1,090,300 in 1997 to \$1,194,000 in 2001—a difference of \$103,700 (9.5%). Since income generated from each tax source is dependent on the economic success of the community, the allocation from the city capital improvement tax has the potential to vary a great deal. City sales tax allocations rose 19% from 1997 to 1999, but were then reduced by 45% in 2000. The amount budgeted for 2001 rose 54% to \$524,000.

The HMR tax saw a steady growth from \$744,000 in 1997 to \$772,000 (3.8%) in 2000. Projections for 2001 have shown a decrease in HMR revenue, down to \$670,000, in anticipation of decreased revenues in the restaurant and lodging industry as a result of the new Northwest Regional Airport, located approximately 30 minutes from Fayetteville. Figure 5.8 provides the sales tax and HMR funding from 1997 to 2001.

Tax Allocations for Capital Improvements

| | 1997 | 1998 | 1999 | 2000 | 2001 |
|------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Sales Tax | \$346,300.00 | \$427,000.00 | \$492,000.00 | \$340,000.00 | \$524,000.00 |
| HMR | \$744,000.00 | \$749,000.00 | \$760,000.00 | \$772,000.00 | \$670,000.00 |
| Total | \$1,090,300.00 | \$1,176,000.00 | \$1,252,000.00 | \$1,112,000.00 | \$1,194,000.00 |

Figure 5.8

The procedure of tracking Division funding allocations, revenue generation, expenditures, and other issues relating to the budget are managed through a process that divides the overall budget into six categories: Administration, Swimming Pool, Athletics/Recreation Transfers, Lake Maintenance, Park Maintenance, and Park Development. Due to the variety of funding sources and spending methods, dividing the budget into various sections allows careful tracking of revenues and expenditures. Each category within the Division's budget provides a line item for personnel services, material and supplies, services and charges, maintenance, and capital expense. According to the 2001 budget, the highest Park and Recreation Division costs are for personnel, services and charges, and capital improvements.

The cost of personnel accounts for \$1,188,587, which includes all staff salaries and wages, overtime wages, and insurance benefits. Costs associated with services and charges are made up of fees for publications and dues, travel and training expenses, insurance for vehicles and buildings, architectural services, motor pool charges, and replacement charges. The cost for capital improvements includes purchase of minor equipment for the Division, as well as new development and improvements in parks. Figure 5.9 provides a look at total projected expenses for the Division in 2001, as well as past expenses for 1999 and 2000.

A review of dollars allocated for staff training shows \$14,670 was budgeted for the 2001 fiscal year. That number was up from \$13,620 in 2000 and \$12,010 in 1999, and reflects

Total Division Expenditures

| | 1999 | 2000 | 2001 |
|-------------------------------|--------------------|--------------------|--------------------|
| Personnel Services | \$997,520 | \$1,126,533 | \$1,188,587 |
| Materials and Supplies | \$95,865 | \$100,036 | \$96,313 |
| Services and Charges | \$435,407 | \$480,560 | \$542,033 |
| Maintenance | \$104,085 | \$113,252 | \$120,779 |
| Capital | \$1,202,890 | \$1,820,084 | \$758,110 |
| Recreation Transfers | \$236,036 | \$150,715 | \$217,362 |
| Total | \$3,071,803 | \$3,791,180 | \$2,923,184 |

Figure 5.9

an average yearly growth of 10.5%. Dollars allocated for training represent less than 1% of the total operation budget. A review of the dollars appropriated for administration of the Division shows the total amount budgeted equaling \$86,196. This number reflects a portion of personnel expenses, materials and supplies, and services and charges. Funds dedicated to travel and training for administrative staff account for 5.2% of the administrative budget.

Budget appropriations for the Wilson Park swimming pool are \$132,242, of which \$81,991 (62%) goes to personnel expenses and \$30,351 (23%) goes to services and charges such as utilities. Reported pool revenues for 1999 were \$55,159, which includes admissions and concession sales. Expenses in 1999 were \$144,495, for a loss of \$89,336. Pool admission fees have been kept extremely low to allow affordability by all visitors; however rising maintenance and daily operation costs have increasingly become a cost burden for the Division. While swimming pools that lack large water features rarely generate high revenues over expenses, it should be a goal to make them cover the cost of operations.

The athletic and recreation transfers section of the Division budget has an overall allocation of \$471,786, of which \$214,718 (46%) is dedicated to staff expenses. Some of the line items included in this section include travel and training at an expense of \$4,250. The athletic and recreation transfers section also reflects the expenses and revenues of programs offered by the parks and recreation division. Transfers to city-subsidized organizations, such as the Fayetteville Boys and Girls Club and the Community Adult Center, are shown within this section. Transfers in 2001 to the two organizations for operational expenses equal \$126,278 (27%), which reflects half of the total allocation with the other half funded through the HMR tax. The amount for programs and special events equals \$166,382 in expenses, with expected revenue of \$235,015 for a profit of

\$68,633 (41%). Revenues in excess of expenditures are highly commendable and seem to be a consistent goal of many programs sponsored by the Division, however, as in most park and recreation departments, the budget frequently does not cover the programmatic, administrative, or maintenance costs. Registration fees are very reasonable and seem to be based on the services provided by the program (i.e. number of games, uniforms, etc.).

The Lake Maintenance category budgets dollars for the operation, management, and maintenance of Lake Fayetteville, Lake Sequoyah, and Lake Wilson. The 2001 allocation was for \$61,220, not including staff salaries, which are taken directly from the overall park maintenance budget. In 2000, revenues from the sale of fishing permits and boat stall rentals generated \$59,900, which helped to offset identified expenses of \$59,745. Revenues of this kind are not the norm for most departments, however, the large lakes afford the Parks and Recreation Division the opportunity to generate revenues with minimal expense, thereby providing services to citizens.

The 2001 Park Maintenance budget is \$683,356, which covers maintenance personnel, materials and supplies, equipment service charges, and some capital improvements. Travel and training allocations for the maintenance division are \$4,170. The cost of personnel accounts for 56% (\$382,450) of the maintenance budget. Other high costs to the Division are for motor pool and replacement fees for vehicles and equipment (\$140,511), buildings and ground maintenance charges (\$40,817), chemical costs (\$18,500), and turf maintenance charges (\$20,956).

The high number of park facilities and acreage maintained on this budget is very impressive. Information received from a study compiled by the Columbia, Missouri Parks and Recreation Department finds communities with more staff maintaining less acreage than Fayetteville. For example, Council Bluffs, Iowa with a population of 57,000 and a total park land acreage of 900, employs 19 maintenance staff members. Columbia, Missouri with 1,980 park acres employs 22 maintenance staff members. The Fayetteville Parks and Recreation Division's need for additional funding for rising maintenance costs has been reflected in yearly budget requests. The number of parks and acreage is much higher than most departments of like-size cities, which is the probable reason that eight out of the nine personnel priority requests in 2001 were for maintenance positions.

The portion of the Division budget that manages parks development and maintenance is responsible for the expenditure of the Hotel, Motel, and Restaurant Tax. The total budget allocation for this program in 2001 is \$1,397,000, which includes an estimated tax income of \$740,000. This number reflects \$670,000 from the 2001 tax income, as well as a carry-over of \$70,000 of surplus from previous years. Dollars budgeted for personnel are \$457,713, which provides the funding for many of the parks maintenance and administrative employees. Services and charges funded by the park development budget are additional motor pool and replacement charges, uniforms and personnel equipment, and contract services. The remainder of the transfer to the Fayetteville Boys and Girls Club is also accounted for in the parks development budget.

A review of the five-year capital improvement program finds that staff has done a commendable job of detailing the CIP, as well as developing a comprehensive list of

unfunded CIP items. Projected funding needed to complete the proposed capital improvements totals \$6,850,000 over the five year period, or \$1,370,000 per year. Proposed improvements include smaller projects which refurbish or enhance existing parks, and larger projects such as a water park and a city/regional trail network.

A review of the Facility Priority list developed from the Fayetteville Parks and Recreation Steering Committee Workshop on September 15, 2000, finds many items expressed as desirable by workshop participants within the existing CIP. The following provides a look at the top five priorities identified in the steering committee workshop:

- The number one priority was to develop a Multi-Sports Complex with Field Sports. This item is not in the CIP, although there are several projects that refurbish and light existing sports parks.
- The second item listed was a City/Regional Trail Network. Dollars are appropriated in the 2001 and 2002 budgets to add trails to parks, but development of an overall master plan is not addressed in the five-year CIP.
- The third item is a large indoor sports complex, which is not addressed in the CIP. Although the point could be argued, the Steering Committee did not think such a facility was a duplication of the Fayetteville Boys and Girls Club.
- The fourth item is a water park, which is in the 2003 CIP at 1.5 million dollars.
- The fifth item is to develop neighborhood parks, which is intertwined throughout the CIP.

Interviews and budget analysis have revealed that previous funding for capital improvement projects has not been utilized due to inadequate staff to oversee planning, construction, and maintenance. While allocations for capital improvements have been reasonably consistent in recent years, they are not adequate to address even a portion of the priorities, especially larger capital projects. Many times big-ticket items are funded through new taxes that are citizen-supported. Without adamant community support, these items cannot be addressed.

Budget Recommendations

The largest obstacles facing the Fayetteville Parks and Recreation Division are tied to the funding of capital projects and staff additions. Recommended improvements to the existing park system will require increased funding to complete capital improvements and added staff positions for maintenance of new facilities.

Interviews with park staff revealed a need for improved opportunities for staff training and certification. At less than 1% of the overall operation budget, training and certification opportunities should be improved with increased funding.

Most parks and recreation departments provide basic facilities and services through revenues from the general fund of the government organization. These include active

and passive parks, greenways, athletic fields, lakes and other amenities the public considers basic to park amenities. Most park departments charge additionally for programmatic expenses or expenses that are outside the usual daily offerings of the department. Revenue production by the Division seems to make recovering expenses a high priority, however, the ability of the Division to improve revenue is limited due to the existence of the Fayetteville Boys and Girls Club who manage many of the revenue-producing programs in the community. Recommended improvements to existing swimming facilities should help to alleviate the current cost burdens and provide some additional revenue sources. Other opportunities will exist with improvements to existing athletic facilities and proposed tournament facilities.

The division should also consider the possibility of contracting some services, which has allowed other departments to improve service quality at a lower cost. With the proper agreements, the city can still maintain the control needed and provide quality service. Other opportunities exist with the associations that use park and recreation facilities. In most cases, the parks department provides the facilities and maintenance for basic league play with the associations providing for the programmatic expenses of the program. The potential for revenue exists with the department operating concessions or allowing associations to operate concessions for a nominal fee.

Program Analysis

After an initial review, it appeared that programming by the Parks and Recreation Division was heavily weighted towards athletic activities with very few cultural and non-sport opportunities. However, further investigation reveals that this is apparently a reflection of the joint agreements the Division has made with other organizations. There appears to be many cultural and non-sport programmatic activities for citizens outside the realm of the Parks and Recreation Division. The programs offered by Parks and Recreation, as established in the agreement between the Fayetteville Boys and Girls Club and the city of Fayetteville, are:

- Baseball
- Fast-pitch Softball
- Flag Football (Adult)
- Hobby Use Groups
- Sand Volleyball
- Slow-pitch Softball
- Soccer
- Special Events
- Swim Lessons
- Tennis Lessons

Other program providers, besides the Fayetteville Youth Center and the Parks and Recreation Division, are the Walton Arts Center, the Botanical Garden Society of the Ozarks, the Community Adult Center sponsored by the Council on Aging, and the Yvonne Richardson Center. These centers provide a variety of recreation opportunities that are open to the community.

The Walton Arts Center provides a very wide variety of art and cultural-based programs for young and old. The Center places a strong emphasis on programming for students through the schools, which offers a very accessible and affordable alternative to the youth of Fayetteville and the surrounding communities. The response from survey participants indicates that a large portion of the community utilize programs offered through the Walton Arts Center.

The Botanical Garden Society of the Ozarks, which utilizes property located around Lake Fayetteville, will provide educational and recreational opportunities at a very affordable cost to families in the community. The provision of trails, gardens, greenhouses, and an education center will offer a large variety of programs to visitors.

Sponsored by the Council on Aging, the community adult center provides services, programs, and activities for residents over the age of 50. The yearly membership of \$8.00 (1999) allows participation by any resident willing to get involved. The current construction of a new center in Walker Park will further improve the opportunities for the older citizens of Fayetteville.

Currently funded by the city of Fayetteville, the Yvonne Richardson Center provides programming opportunities for underprivileged youth. The Center, which consists of a gymnasium and an office, is open to visitors for basketball and other activities. The Center was developed as a community project with much of the funding for its construction coming from donations.

The availability of many program providers within the community offers a wide variety of outlets for recreation activities. Review of the public input reveals that most residents in the community feel there are an adequate number of offerings in Fayetteville for citizens of all ages. Desired improvements for program offerings were primarily tied to community after-school and summer park programs, cultural art programs, programs for the physically and mentally challenged, and improved pre-school programs. Survey results indicated that 17.5% of respondents feel there is a need for additional boys and girls programs, while 21% of respondents feel programs for men and women are inadequate. The remaining respondents said they are not involved in programs for adults or youth and perceive the needs of those groups to be adequately met.

Program Recommendations

While response from the public indicates an overall satisfaction for the program offerings in the community, the Parks and Recreation Division and the Fayetteville Boys and Girls Club should work together to expand areas identified as needing improvement. A full assessment of the programs being offered throughout the community should be completed to determine what areas should be addressed, how, and by whom.

As part of the master plan, the Yvonne Richardson Center should be placed under the supervision of Parks and Recreation or the Fayetteville Boys and Girls Club. The most logical placement would be with the Parks and Recreation Division; however, the current agreement between the city and the Boys and Girls Club which states the, "FYC

will be responsible for the majority of sports and activities held at indoor recreation facilities," creates the obligation to consider placing management under their organization.

Currently involved in the preliminary phases of construction of a new \$9 million facility, it may not be ideal timing for the Boys and Girls Club to take on management of the Yvonne Richardson Center. If the Club does not wish to take on management of the Yvonne Richardson Center at this time, then it should be assigned to the Park and Recreation Division; however, if the Boys and Girls Club accepts responsibility of the Richardson Center, then an agreement should be developed to include the following:

- The Fayetteville Boys and Girls Club shall be provided with budget dollars appropriated for the Yvonne Richardson Center by the city. The current annual budget is \$107,436. The Boys and Girls Club will expend the budget in the manner it was approved. The Boys and Girls Club will be responsible for all personnel, operations, and upkeep of the facility. Personnel will remain employees of the city, maintaining city benefits and increases, however, they will be supervised and reviewed by the Boys and Girls Club staff. Two instances where this is taking place are at the Memphis Zoo and the Mid-South Fair in Memphis, Tennessee. Both examples are working very well. In the case of the zoo, if a city employee quits, retires, etc., then the position is transferred to the 501-C-3 organization (i.e., the Fayetteville Boys and Girls Club). The planning team recommends following the same methodology with new employees being added to the Boys and Girls club staff with funding for the positions provided by the city.
- The Boys and Girls Club should work with an existing Center Board, or develop a Yvonne Richardson Community Center Board that will provide the Boys and Girls Club with input as to enhanced operation and programming. The Boys and Girls Club will use the input of the advisory board to better benefit the neighborhood and users. Special emphasis should be made to insure the Center is a reflection of the community, and not of the Fayetteville Boys and Girls Club. The Center can be developed to be a valuable education, social, and recreation resource for the community. The Boys and Girls Club will research where dollars can be obtained to provide this increased effort. The Center can petition the city for funds to provide additional programs, however, they should not look to the city solely for all new monies, but rather should use city funds for matches, etc. Any request for city funds should be made through the budget process.
- While the Boys and Girls Club currently offers many programs that could be suitable for the Yvonne Richardson Center, the Center should have unique programs and services directly aimed at providing for the users, as well as the specific area in which the center is located.
- All expenses presently incurred by the Center, such as capital and major maintenance expenses, should remain the responsibility of the city of Fayetteville. All insurance, liability, etc., should remain the responsibility of the city.

- The city will make an annual review of the operations of the Yvonne Richardson Center. Any comments, suggestions, etc., should be directed to the Fayetteville Boys and Girls Club. This review process should include a meeting with the advisory board.

As previously stated, should the Fayetteville Boys and Girls Club choose not to accept management of the Yvonne Richardson Center, then the Center should be placed in the Parks and Recreation Division underneath the Superintendent of Programming and Development. The function of the advisory board should remain intact, as well as the search for other support funds to enhance the programming and operation of the Center.



SECTION 6

Facility Assessments and Recommendations

Park Assessments and Recommendations

A primary task of the master plan team was to evaluate the existing park facilities, including those available through joint efforts with other agencies. Individual site visits were conducted to allow assessments regarding maintenance practices, age, condition, and accessibility of amenities. Upon completion of site visits, recommendations were made based on national standards and community input received during interviews and public meetings. National standard recommendations were based on guidelines established by the National Recreation and Parks Association (NRPA) in the Park, Recreation, Open Space and Greenway Guidelines manual, and current development trends around the country.

The national standards and community trend comparisons allow for the identification of deficiencies within the existing system and establishment of goals for the future. Using national standards as a baseline, community leaders can develop a parks system that meets the needs of their citizens.

The NRPA has developed a minimum standard to follow when considering an adequate number of dedicated parklands. Guidelines suggest that “a park system at a minimum, be composed of a ‘core’ system of parklands, with a total of 6.25 to 10.5 acres of developed open space per 1,000 population.” The type of parks that can be included to meet open space standards can be a combination of the following classifications as determined by the NRPA:

- Mini-Park
- Neighborhood Park
- School Park
- Community Park
- Regional Park
- Special Use
- Private Park/Recreation Facility
- Natural Resource Area/Preserve
- Greenway

Critical to any park system is the provision of four general categories of parks: mini, neighborhood, community, and regional. The main characteristics that differentiate one type of park from another include the acreage, the service area, the type of facilities found within the park, and how users access the park. The existence of other park types separates the average from the above-average systems. The following gives a description of the different types of parks common to a system.

Mini Parks

A common type of park found within a system is a mini park. The mini park is characterized by having five acres or less of land developed for recreation. It is designed primarily to attract residents living within a quarter of a mile of the park. The residents

served by a mini park are one thousand for every .25 to .5 acres. Because of the close proximity to the user group, there is usually no designated parking for vehicles. The size of the mini park limits the facilities and programs that can be included. The uses vary, and depend heavily upon the residents it will be serving. For example, a mini park located near housing designed for the elderly may contain several benches, walking paths, a small water feature, and landscaping that is attractive to small wildlife. A mini park located in a neighborhood with young families would contain a playground with a picnic shelter and benches. A mini park is not developed to handle league games or community-wide events, regardless of the facilities included in the design.

Mini Park Prototype

Average Size: 1/3-5 acres (target size is 3 acres)

General Concept: A playground for children and a passive area for adults.

General Purpose: Passive use; serves neighborhoods during daytime hours within a ¼ mile radius.

Programs: No organized activities; landscape areas to be used for strolling and playing for all age groups.

Proposed Park Facilities and Land Requirements:

Children's Play Area: 1.75 acres

Apparatus Area: 1.75 acres

Shelter: 1,000 sq. ft.

Game/Tennis Courts: 1-2 acres

Walking Trails: Varies

Landscaping and Fencing: Varies

Utilities: Varies

Neighborhood Parks

A park containing 5-20 acres would be characterized as a neighborhood park. A park of this size would typically have a service area of one half-mile. The concept behind neighborhood parks is to concentrate intense recreation and several facilities into a limited amount of space. Facilities might include playing fields, playgrounds, shelters, and restrooms. Parking is also considered necessary because of the increased area the park serves. The standard is a minimum of seven spaces for the first ten acres and one additional space for each acre thereafter, depending on the intended use of the park. If the park is to serve a higher density of users, as would be the case with a multi-sports complex that includes ballfields and a community center, then parking should be designed to meet the needs of those facilities, as well as adhering to local zoning requirements and standards. It is also recommended that one to two acres be dedicated to a neighborhood park for every 1,000 residents—or one neighborhood park for every 10,000 to 20,000 residents.

Neighborhood Park Prototype

Average Size: 5-20 acres (target size is 15 acres)

General Concept: Active recreational facilities supplemented with passive amenities.

General Purpose: Intense active recreation for daytime use within a half-mile radius.

Programs: Neighborhood league practice and play; spontaneous play; no large-traffic events should take place on a regular basis.

Proposed Park Facilities and Land Requirements:

Sports Fields: 2-5 acres per field

Soccer Fields: 2 acres per field

Football Fields: 2 acres per field

Running Track: 5 acres

Swimming Pool: 1-2 acres

Trail System: Varies

Shelters: 2,000 sq. ft.

Large Play Area: 2 acres

Tennis Complex: 2 acres

Game Courts: 10,000 sq. ft.

Walking Paths: ½ to 1 mile

School Parks

School park sites are an excellent way to combine resources and provide accessible recreation amenities to the community. Depending on the school type (i.e. elementary, middle, high school) the size of the park will be dictated by the land available adjacent to the school. Typically, middle and high schools are constructed with youth athletic fields to support team sports. These facilities provide the basis for developing a community park or at the very least, youth athletic fields for recreation programs. The selection of school sites is determined by the school district and is located according to the county or citywide distribution of students. The school site selection criteria may or may not meet the needs for parkland distribution. When development of school parks is possible, guidelines for neighborhood/community parks should be followed to meet the needs of residents. When joint developments occur, features common to other parks in the city (i.e. signs), should be used to identify the property as a public facility.

Community Parks

Within a parks system, community parks are essential to ensure that all users' needs and interests are included in the recreation facilities. This type of park serves multiple neighborhoods and sometimes several communities. The concept behind a community park is to offer both active and passive environments and activities. This would include not only athletic fields and playgrounds, but also extensive walking trails, large natural areas, and conserved, environmentally-sensitive areas, such as wetlands. A park of this sort usually covers 20 to 50 acres. The service area depends on the facilities located in the park; however, it should be oriented around a relatively small geographic area. This area can be determined using a fixed percentage of the population, a specific geographic region, or a drive-time radius. The community park typically serves 1,000 residents for every 5-8 acres. Community parks are usually designed to accommodate both day and night use, and will serve all age groups. Large facilities, such as a sports complexes or aquatics centers, can be placed within a community park because there is adequate room for the facility itself, as well as support systems such as parking, easy access, and large areas for buffering from surrounding neighborhoods.

Community Park Prototype

Average Size: 20-75 acres (target 60 acres)

General Concept: Combine active and passive recreation facilities into a natural setting with large portions of the park remaining natural.

General Purpose: To provide a full range of services to the entire community for both day and night uses.

Program: Passive enjoyment of natural areas and environments, including lakes, wooded areas and landscaped areas; sponsoring of league play and large scale tournaments and exhibitions for all age groups.

Park Facilities and Land Requirements:

Lighted Adult Softball Complex: 10-15 acres

Lighted Youth Baseball Complex: 8-10 acres

Lighted Tennis Complex: 2 acres

Football Field: 2 acres

Soccer Complex: 10-12 acres

Basketball Courts: 1-2 acres

Picnic Area: 10-15 acres

Trails: 1 to 2 miles

Volleyball: 2-4 acres

Community Center w/Pool: 2 acres

Maintenance Area: 1 acre

Lake: 1-4 acres

Parking: Varies

Regional Parks

The largest park typically found within a parks system is a regional park. The size of the regional park varies from 50-250 acres, depending on the type and amount of use that will be included, and serves a radius of approximately one-hour's drive time. The concept behind a regional park is to provide a large natural area that can be accessed through hiking, horseback riding, bicycling, or winding roadway. Acreage is designated as a regional park to maintain a variety of historically significant buildings and sites, wildlife preserves, or natural environments in the community, including forested areas, open meadows, large grassy fields, and wetlands. Programming associated with a regional includes interpretive walks, educational programs, and experiment stations. Because of the variety and uniqueness of a regional park, it is difficult to produce a prototypical setup.

Special Use Parks

A park designed with one user or user group in mind is characterized as a special use park. This would include golf courses, botanical gardens, museums, and complexes that focus on only one sport. These facilities can vary in size according to demand in the area. However, the more specialized or unique a park is, the greater the service area becomes because of the potential high demand. These types of parks also have the potential to be revenue generators if maintained and operated to fulfill the needs of the users.

Private Park/Recreation Facility

The private park and recreation facility, as described by the NRPA, meets one of the two following characteristics:

- “Private Parks, such as swimming pools, tennis courts, and party houses, are generally within a residential area developed for the exclusive use of residents and are maintained through a neighborhood association. They are not, however, a complete substitute for public recreation space.
- Private Recreation Facilities that are for-profit enterprises, such as health and fitness clubs, golf courses, water parks, amusement parks and sports facilities.”
These facility types can be entirely private or, in many cases, be a joint venture between a public entity and a private organization. Partnerships of this kind allow for the provision of facilities and programs at a reduced cost to the public sector.

Natural Resource Area/Preserve

According to the NRPA, “Natural resource areas are lands set aside for preservation of significant natural resources, remnant landscapes, open space, and visual aesthetics/buffering. These lands consist of:

- Individual sites exhibiting natural resources.
- Lands that are unsuitable for development but offer natural resource potential. Examples include parcels with steep slopes and natural vegetation, drainageways and ravines, surface water management areas (man-made ponding areas), and utility easements.
- Protected lands, such as wetlands, lowlands and shorelines along waterways, lakes and ponds.”¹

Acquisition of natural resource and preserve areas serves to enhance the quality of the community by maintaining a portion of its natural amenities.



Greenways

The value of community greenways is immeasurable. Greenways serve to tie elements of the community such as parks, schools, neighborhoods, shopping centers, and natural environments together into one cohesive system while offering safe movement of pedestrians. Typically 10-12 feet in width, greenways are paved trails that enhance the natural environment and provide users with the ability to move freely through those environments with minimal disturbance. Greenway corridors should be no less than 50 feet in width except in neighborhoods, where 25 feet may be

¹ Mertes, James D., Ph.D, CLP and James Hall, CLP, eds. Park, Recreation and Open Space and Greenway Guidelines. The National Recreation and Park Association and the American Academy for Park and Recreation Administration, 1995.

acceptable. When developing a greenway system, it is important to identify corridors that connect elements in the community and incorporate all the characteristics of the natural resource areas. Greenways can be located in a variety of settings and can be utilized for active and passive recreation activities. Julius Fabros, a professor of Landscape Architecture at the University of Massachusetts, divides greenways into three categories: Ecological, Recreational, and Cultural.

- Ecological greenways are typically located through or along natural environments such as rivers, ridgelines and coastal areas. These greenway trails provide connections to nature, protect and maintain biodiversity, minimize development and provide for wildlife migration across natural and manmade boundaries.
- Recreational greenways link elements through areas of diversity and significant landscapes. These can be located in rural or urban settings and range in size from local trails to international systems.
- Cultural greenway trails connect historically or culturally significant elements. These types of trails include elements for tourism, education, recreation, and transportation. Economic benefit can be gained from cultural greenways by connecting housing and neighborhoods with retail businesses, incorporating flood prevention elements, and providing infrastructure for commuting, among many other possibilities.

Fayetteville Park Standards and Distribution

The Fayetteville Parks and Recreation Division offers a wide variety of parks that are unique when compared to other communities of similar size. The total land area of over 2,500 acres and water area of 739 acres, offers a wide variety of recreation opportunities. Progressive in their approach to land conservation, the citizens of Fayetteville take great pride in the natural habitats found in the area. With three lakes under the management of the Parks and Recreation Division, many of these natural habitats are under public control through the parks system. The city of Fayetteville exhibits examples of every type of park identified by NRPA as making up the ideal system. From joint park developments with schools and private agencies, to land acquisition for natural preserves and greenway development, the city has done an excellent job in meeting many of the recreation needs of the community.

In an effort to increase the variety of recreational and educational opportunities for citizens, many joint use and land lease agreements have been established between the Parks and Recreation Division and other city and community agencies. The Botanical Garden Society of the Ozarks and the Fayetteville and Springdale public school system are two examples of agreements that have been established. Both organizations have land lease agreements with the Division to utilize property around Lake Fayetteville, each providing educational opportunities for residents in the area.

Other lease agreements have been established for the use of land located around existing school buildings. The Parks and Recreation Division is currently under a lease agreement with the school system for ten park/school properties. Maintenance of the school/park sites is completed by the school system; however, the Division uses the parks for programming, practices, and other activities. In addition, the Parks and Recreation Division has appropriated capital dollars to complete improvements within the school/park facilities. The following are the school/park developments found around the community:

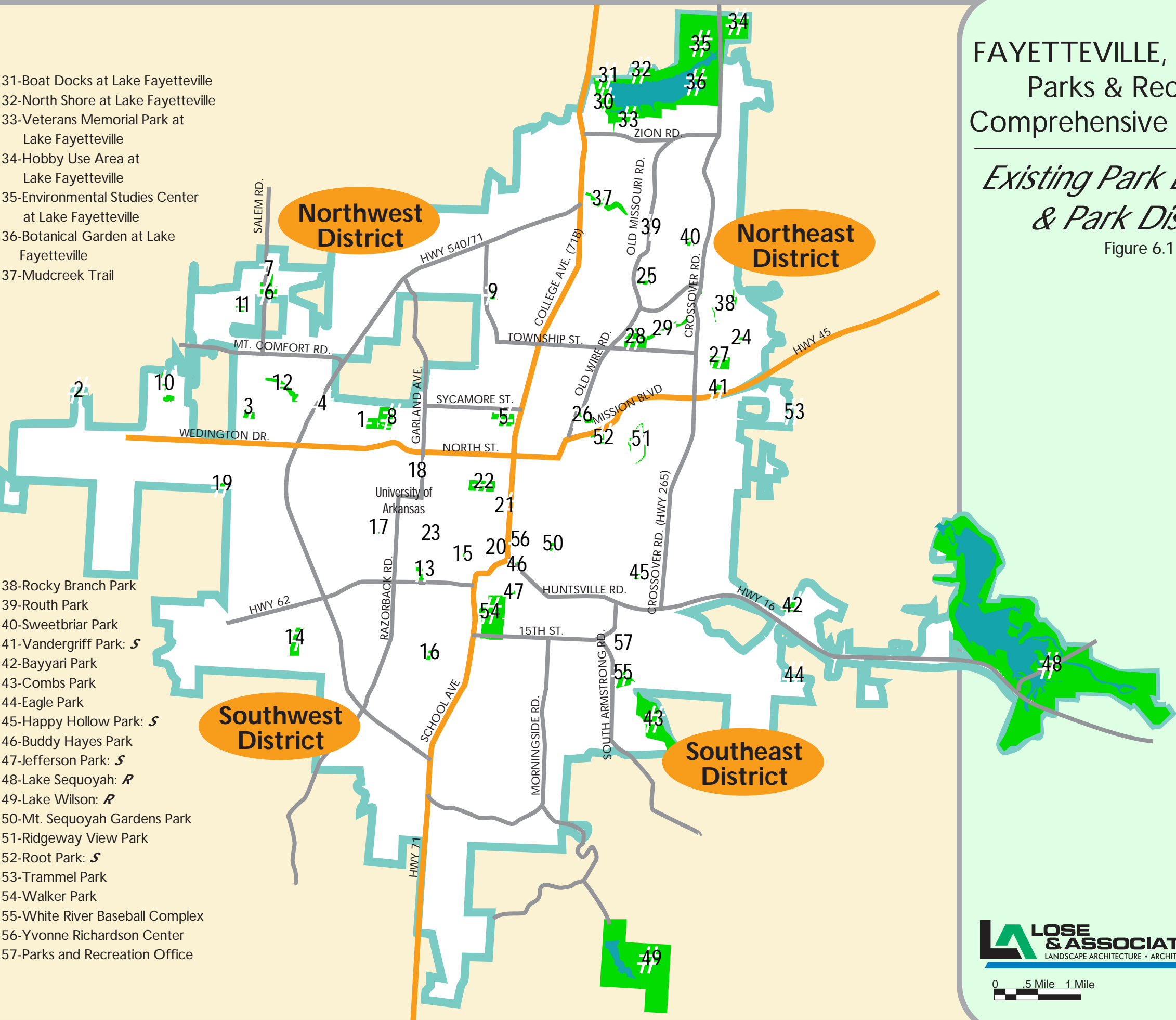
RECREATION
AND
PARK SITE
LEGEND

- ⌘ School/Park Lease Agreement.
- ⌘ Regional Facility Serving Entire Community.

- 1-Asbell Park: ⌘
- 2-Bundrick Park
- 3-Davis Park
- 4-Friendship Park
- 5-Gregory Park
- 6-Gary Hampton Park
- 7-Holcomb Park: ⌘
- 8-Lewis Street Park
- 9-Gordon Long Park
- 10-Red Oak Park
- 11-Salem Park
- 12-Wildwood Park
- 13-Bates Park: ⌘
- 14-Finger Park
- 15-Frisco Park
- 16-Greathouse Park
- 17-Hotz Park
- 18-Leverett Park: ⌘
- 19-Fayetteville Boys & Girls Club (Future)
- 20-Square Gardens
- 21-Washington Park: ⌘
- 22-Wilson Park
- 23-Fayetteville Boys & Girls Club (Existing)
- 24-Braden Park
- 25-Butterfield Park: ⌘
- 26-Craft Park
- 27-Crossover Park
- 28-Gulley Park
- 29-Gulley Trail
- 30-Softball Complex at Lake Fayetteville

- 31-Boat Docks at Lake Fayetteville
- 32-North Shore at Lake Fayetteville
- 33-Veterans Memorial Park at Lake Fayetteville
- 34-Hobby Use Area at Lake Fayetteville
- 35-Environmental Studies Center at Lake Fayetteville
- 36-Botanical Garden at Lake Fayetteville
- 37-Mudcreek Trail

- 38-Rocky Branch Park
- 39-Routh Park
- 40-Sweetbriar Park
- 41-Vandergriff Park: ⌘
- 42-Bayyari Park
- 43-Combs Park
- 44-Eagle Park
- 45-Happy Hollow Park: ⌘
- 46-Buddy Hayes Park
- 47-Jefferson Park: ⌘
- 48-Lake Sequoyah: ⌘
- 49-Lake Wilson: ⌘
- 50-Mt. Sequoyah Gardens Park
- 51-Ridgeway View Park
- 52-Root Park: ⌘
- 53-Trammel Park
- 54-Walker Park
- 55-White River Baseball Complex
- 56-Yvonne Richardson Center
- 57-Parks and Recreation Office



FAYETTEVILLE, ARKANSAS
Parks & Recreation
Comprehensive Master Plan

*Existing Park Locations
& Park Districts*

Figure 6.1



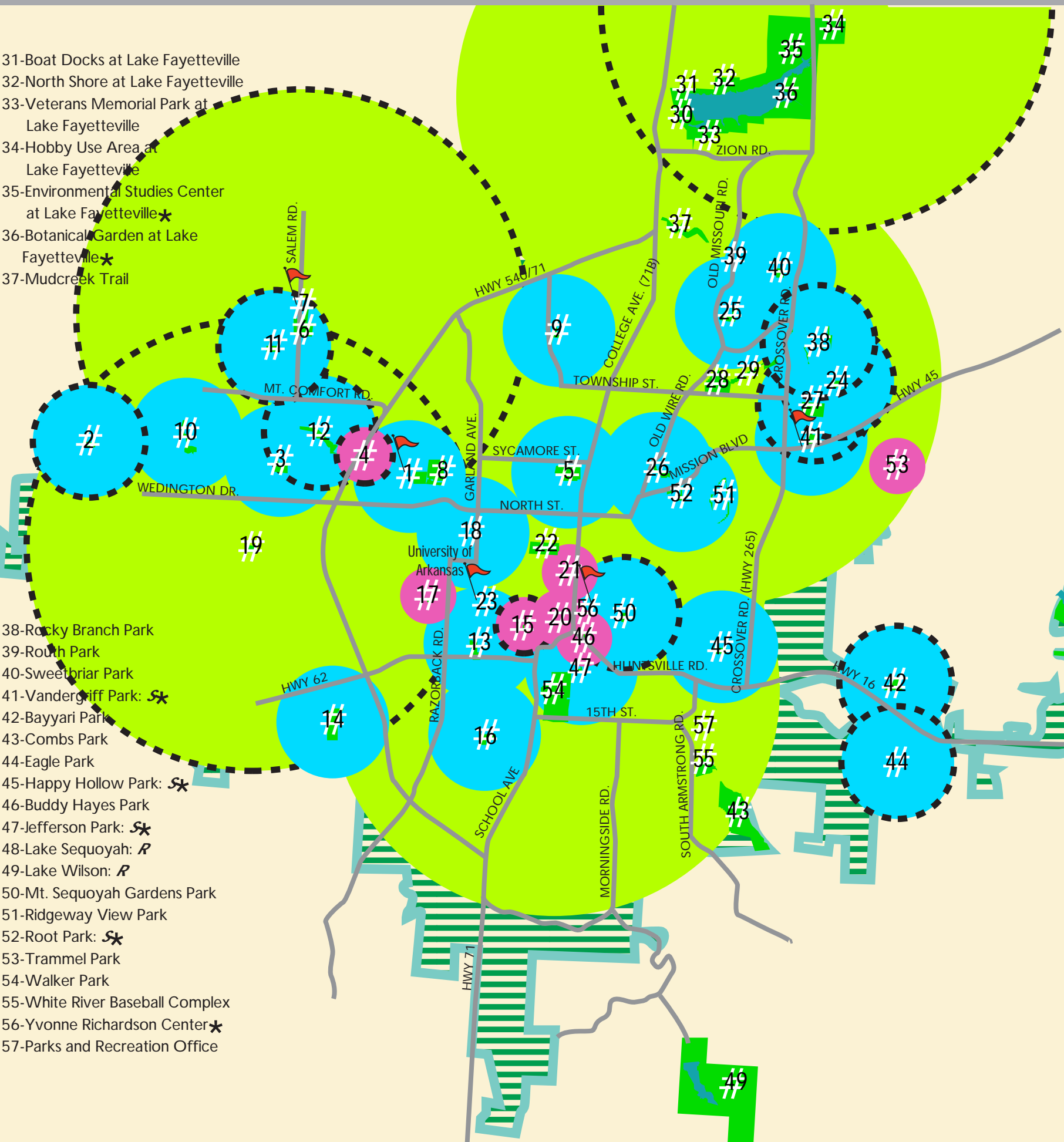
RECREATION AND PARK SITE LEGEND

- School/Park Lease Agreement.
- Regional Facility Serving Entire Community.
- = Allied Recreation Providers.

- 1-Asbell Park:
- 2-Bundrick Park
- 3-Davis Park
- 4-Friendship Park
- 5-Gregory Park
- 6-Gary Hampton Park
- 7-Holcomb Park:
- 8-Lewis Street Park
- 9-Gordon Long Park
- 10-Red Oak Park
- 11-Salem Park
- 12-Wildwood Park
- 13-Bates Park:
- 14-Finger Park
- 15-Frisco Park
- 16-Greathouse Park
- 17-Hotz Park
- 18-Leverett Park:
- 19-Fayetteville Boys & Girls Club (Future)
- 20-Square Gardens
- 21-Washington Park:
- 22-Wilson Park
- 23-Fayetteville Boys & Girls Club (Existing)
- 24-Braden Park
- 25-Butterfield Park:
- 26-Craft Park
- 27-Crossover Park
- 28-Gulley Park
- 29-Gulley Trail
- 30-Softball Complex at Lake Fayetteville

- 31-Boat Docks at Lake Fayetteville
- 32-North Shore at Lake Fayetteville
- 33-Veterans Memorial Park at Lake Fayetteville
- 34-Hobby Use Area at Lake Fayetteville
- 35-Environmental Studies Center at Lake Fayetteville
- 36-Botanical Garden at Lake Fayetteville
- 37-Mudcreek Trail

- 38-Rocky Branch Park
- 39-Routh Park
- 40-Sweetbriar Park
- 41-Vandergriff Park:
- 42-Bayyari Park
- 43-Combs Park
- 44-Eagle Park
- 45-Happy Hollow Park:
- 46-Buddy Hayes Park
- 47-Jefferson Park:
- 48-Lake Sequoyah:
- 49-Lake Wilson:
- 50-Mt. Sequoyah Gardens Park
- 51-Ridgeway View Park
- 52-Root Park:
- 53-Trammel Park
- 54-Walker Park
- 55-White River Baseball Complex
- 56-Yvonne Richardson Center
- 57-Parks and Recreation Office



FAYETTEVILLE, ARKANSAS Parks & Recreation Comprehensive Master Plan

Existing Facilities Service Areas

Figure 6.2

- Mini Park Service Area - 1/4 Mile Radius
- Neighborhood Park Service Area - 1/2 Mile Radius
- Community Park Service Area - 2 Mile Radius
- Undeveloped Park Service Areas
- Community Center/Gymnasium
- Areas not served by Mini, Neighborhood, or Community Parks



Asbell School/Park
 Bates School/Park
 Butterfield School/Park
 Happy Hollow School/Park
 Holcomb School/Park
 Jefferson School/Park
 Leverett School/Park
 Root School/Park
 Vandergriff School/Park
 Washington School/Park

In addition to the agreement for shared use of school property for parks, three gymnasiums have been constructed through direct collaboration between the Parks and Recreation Division and the Fayetteville School System. Gymnasiums located at the Asbell, Holcomb, and Vandergriff school sites offer the opportunity for programming by both agencies.

The Fayetteville Boys and Girls Club is another partnership the city has established to provide recreation programming and facilities for the community. The Boys and Girls Club provides indoor programming opportunities with community rooms, a gymnasium, and an indoor pool facility. The city provides financial support to the center in exchange for the provision of affordable programs for youth.

The Yvonne Richardson Center is a community center owned and operated by the city but outside the division of Parks and Recreation. Providing recreation programming to the urban center of Fayetteville, the Yvonne Richardson Center provides an indoor gymnasium and multi-purpose space for use by visitors.

The community of Fayetteville is served by a total of 55 parks which includes those covered under joint use agreements between the school system and the Parks and Recreation Division, those purchased for future development of the city-wide trail system, and those found at Lakes Fayetteville, Wilson, and Sequoyah. The property around Lake Fayetteville comprises seven separate recreation facilities which function individually and as a whole, the result of their close proximity and connection via a series of natural wooded trails. The city has been very progressive in its acquisition of parkland, much of which has been obtained through the community park land ordinance. Under the ordinance, the city is divided into four districts: North and South by Highway 71 (School Avenue) and 71 B (College Avenue); and East and West by Highway 16 West (Wedington North) and Highway 45 East (Mission Boulevard). The quadrants allow Parks and Recreation to closely monitor the distribution of acreage, amenities, and capital improvement dollars spent in each area. Figures 6.1 and 6.2 show the current park locations and coverage areas as recommended by the NRPA. The current distribution by quadrant is shown in figures 6.3-6.6. The charts show the name, acreage, status (i.e., developed, undeveloped, leased), and classification (i.e., mini, neighborhood, community, regional, greenway) for each park. In addition, the park acreage per 1,000 residents is shown based on an estimated 2001 population per district.

| Northwest Park Description | | | |
|---------------------------------|-------|---------------------------------------|--------------------------|
| Name | Acres | Status | Classification |
| Asbell Park | 10.00 | School/Park Lease | Community |
| Bundrick Park | 4.25 | Undeveloped | Neighborhood |
| Davis Park | 9.20 | Developed | Neighborhood |
| Friendship Park | 0.38 | Undeveloped | Mini |
| Gregory Park | 19.38 | Developed | Neighborhood |
| Gary Hampton Park | 18.00 | Developed/Partial Lease | Special Use |
| Holcomb Park | 8.00 | School/Park Lease | Neighborhood/Special Use |
| Lewis Street Park | 27.00 | Developed | Special Use |
| Gordon Long Park | 6.62 | Developed | Neighborhood |
| Red Oak Park | 8.07 | Developed | Neighborhood |
| Salem Park | 11.59 | Undeveloped | Neighborhood |
| Wildwood Park | 13.95 | Undeveloped | Neighborhood |
| School/Park Lease Total Acreage | 18.00 | Estimated 2001 Population | 14,574 |
| Developed Park Acreage | 85.72 | NRPA Recommended Acreage (10.5/1000) | 153 Acres |
| Undeveloped Park Acreage | 30.17 | Provided Parks and Recreation Acreage | 136.44 Acres |
| Minimum Development Acreage | 0.00 | Deficiency/Surplus | -16.56 Acres |
| Leased Total Acreage | 2.55 | | |
| Total | | 136.44 | |

Figure 6.3

| Southwest Park Description | | | |
|--|-------|---------------------------------------|--------------------------|
| Name | Acres | Status | Classification |
| Bates Park | 7.00 | School/Park Lease | Neighborhood |
| Finger Park | 19.00 | Developed | Neighborhood |
| Frisco Park | 0.57 | Undeveloped | Mini |
| Greathouse Park | 6.00 | Developed | Neighborhood |
| Hotz Park | 0.60 | Developed | Mini |
| Leverett Park | 2.00 | School/Park Lease | Neighborhood |
| Ozark View Park/Future Boys and Girls Club | 9.00 | Boys and Girls Club/Leased | Community |
| Square Gardens | 0.33 | Developed | Mini |
| Washington Park | 0.43 | School/Park Lease | Mini |
| Wilson Park | 22.75 | Developed | Community |
| Fayetteville Boys and Girls Club | 5.00 | Developed | Neighborhood/Special Use |
| School/Park Lease Total Acreage | 9.43 | Estimated 2001 Population | 22,161 |
| Developed Park Acreage | 53.68 | NRPA Recommended Acreage (10.5/1000) | 232.69 Acres |
| Undeveloped Park Acreage | 0.57 | Provided Parks and Recreation Acreage | 72.68 Acres |
| Minimum Development Acreage | 0.00 | Deficiency/Surplus | -160.01 Acres |
| Leased Total Acreage | 9.00 | | |
| Total | | 72.68 | |

Figure 6.4



| Northeast Park Description | | | |
|--|--------|---------------------------------------|--------------------------|
| Name | Acres | Status | Classification |
| Braden Park | 2.25 | Undeveloped | Neighborhood |
| Butterfield Park | 3.00 | School/Park Lease | Neighborhood |
| Craft Park | 4.75 | Developed | Neighborhood |
| Crossover Park | 20.00 | Undeveloped/Lease | Neighborhood |
| Gulley Park | 26.67 | Developed | Community |
| Gulley Trail | 13.70 | Undeveloped | Greenway |
| Softball Complex @ Lake Fayetteville | 21.26 | Developed | Regional |
| Boat Dock @ Lake Fayetteville | 8.00 | Developed | Regional |
| North Shore @ Lake Fayetteville | 50.00 | Developed | Regional |
| Veterans Memorial Park @ Lake Fayetteville | 40.00 | Developed | Regional |
| Hobby Use Area @ Lake Fayetteville | 40.00 | Undeveloped | Regional |
| Environmental Studies Center @ Lake Fayetteville | 200.00 | Leased | Regional |
| Botanical Garden @ Lake Fayetteville | 98.60 | Leased | Regional |
| Mudcreek Trail | 19.92 | Developed | Greenway |
| Rocky Branch Park | 5.70 | Undeveloped | Neighborhood |
| Routh Park | 1.64 | Undeveloped | Greenway |
| Sweetbriar Park | 4.00 | Developed | Neighborhood |
| Vandergriff Park | 8.00 | School/Park Lease | Neighborhood/Special Use |
| | | | |
| School/Park Lease Total Acreage | 11.00 | Estimated 2001 Population | 13,115 |
| Developed Park Acreage | 174.60 | NRPA Recommended Acreage (10.5/1000) | 137.70 Acres |
| Undeveloped Park Acreage | 83.29 | Provided Parks and Recreation Acreage | 268.89 Acres |
| Minimum Development Acreage | 0.00 | Deficiency/Surplus | +131.19 Acres |
| Leased Total Acreage | 298.60 | | |
| Total | | 567.49 | |

Figure 6.5

| Southeast Park Description | | | |
|---------------------------------|---------|---------------------------------------|----------------|
| Name | Acres | Status | Classification |
| Bayyari Park | 7.05 | Undeveloped | Neighborhood |
| Combs Park | 87.00 | Minimum Development | Special Use |
| Eagle Park | 1.95 | Undeveloped | Neighborhood |
| Happy Hollow Park | 5.00 | School/Park Lease | Neighborhood |
| Buddy Hayes Park | 0.40 | Developed | Mini |
| Jefferson Park | 3.00 | School/Park Lease | Neighborhood |
| Lake Sequoyah | 50.00 | Developed | Regional |
| Lake Sequoyah | 1234.00 | Undeveloped | Regional |
| Lake Wilson | 20.00 | Developed | Regional |
| Lake Wilson | 250.00 | Undeveloped | Regional |
| Mt. Sequoyah Gardens Park | 2.42 | Undeveloped | Neighborhood |
| Ridgeway View Park | 6.00 | Undeveloped | Greenway |
| Root Park | 2.00 | School/Park Lease | Neighborhood |
| Trammel Park | 0.70 | Developed | Mini |
| Walker Park | 64.34 | Developed | Community |
| White River Baseball Complex | 49.24 | Developed | Special Use |
| Yvonne Richardson Center | 1.75 | Developed | Special Use |
| | | | |
| School/Park Lease Total Acreage | 10.00 | Estimated 2001 Population | 13,350 |
| Developed Park Acreage | 186.68 | NRPA Recommended Acreage (10.5/1000) | 140 Acres |
| Undeveloped Park Acreage | 1501.42 | Provided Parks and Recreation Acreage | 1785.10 Acres |
| Minimum Development Acreage | 87.00 | Deficiency/Surplus | +1645.10 Acres |
| Leased Total Acreage | 0.00 | | |
| Total | | 1785.10 | |

Figure 6.6

Looking at the Northwest District, the current acreage per 1,000 residents is 136.44. The NRPA recommended acreage is 153, placing the Northwest District at a current shortage of over 16 acres. Likewise, the Southwest District is over 160 acres short of the recommended 233 acres while the Northeast District is at a surplus of over 130 acres. The location of Lake Sequoyah and Lake Wilson in the Southeast District places that region at a surplus of over 1,640 acres. While the two lake properties provide public recreation opportunities, the amenities provided are not typical of other parks in the system. Removal of the two lake properties from the total park land acreage finds that the Southeast District still maintains a surplus of 89 acres over the recommended 140 acres.

Park facilities in the four districts include a total of three community parks, twenty-six neighborhood, seven mini, four special use and three regional parks. The additional park properties are classified as greenway connectors due to their long narrow configuration primarily found along river and stream corridors. The completion of a new Boys and Girls Club at the Ozark View Park location will provide another community park recreation area for citizens. The abundance of neighborhood and mini parks can be attributed to the establishment of the park land ordinance which requires developments of over 40 acres, or 100 units, to dedicate land or money to either fund new or renovate existing parks within the respective district.

The four community parks found in the city are Wilson Park in the southwest, Gulley Park in the northeast, Walker Park in the southeast, and Asbell Park in the northwest. These parks, centrally located within the most densely populated areas, serve residents within a two-mile radius. Also found within this two-mile radius are many neighborhood and mini parks which provide amenities closer to residents' homes. Other parks in the system serving a community park need, but that fail to meet the criteria of a community park, are those found at the Softball Complex at Lake Fayetteville, and the Gary Hampton Softball Complex. Services offered in these locations are very specialized and therefore warrant a classification other than community park. The Hobby Use Area at Lake Fayetteville also serves a community park need however, the lack of developed facilities make it underutilized at this time. Plans to allow the development of 15 acres for 16 and over youth baseball would encourage more use of the park by the community. While not all parks in the system are developed, many provide accessible open or wooded spaces for use by citizens in adjacent neighborhoods. The sites that meet regional park standards are found at the three lakes: Fayetteville, Wilson, and Sequoyah. The water and natural habitats found at those locations provide attractions uncommon to most parks and therefore serve to draw visitors from greater distances.

Using inventories developed during park evaluations, comparisons were made to national standards for recommended park facilities within a community. Figure 6.7 shows the available facilities based on current population estimates. In addition, facility needs have been shown based on projected populations for the year 2010. Based on a 2001 population of 63,201, the community's greatest deficiencies are in tennis courts, trail systems, swimming pools, and picnic pavilions. These needs will continue to grow as the population increases. Fortunately, Fayetteville has an over abundance of park-land, which will allow available funds to be spent on facility development rather than having to use them on land acquisition. Recommendations for future park development have been based on needs determined by national standards and those expressed through the various forms of public input.

| NRPA Standards for Park Facilities (Based on Estimated Fayetteville Service Area Populations) | NRPA Recommendations | Existing Number of Park Facilities | 1999 Facility Need based on a pop. of 58,163 | 2001 Facility Need based on a pop. of 63,201 | 2010 Facility Need based on a pop. of 87,318 | Comments |
|---|---------------------------------|---|---|---|---|--|
| Acreage | 10.5/1000 | 2591.24 | 610.7 | 663.6105 | 916.839 | |
| Outdoor Basketball | 1/5,000 | 23 | 11.6 | 12.6 | 17.5 | Many Goals in parking lots |
| Hand Ball | 1/20,000 | 2 | 2.9 | 3.2 | 4.4 | |
| Tennis | 1/2,000 | 12 | 29.1 | 31.6 | 43.7 | |
| Volleyball | 1/5,000 | 5 | 11.6 | 12.6 | 17.5 | |
| Baseball/Softball | 1/2,500 | 22 | 23.3 | 25.3 | 34.9 | |
| Football | 1/20,000 | 0 | 2.9 | 3.2 | 4.4 | Offered by youth center and schools |
| Soccer | 1/4,000* | 10 | 14.5 | 15.8 | 21.8 | Total count includes regulation and non-regulation fields |
| Golf Course | 1/50,000 | 0 | 1.2 | 1.3 | 1.7 | Daily fee courses available in the area |
| Golf Driving Range | 1/50,000 | 0 | 1.2 | 1.3 | 1.7 | Daily fee facilities available in the area |
| Trail System | 1mile/5,000* | 9.55 | 11.6 | 13 | 17 | Includes primitive mulch and dirt walking trails |
| Swimming Pools | 1/20,000 | 1 | 2.9 | 3.2 | 4.4 | Existing pool under renovation |
| Running Track | 1/20,000 | 0 | 2.9 | 3.2 | 4.4 | |
| Playgrounds | 1/2,500 | 31 | 23.3 | 25.3 | 34.9 | |
| Gymnasiums | 1/20,000 | 5 | 2.9 | 3.2 | 4.4 | |
| Community Centers | 1/50,000 | 1 | 1.2 | 1.3 | 1.7 | Yvonne Richardson Center |
| Community Room | N/A | 0 | N/A | N/A | N/A | |
| Indoor Pools | 1/50,000 | 0 | 1.2 | 1.3 | 1.7 | Youth center and University of Arkansas meeting current need |
| Indoor Roller Hockey | 1/100,000* | 0 | 0.6 | 0.6 | 0.9 | No demand at this time |
| Outdoor Roller Hockey | 1/25,000* | 0 | 2.3 | 2.5 | 3.5 | Skate park being planned |
| Racquetball | N/A | 2 | N/A | N/A | N/A | Outdoor courts |
| Inline Skating Court | 1/25,000* | 1 | 2.3 | 2.5 | 3.5 | Skate park being planned |
| Picnic Pavilion | 1/2,000 | 12 | 29.0 | 31.6 | 40.0 | |

*Standard developed by Lose & Associates, Inc.

Figure 6.7

General Park Evaluations, Observations and Recommendations

The completion of evaluations in the fall of 2000 on each of the 55 existing park sites yielded problems that were consistent throughout the system and that are common in most parks around the country. The most prevalent deficiency in the system was the lack of fully accessible park facilities as defined by the Americans with Disabilities Act guidelines. Recommendations have been made to increase accessibility in and around parks by providing paved walks from parking areas to amenities and providing paved walks between those amenities.

Other problems were for the lack of consistency in maintenance, signage, and built structures. The primary inconsistencies in maintenance related to parks located on school properties. Those facilities were maintained by the school system and yielded many more problems than those maintained by the Parks and Recreation Division. While the Division is not adequately equipped to take on maintenance of the park/school sites, the city should develop a maintenance standard that is consistent with the Parks and Recreation Division. This should include regular inspections of playground equipment, installation of safety surfaces beneath equipment, provision of paved access between amenities, and improved maintenance practices regarding athletic field preparation. Any playground found on school property that is deemed unsafe should be upgraded or removed to reduce the risk of injury to users. A standard is also needed regarding the provision of paved pads beneath picnic tables and benches. The

standard should address providing access to a portion of tables and benches within any given park.

There is a need to develop a park signage standard that is consistent across the community identifying facilities that are owned and maintained by the city Parks and Recreation Division. Many parks in the system are equipped with attractive stone entry and sign walls while others have less attractive painted cedar signs, or no sign identification at all. A sign standard should be developed that adopts the stone sign concept, placing signs at varying scales in each park and recreation facility. The use of the same stone color and materials will serve as an immediate identifier to the public of the facilities' presence. This is especially important in less developed parks that have lower use and visibility.

An observation made during site evaluations was the practice of placing basketball goals within parking lots. Obviously employed as a method to provide courts in parks at a reduced cost, the Parks and Recreation Division should work to create a separation of basketball courts from parking facilities in areas with a high rate of visitors. The potential conflicts that exist with combining these two uses could result in injury or inability to use the courts due to high volumes of vehicular traffic.

Common in many parks was the use of fencing to create barriers between adjacent landowners. Whenever possible, recommendations have been made to remove the fencing or, at a minimum, screen fencing from the visitors' view. The presence of chain link fencing around park perimeters often creates a negative appearance and serves to take away from the feeling of openness that a park is meant to provide. Other recommended improvements are for the installation of better safety surfaces around play equipment.

Standardization is needed for built facilities such as concession buildings, restrooms, dugouts, and scorer's stands. As older facilities are replaced, new structures should be constructed that are consistent with an established standard. Other policies that could serve to improve the overall knowledge and efficiency of maintaining park facilities would be the adoption of a list of preferred vendors for lighting, irrigation, and site amenities such as tables, benches, and playgrounds.

Recommendations have been made for improved turf conditions on athletic fields and within all parks. While a regimented turf program is evident in parks such as Lewis Street, others are in need of similar processes. Turf conditions in those locations could be greatly improved and maintenance dollars saved with a regimented chemical application process. Chemicals have been developed, tested and proven effective in the proper management of turf maintenance. This would include the use of systematic herbicides along fencerows and around trees to reduce the need for trimming thereby reducing maintenance hours and extending budget dollars for other uses.

Recommendations have been made to install better safety surfaces around play equipment and increase accessibility to amenities throughout the system. Evaluations have followed guidelines established by the Americans with Disabilities Act (ADA), safety standards for play equipment set by the American Society for Testing and Materials (ASTM), the U.S. Consumer Product Safety Commission, and the International Play

Equipment Manufacturers' Association. These organizations also establish guidelines for developing facilities that are in the best interest of the users. Working with the city legal department, committees should be formed to address issues related to safety and accessibility and establish standards for Fayetteville parks and facilities. The following provides a brief interpretation of the regulations established by the various organizations mentioned above.

Americans with Disabilities Act (ADA)

One of the largest issues facing many public and private organizations is the ability to provide complete accessibility to handicapped citizens. Park and recreation departments are not exempt from these requirements. Legislation requires provisions for access routes to primary park amenities for those who are physically impaired.

Primary access routes as described in the *Recommendations for Accessibility Guidelines: Recreation Facilities and Outdoor Developed Areas*, by the U.S. Architectural and Transportation Barriers Compliance Board, are defined in the following manner:

Outdoor recreation access routes are the paths that connect the primary developed spaces and elements that are basic to the recreation experience being offered at the site. For example, the outdoor recreation access routes at a picnic ground are the paths linking the parking area, restrooms, picnic units, and water hydrants. While many of these elements—parking area, restroom, and water hydrant—are not the primary reason for a person to visit the site, they are the basic developed elements that serve all visitors.

Designers and managers, in consultation with users, must determine which of the developed activities and elements at a recreation site are basic to the recreation experience being offered. Further, they must secure that there is a comprehensive system of outdoor recreation access routes that connect all primary elements and spaces with each other and with accessible parking spaces and facility entrances. This determination should be based on visitor expectations as well as the level of development at the site.

The ADA regulations that govern design standards can be left up to some interpretation where athletic facilities are concerned, however, they are very specific in their

requirements of restroom and pathway design. Before renovation of old facilities, or construction of new ones, the Parks and Recreation Division should seek the counsel of the city's legal department to interpret laws and develop a standard by which they will begin to create a system that is sensitive to the needs of all users.



ADA - safety compliant playground located in Gordon Long Park.

Playground Safety Standards

Another prominent problem within park systems is the non-compliance of playground equipment to safety standards developed by organizations such as the American Society for Testing and Materials (ASTM),

the U.S. Consumer Product Safety Commission (CPSC), and the International Play Equipment Manufacturers' Association (IPEMA). The standards proposed by these organizations are meant to serve as a guideline to help create atmospheres that are safe and pose a minimal threat of injury. Studies show that the majority of injuries sustained on public playgrounds are to the head as a result of falls from the play structure to the ground. For this reason, consideration has been given as to what the critical fall height would be in which a fatal head injury might occur. Guidelines have been established measuring the impact performance of various materials. As with ADA issues, alternatives should be studied and a standard established for implementation of safe play environments throughout the parks system.

Security and Vandalism

Individual park assessments and evaluations, as well as interviews with citizens and park staff revealed problems with vandalism and the perception by visitors that some parks are not safe. The existence of a parks patrol which is administered through the police department has not been viewed as an effective way to provide protection to users and monitor park activities. Recommendations to improve site based problems that create atmospheres for criminal activity have been made to lessen the potential for vandalism or other deviant behaviors. The addition of lighting in parks and the practice of clearing thick vegetative growth to improve visibility into and around the park are two methods that have been suggested. Good park design can also help to reduce criminal disturbances. Whenever possible, parks should be oriented toward the road to allow maximum visibility into the park and eliminate areas where vandals can hide or congregate. Material selection is another key factor to reduce destruction in park facilities. Providing materials that are highly resistance to destruction reduces the frequency for repairs or replacement. Facilities that offer something for everyone increase the number of visitors to the park, reducing the actions of criminals or vandals.

The existing park patrol is made up of three part-time staff members who utilize a marked police vehicle to monitor park activities. Interviews with the police department revealed the parks patrol staff set their own schedule by signing up for days that are in need of coverage. The patrol officers visit parks and report any instances of vandalism to the parks division via fax. Special events that draw larger crowds dictate the assignment of bicycle patrols to closely monitor activities. Meetings with the public revealed feelings that the current park patrol is inadequate and should be improved to increase safety and reduce instances of vandalism. Suggestions for improvements included monitoring parks at times when the number of park users are lower and having patrols walk or ride the grounds rather than drive into parking lots, circle and leave. The park patrol staff should be placed under the supervision of the Parks and Recreation Division to allow more consistent scheduling and provide better communication regarding instances in the parks. Hours that would be most appropriate for scheduling patrols would be evenings after six and on weekends when vandals are more likely to be in parks.

Park Facility Assessments

The following are individual park assessments and recommendations. Information has been provided according to location by quadrant, current status (i.e. developed, undeveloped, leased), size, and amenities provided within each park. The location by quadrant refers to the categorization method that has been employed by the Division to monitor park acreage, development, and capital spending. In addition, charts have been provided for each park district showing NRPA comparisons to national standards based on estimated 2001 population statistics and population projections for 2010. The overall city comparison to NRPA standards, shown in figure 6.7, reflects the need based on the total Fayetteville population, however, assessments have been made for each park district to ensure a good distribution of facilities within all regions of the community. In some cases, this evaluation has created a greater need than would be necessary for the community as a whole but consideration has been given to reducing over-duplication wherever possible. In response to public input, restrooms have been recommended in many neighborhood parks. Due to the high cost of construction, frequency of vandalism and difficulty in monitoring activity in and around restrooms, they should only be provided where need dictates.

Northwest Quadrant

The growth of the Northwest Park District has created a need for the expansion and development of recreation facilities. Currently over 16 acres short in available parkland, residents living in this region of the city are lacking amenities such as tennis, volleyball, paved trails, and picnic facilities. Analysis of the parks provided in each district shows that the Northwest District possesses a good mix of neighborhood and mini parks with eight out of twelve currently developed. The lack of a larger community park, which provides a greater diversity of amenities, is absent in this area of the city. The Gary Hampton Softball Complex serves a community park need but to a very specialized user group. The lack of a large variety of amenities excludes other users in this park. The availability of the Asbell and Holcomb Gymnasiums provides indoor recreation opportunities for many users. The recommended development and expansion of existing parks should serve to alleviate some of the current shortages within the area. Figure 6.8 provides an inventory of existing amenities in this district, as well as a projected need in the years to come.

| NRPA Standards for Park Facilities (Based on Estimated Northwest Quadrant Service Population**) | NRPA Recommendations | Existing Number of Park Facilities | 1999 Facility Need based on a pop. of 13,412 | 2001 Facility Need based on a pop. of 14,574 | 2010 Facility Need based on a pop. of 20,135 | Comments |
|---|---------------------------------|---|---|---|---|-----------------|
| Acreage | 10.5/1000 | 136.4 | 140.8 | 153.027 | 211.4175 | |
| Outdoor Basketball | 1/5,000 | 5 | 2.7 | 2.9 | 4.0 | |
| Hand Ball | 1/20,000 | 0 | 0.7 | 0.7 | 1.0 | |
| Tennis | 1/2,000 | 0 | 6.7 | 7.3 | 10.1 | |
| Volleyball | 1/5,000 | 1 | 2.7 | 2.9 | 4.0 | |
| Baseball/Softball | 1/2,500 | 6 | 5.4 | 5.8 | 8.1 | |
| Football | 1/20,000 | 0 | 0.7 | 0.7 | 1.0 | |
| Soccer | 1/4,000* | 8 | 3.4 | 3.6 | 5.0 | |
| Golf Course | 1/50,000 | 0 | 0.3 | 0.3 | 0.4 | |
| Golf Driving Range | 1/50,000 | 0 | 0.3 | 0.3 | 0.4 | |
| Trail System | 1mile/5,000* | 0.8 | 2.7 | 3 | 4 | |
| Swimming Pools | 1/20,000 | 0 | 0.7 | 0.7 | 1.0 | |
| Running Track | 1/20,000 | 0 | 0.7 | 0.7 | 1.0 | |
| Playgrounds | 1/2,500 | 6 | 5.4 | 5.8 | 8.1 | |
| Gymnasiums | 1/20,000 | 2 | 0.7 | 0.7 | 1.0 | |
| Community Centers | 1/50,000 | 0 | 0.3 | 0.3 | 0.4 | |
| Community Room | N/A | 0 | N/A | N/A | N/A | |
| Indoor Pools | 1/50,000 | 0 | 0.3 | 0.3 | 0.4 | |
| Indoor Roller Hockey | 1/100,000* | 0 | 0.1 | 0.1 | 0.2 | |
| Outdoor Roller Hockey | 1/25,000* | 0 | 0.5 | 0.6 | 0.8 | |
| Racquetball | N/A | 0 | N/A | N/A | N/A | |
| Inline Skating Court | 1/25,000* | 0 | 0.5 | 0.6 | 0.8 | |
| Picnic Pavilion | 1/2,000 | 3 | 6.7 | 7.2 | 9.2 | |

*Standard developed by Lose & Associates, Inc.

Figure 6.8

Asbell Park

Location: 1501 N. Lewis Ave.

Quadrant: Northwest

Size: 10 acres

Current Status: School/Park lease

Classification: Community

Amenities:

2 – Softball fields

11- Soccer fields
(non-regulation)

Concessions/restroom building

2 – Playgrounds

2 – Outdoor basketball courts

Gymnasium

Parking



Assessments: Asbell Park is

located adjacent to Asbell Elementary School and results from one of many lease agreements currently in place between the Parks and Recreation Division and the school system. Operating on an expired lease agreement, the Division handles maintenance of the property in exchange for the use of playing fields. One of the older parks in the system, Asbell offers two softball fields, irrigated soccer fields, a concession/restroom building, two playgrounds, basketball courts, and a gymnasium. The softball fields, 200' and 275' in size, include fencing with backstops, scorer's stands, dugouts, and bleachers. The area available for soccer allows many field size configurations depending on need. However, it is not equipped with any support amenities such as bleachers, lights, or storage facilities. The most common field configuration utilized allows eleven non-regulation soccer fields for use by varying age groups. Softball outfields are also utilized but are not included in the total count. Lewis Street Park, located across the street, contains four additional regulation soccer fields. Together, these two parks provide the most highly used soccer fields in the community.

Playground equipment is located on the elementary school campus as well as near Lewis Street. The equipment near Lewis Street is in fair condition and has a perimeter fence and a grass/mulch play surface. Its close proximity to the street, however, poses a danger. Not maintained by the Parks and Recreation Division, the playground equipment near the elementary school is in disrepair and lacks adequate safety surface material. The restroom/concession building is structurally sound but requires renovations to the interior and improved accessibility from fields and parking. Parking is not adequate during peak use times. In addition, basketball goals have been located within the boundaries of the parking lot, creating user conflicts and potential hazards for basketball players. Sidewalks are needed throughout the park to provide accessibility and eliminate erosion resulting from heavy foot traffic between the parking area and ball fields. Crosswalks and pedestrian signage are needed to assist safe passage between Lewis Street and Asbell Parks for park users.

Recommendations: Asbell Park should continue to serve the immediate soccer needs of the community. Improvements to Asbell Park should include the addition of paved trails through the park to provide access to amenities and reduce erosion problems due to heavy foot traffic. Renovations to existing play equipment should include relocating the playground closest to Lewis Street and installing surface material that meets safety guidelines. The restroom/concession building should be renovated with improved access from parking and ball fields; crosswalks and pedestrian signage should be added to provide safe passage across Lewis Street. In addition, the softball fields should be irrigated to improve turf conditions. An entry sign that meets the adopted standard should be provided to identify the site as a park and recreation facility.

Bundrick Park

Location: 1660 N. Plantation Avenue

Quadrant: Northwest

Size: 4.25 acres

Current Status: Undeveloped

Classification: Neighborhood

Assessments: Acquired through the green space ordinance, Bundrick Park is located at the rear of the Heritage Village Subdivision. The partially wooded open space is currently undeveloped.

Recommendations: Bundrick Park should be developed to provide residents in the adjacent neighborhood access to recreation facilities. A master plan that includes an entry sign with landscaping, playground, picnic pavilion, and walking trails, should be developed. Other amenity additions should be based on input received from citizens during the preliminary planning of the park.



Davis Park

Location: 1595 N. Dartmouth Avenue

Quadrant: Northwest

Size: 9.2 acres

Current Status: Developed

Classification: Neighborhood

Amenities:

Basketball court (1/2 court)

Picnic pavilion

Playground

Swing set

Walking trail

Assessments: Constructed in 1998, Davis Park offers passive and active recreation amenities including a picnic pavilion, basketball court, playground, and a walking trail. The basketball court is a concrete pad large enough for half court play. The picnic pavilion is a wood timber structure with a metal roof. According to park maintenance staff, it has been a target of vandalism in the form of graffiti and stolen picnic tables. The playground equipment is new with an engineered mulch surface surrounded by a concrete walk. Some mulch washout has occurred as a result of heavy



Gregory Park

Location: 69 E. Sycamore Street

Quadrant: Northwest

Size: 19.38 acres

Current Status: Developed

Classification: Neighborhood

Amenities:

Pavilion

Walking path

Assessments: Located off

College Avenue in an area with

residential and commercial

development, this 19-acre parcel

of land has been left primarily

in a natural state. A restriction

in the deed, as well as steep

topography, has prevented extensive development, however, a few facilities have been

added for community use. Gregory Park includes a picnic pavilion, walking path, and

small gravel parking area, and is surrounded by mature hardwood trees.



This park is in need of renovation to enhance the natural characteristics of the site.

Currently, a chain link fence in poor condition surrounds the site. The fence separates cars and the parking lot from the natural areas and allows the park to be closed at night, however, this detracts from the natural aspect of the park due to the type, condition, and location of the fence.

Hardwood trees surround the pavilion. No sidewalk is provided to access the pavilion from the parking area, therefore, the groundcover has worn away which is encouraging erosion. The step up to the pavilion is inconsistent, creating a tripping hazard. The wooden tables under the pavilion are in good shape and were being used at the time of the site visit.

The hiking trail is a wood chip trail that winds through the site for over half a mile. A hiking sign indicates the location of the entrance, but the distance is not listed. The width of the trail can accommodate only one person and branches and limbs interfere with hikers' safe passage.

The gravel parking lot located on Sycamore Street is along a hillside, making ingress and egress difficult for park visitors. The lack of a definite edge has allowed weeds to grow within the parking area, making it appear unkempt.

This is a difficult park to find if you are not familiar with the area because directional signs are not posted at the entrance or along the streets. The sign identifying the park is a painted redwood. It is in good condition, but inconsistent with other signage within the park system. It also does not indicate that this is a city-owned and operated park.

Recommendations: While opportunities to expand Gregory Park are limited due to restrictions in the deed and steep topography, improvements to existing facilities would greatly enhance the visitor's experience in this park. In order to meet the needs of all citizens, paved access should be offered into the park connecting the pavilion to parking areas. The parking lot should be paved and dedicated handicap spaces identified. Along the hiking path, low hanging limbs should be removed to provide room and prevent injury to hikers. Fencing around the park should also be removed. The existing redwood sign at the entrance to the park should be replaced with a sign that is consistent with the developed standard.

Gary Hampton Softball Complex

Location: 2790 N. Salem Road

Quadrant: Northwest

Size: 18.00 acres

Current Status: Developed

Classification: Special use

Amenities:

4 – 300' adult softball fields

Concessions/restroom building

Parking



Assessments: The newest park in the system, Gary Hampton Softball Complex offers four adult fields complete with support amenities such as lighting, dugouts, concessions, storage, and restrooms. The park is located adjacent to Holcomb Elementary School, which provides two playgrounds, a half court basketball pad, and a practice soccer field.

The softball fields, which are complete with lighting, skinned infields, and a subsurface drain system, are in good condition. The interior plaza within the softball fields is completely concrete-offering no opportunity for the planting of trees to provide shade for the bleacher and spectator areas. The dugouts lack a ramp offering ADA accessibility.

A new parking lot was recently completed to provide additional spaces for park users. The lot was built on 2.55 acres, which were leased from the school system. Citizens report that there is a problem with excess trash being left in parking lots after games and that there are no covered areas in and around the park.

Recommendations: Adjacent to Holcomb Elementary School, the Gary Hampton Softball Complex provides playing fields that are used for adult leagues. The combined amenities provided by the softball complex and the school facilities are similar to those provided at many neighborhood parks. Park acreage deficiencies in the northwest district dictate the need to acquire additional land. Undeveloped properties immediately adjacent to the park are primarily low-lying wetlands limiting the amount of constructed elements that could be added; however, property south of the wetland or across

Salem Road offers opportunities to expand the park. Other opportunities include any property located along the wetland corridor where trail connections could provide a linear connection between Gary Hampton and another large tract of land. The Parks and Recreation Division should work to acquire additional land no less than 20 acres in size to allow the construction of other amenities in the area. A master plan should be completed including the following elements:

- 2 – Picnic pavilions
- Paved trails
- 8 – Tennis courts
- 2 – Sand volleyball courts
- 1 – Playground
- Swimming pool (25-meter with interactive play features)
- Additional parking
- Restrooms

In addition, improvements to the softball complex should include making the dugouts ADA compliant and constructing shade structures over spectator areas. Additional trash receptacles should be added around the parking lot and throughout the park to reduce litter. Trees and shrubs should be planted around the property to improve the aesthetic qualities of the park and a landscaped entry sign identifying the property as a Parks and Recreation facility should be provided.

Holcomb Park

Location: 2900 N. Salem Road

Quadrant: Northwest

Size: 8 acres

Current Status: School/Park lease

Classification: Neighborhood/Special Use

Amenities:

Soccer field

Basketball (half court)

2 – Playgrounds

Gymnasium

Assessments: Complete with two playgrounds, a half court basketball pad, and a soccer field, Holcomb Park is located

adjacent to Holcomb Elementary School and the Hampton Park Softball Complex. The playgrounds are new and offer accessibility from the Gary Hampton Softball Complex parking lot. The basketball goal is located on a large asphalt surface and offers the opportunity to provide full court play. The soccer field is currently being renovated to improve the existing playing conditions.



Recommendations: The initiation of a master plan for the Gary Hampton Softball Complex should include Holcomb Park and the available amenities in the overall community park plan. As part of the improvements, the soccer field should be irrigated to provide improved turf conditions. Accessibility and safety should be addressed on all playgrounds and throughout the park. New parking constructed at the Gary Hampton Complex, will provide much-needed accommodations for increased users.

Lewis Street Park

Location: 1515 N. Lewis Avenue

Quadrant: Northwest

Size: 27 acres

Current Status: Developed

Classification: Special use

Amenities:

4-Soccer fields (Regulation)
Restroom/concession building
Parking



Assessments: Located across the street from Asbell Park, Lewis Street Park is one of the newer parks in the system. Part of a 25-year lease with the

University of Arkansas, the park is used primarily for soccer play. The fields are in excellent condition, as is the restroom and concession building. A heating system was recently installed in the restrooms to allow the facility to be open year round. The large open area allows for the provision of four regulation soccer fields or eight youth fields. The parking lots provided at Asbell and Lewis Street are inadequately sized for the city's most widely used soccer complex. During peak use times, visitors are required to park on the grass or on the side of Lewis Street. The 2001 capital improvement budget has allocated money for the construction of 150 parking spaces and two new soccer fields on a portion of the leased property not currently in use.

Recommendations: The immediate need by the community for additional soccer fields directs a recommendation to continue plans to develop two additional soccer fields with added parking. Lights should also be included to alleviate the volume of players required to be in the park at a given time and offer opportunities to expand game schedules on any given day. Future plans to construct a new community park complete with a tournament level soccer complex will alleviate the overuse of the park in the future however, until that time Lewis Street will continue to serve a large community need. Improvements should be made to increase safety for park visitors including signage and crosswalks between Asbell and Lewis Street Parks. A park sign should be constructed to identify the development as a Park and Recreation facility.

Gordon Long Park

Location: 2800 N. Gregg Street

Quadrant: Northwest

Size: 6.62 acres

Current Status: Developed

Classification: Neighborhood

Amenities:

Walking trail

Playground

Parking



Assessments: Complete with a walking trail and playground equipment, Gordon Long Park is another new addition to the Fayetteville park system.

Situated near a creek, the park is bordered by Gregg Avenue to the west, and apartments and residential areas to the east and north. The park has decorative plantings and light fixtures with a black steel picket fence along Gregg Avenue.

The walking trail is concrete and just over one half-mile in length. It crosses the creek at a low water bridge, which is designed with drains to allow rising water to flow freely under the walk. The slopes leading down to the bridge are very steep and do not appear to meet ADA regulations.

The playground equipment in the park is new and has been constructed with a rubberized play surface offering complete accessibility to users.

Recommendations: Eliminating severe slopes would permit accessibility by all users. Bridges should be installed across the creek beds to complete the one half-mile loop trail through the park. The addition of a picnic pavilion will serve to complete the park's offerings as a passive recreation area for the community. An entry feature should be installed consistent with the developed park standard.

Red Oak Park

Location: 4600 W. New Bridge Road

Quadrant: Northwest

Size: 8.07 acres

Current Status: Developed

Classification: Neighborhood

Amenities:

Sand volleyball court

Basketball court

Pavilion

Walking trail



Assessments: Located along the west edge of the Bridgeport residential subdivision, Red Oak Park contains a sand volleyball court, basketball court, picnic pavilion, and mulch walking trail which runs along a creek behind homes in the subdivision. Drainage areas along the trail have caused severe erosion and washout and are in need of stabilization. Other amenities in the park are in good condition.

Recommendations: Red Oak Park provides residents in the nearby subdivision with several active and passive park amenities. Improvements should be made to reduce washout and erosion within the park. The addition of restrooms and a playground, meeting all safety and accessibility guidelines, would provide a complete offering to residents in the area. Signage should also be provided to identify park access points.

Salem Park

Location: Salem Village

Quadrant: Northwest

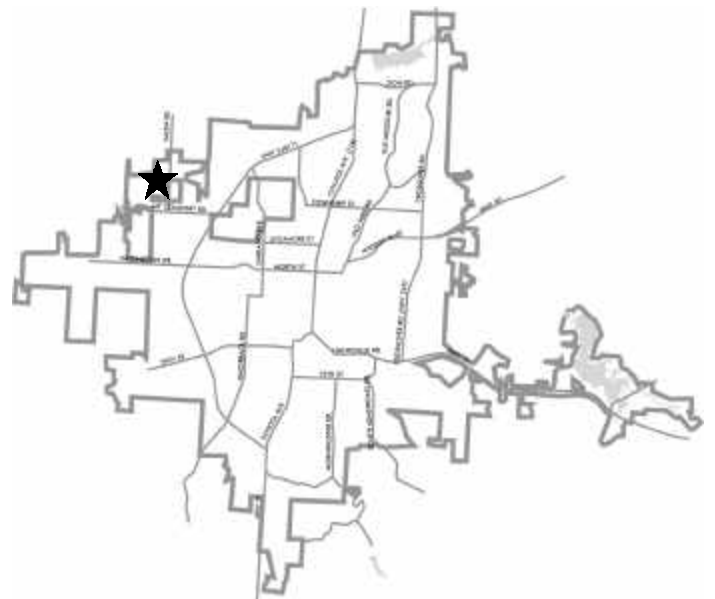
Size: 11.59 acres

Current Status: Undeveloped

Classification: Neighborhood

Assessments: Acquired under the green space ordinance, Salem Park has remained undeveloped since its acceptance by the Parks and Recreation Division in 1998.

Recommendations: A master plan should be developed for the property. With input of residents in the area, the park should be developed to include



trails, a picnic pavilion, playground, sand volleyball court, open playfield, restrooms and an entry feature. The location of the property along Clabber Creek may eventually provide a greenway connection between Salem Park, the Gary Hampton Community Park Complex and the Holt Middle School Complex.

Wildwood Park

Location: 3075 W. Marigold Drive

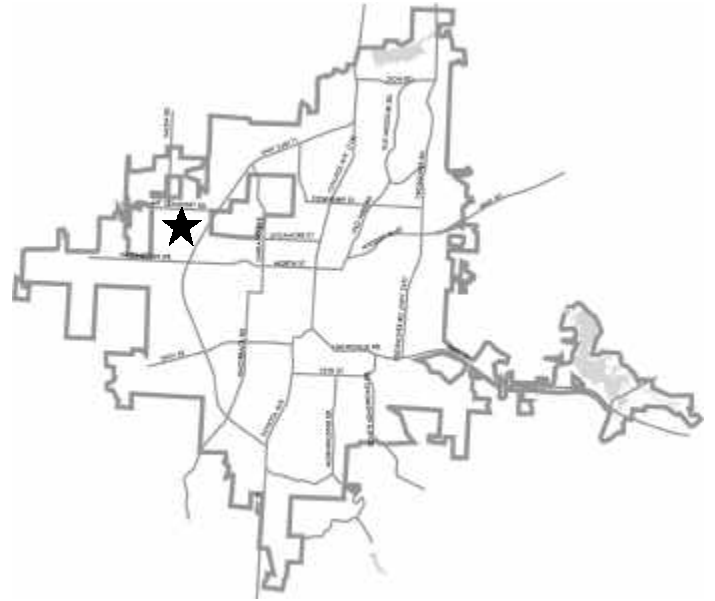
Quadrant: Northwest

Size: 13.95 acres

Current Status: Undeveloped

Classification: Neighborhood

Assessments: Situated adjacent to the Pine Valley Subdivision in a stream valley with steep wooded slopes, this 14-acre park property is undeveloped. Several access points exist around the perimeter of the park. While existing site conditions are not conducive to the development of active recreation facilities such as tennis courts or ball fields, Wildwood Park provides many opportunities for passive recreation amenities. Fortunately, Davis Park is nearby and provides area residents with access to more active recreation amenities.



Recommendations: Wildwood Park should be developed to include a walking trail and picnic pavilion. The park's location along Hamestring Creek provides the possibility for future connection to a citywide trail system. An entry sign should be provided to identify the property as a Parks and Recreation facility.

Southwest Quadrant

The southwest park district possesses a combination of neighborhood and mini parks with the larger community park need met by Wilson Park. Of the ten parks in the southwest district, eight are developed. The Boys and Girls Club of Fayetteville provides many of the indoor recreation needs. The largest amenity shortages for the southwest district include baseball/softball fields, soccer fields, trails, and picnic pavilions. Figure 6.9 provides the existing inventory and need based on NRPA standards.

| NRPA Standards for Park Facilities (Based on Estimated Southwest Quadrant Service Area Population**) | NRPA Recommendations | Existing Number of Park Facilities | 1999 Facility Need based on a pop. of 20,395 | 2001 Facility Need based on a pop. of 22,161 | 2010 Facility Need based on a pop. of 30,618 | Comments |
|---|---------------------------------|---|---|---|---|-----------------|
| Acreage | 10.5/1000 | 66.88 | 214.1 | 232.6905 | 321.489 | |
| Outdoor Basketball | 1/5,000 | 8 | 4.1 | 4.4 | 6.1 | |
| Hand Ball | 1/20,000 | 0 | 1.0 | 1.1 | 1.5 | |
| Tennis | 1/2,000 | 10 | 10.2 | 11.1 | 15.3 | |
| Volleyball | 1/5,000 | 0 | 4.1 | 4.4 | 6.1 | |
| Baseball/Softball | 1/2,500 | 3 | 8.2 | 8.9 | 12.2 | |
| Football | 1/20,000 | 0 | 1.0 | 1.1 | 1.5 | |
| Soccer | 1/4,000* | 0 | 5.1 | 5.5 | 7.7 | |
| Golf Course | 1/50,000 | 0 | 0.4 | 0.4 | 0.6 | |
| Golf Driving Range | 1/50,000 | 0 | 0.4 | 0.4 | 0.6 | |
| Trail System | 1mile/5,000* | 1.5 | 4.1 | 4 | 6 | |
| Swimming Pools | 1/20,000 | 1 | 1.0 | 1.1 | 1.5 | |
| Running Track | 1/20,000 | 0 | 1.0 | 1.1 | 1.5 | |
| Playgrounds | 1/2,500 | 8 | 8.2 | 8.9 | 12.2 | |
| Gymnasiums | 1/20,000 | 1 | 1.0 | 1.1 | 1.5 | |
| Community Centers | 1/50,000 | 0 | 0.4 | 0.4 | 0.6 | |
| Community Room | N/A | 0 | N/A | N/A | N/A | |
| Indoor Pools | 1/50,000 | 0 | 0.4 | 0.4 | 0.6 | |
| Indoor Roller Hockey | 1/100,000* | 0 | 0.2 | 0.2 | 0.3 | |
| Outdoor Roller Hockey | 1/25,000* | 0 | 0.8 | 0.9 | 1.2 | |
| Racquetball | N/A | 0 | N/A | N/A | N/A | |
| Inline Skating Court | 1/25,000* | 0 | 0.8 | 0.9 | 1.2 | |
| Picnic Pavilion | 1/2,000 | 0 | 10.0 | 11.1 | 14.1 | |

*Standard developed by Lose & Associates, Inc.

Figure 6.9

Bates Park

Location: 521 S. Buchanan

Quadrant: Southwest

Size: 7 acres

Current Status: School/Park
lease

Classification: Neighborhood

Amenities:

Playground

4-Tennis courts

Gymnasium

Outdoor basketball court



Assessments: A part of the 25-year lease agreement between the Parks and Recreation Division and the school system, Bates Park provides a playground, four tennis courts, a gymnasium, an outdoor basketball court, and open play area. The playground is comprised of several hanging bars and individual apparatuses. The rubberized surface meets ASTM and ADA standards; however, there is not a way for wheelchairs to access the playground from the school. All students must walk across the parking lot to use the playground. The equipment is located on a hillside that slopes into the intersection of Garland Avenue and Highway 62. No barrier exists between the playground and this hillside. The equipment is in good condition and is well maintained.

The basketball court provides adequate room and goals for a full-court game. The asphalt surface is cracked with grass growing in-between, creating a tripping hazard. At one time, the surface was striped; however, these lines are no longer easily visible.

Adjacent to the parking lot is a gymnasium. This is a separate facility from the school and appears to be well-maintained.

The tennis courts are across the parking lot from the playground. The four courts are divided into two sets of two with several feet of change in elevation between them. To accommodate this change in elevation, railroad tie stairs and a foot-bridge provide access down the hill and across the drainage ditch. This set of stairs is dangerous because of inconsistent tread heights and lack of handrails. All four courts are set into a hillside, with drainage ditches on three sides and a steep slope on the fourth side. There are no sidewalks provided from the parking lot to the tennis courts, so it is necessary to walk through the drainage areas that, at the time of the site visit, were holding water. The ten-foot perimeter fence is rusted and bowed. Plywood practice boards placed along the fence behind the players are weathered and splintered. The asphalt surface around the perimeter of the courts is in poor condition, however, the playing surface, net, and striping are in good condition.

The open play space has several picnic tables and trees along a hillside, sloping down to Garland Avenue. A few play apparatuses, including swings and a jungle gym, are also located in this area. The surface under this equipment is grass that has worn down to dirt. The concrete tables are placed on the lawn with a trash receptacle in close proximity to each. ADA access is not provided to any of these elements. The mature hardwoods around this area provide an enjoyable environment. Adequate open space is available for football or Frisbee, however, the terrain would make using the fields for practices difficult.

Recommendations: Improvements for Bates Park should include sidewalks or paved paths to provide ADA accessibility from the parking lot to the playground, basketball, and tennis courts. A natural buffer should be installed along the downhill slope between the playground and Garland Avenue and Highway 62 to reduce the risk of children running into the road. The basketball courts should be resurfaced and striped, and the tennis courts upgraded to include retaining walls to minimize the impact of the slope on the site. Pads, some paved, should be installed beneath picnic tables to minimize maintenance and provide accessibility. Safety surfacing should be provided under the swings and jungle gym for increased protection to users.

Finger Park

Location: 1525 S. East Farmers Road

Quadrant: Southwest

Size: 19 acres

Current Status: Developed

Classification: Neighborhood

Amenities:

Walking trail

2 – Picnic areas

Playground

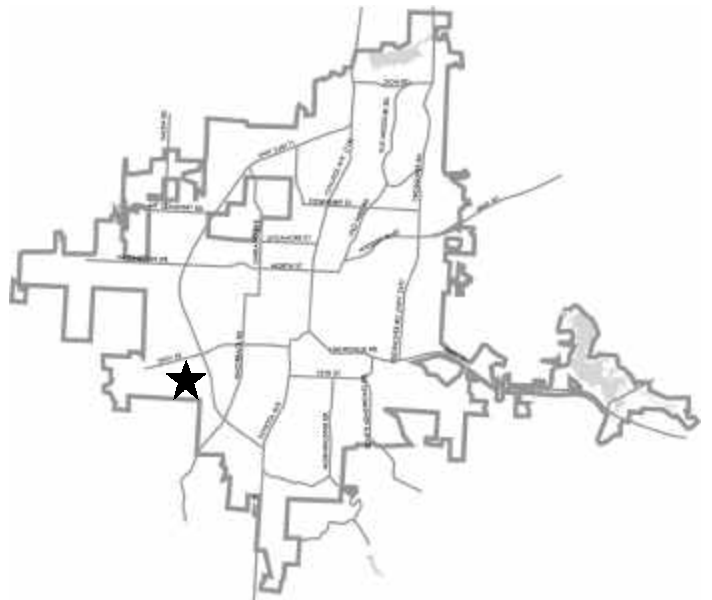
Gazebo

3 – Basketball goals

Restrooms

Practice ball field

Parking



Assessments: Only a portion of this park site has been cleared of the hardwood vegetation to accommodate recreation facilities. This provides the park with a very natural setting. The facilities that are available for use include a 0.6-mile rustic walking path through the vegetated portion of the site, two picnic areas, a playground, a gazebo, parking for 30 vehicles, three basketball goals located within the parking lot, restrooms, and an open play field with a backstop.

The walking trail has two entry points into the woods that are identified with metal trail signs, however, the distance is not indicated at one of the entrances. The dirt path is very primitive with several areas of severe erosion. The width of the trail can only accommodate one person and branches hang low enough to interfere with walkers.

The playground and picnic areas are located along the edge of the woods with several shade trees surrounding the facilities. The playground is edged with railroad ties that are not recessed completely into the ground, creating a 2" to 4" tripping hazard. The wooden modular play structure is surfaced with sand that has worn away in landing and high traffic areas. The sand surface, fall zones, and play equipment do not meet current ADA or ASTM standards.

Wooden picnic tables are placed in two areas of the park. The first area is near the entrance and parking lot. Access to two of the six tables, requires crossing a drainage swale, however, the lack of a footbridge limits access across the ditch. The second picnic area is on the opposite side of the park beyond the playground. Several of these tables have roof structures over them. One picnic table between the playground and the bathrooms is within a small gazebo structure with a pad and nearby grill. None of the tables, with the exception of the gazebo, have pads or are accessible by wheelchairs. Trash receptacles and benches are located throughout the picnic areas and the park.

Surrounded by a wooden split-rail fence, the parking lot is in need of striping to delineate parking space locations. Three basketball goals are located in the parking lot. Two of the goals share a pole and are facing in opposite directions. The third goal is at the end of the parking area. This provides one half court and one full court. Striping is not provided for these basketball courts. Parked cars interfere with the edges of the playing area, and the pole for the goals in the center of the parking lot is a hazard to drivers.

A handicapped accessible restroom is located adjacent to the parking lot. The building is in good shape and well-maintained.

The open space in the park is level and allows for a variety of activities. A backstop is located next to the parking area to allow for baseball and softball practices. The playing surface of the field is inconsistent, with many bare patches from erosion and lack of vegetation.

Other areas of the park are also void of grass because of erosion, steep grades, and shady conditions. Many of the recreation elements are placed on hillsides, including the picnic areas and playground. Short retaining walls have been constructed in random places to make level areas, but these walls have resulted in hidden steps and drops in elevation throughout the park because they are not visible. Other tripping hazards are found at the gazebo and playground where the pad and edging, respectively, are not level with the ground and are not large enough to be considered a step.

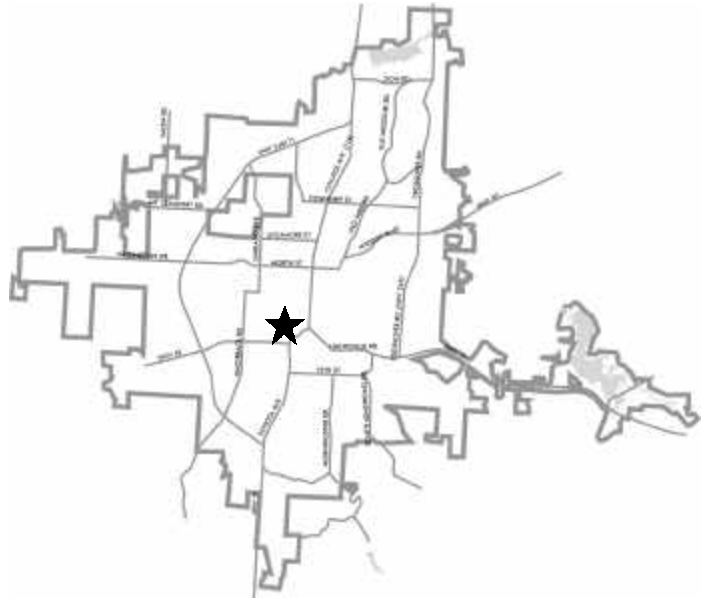
Recommendations: Recommendations for improvements at Finger Park include improving turf conditions by eliminating areas with severe soil erosion and reseeding areas that are bare. Handicapped access throughout the park should be improved by providing paved walks from parking to picnic areas and the playground. A new playground should be installed in place of the older non-safety compliant structure. Walking trails through wooded natural areas should be widened to accommodate two abreast, and signage should be provided indicating distances and entrances. The trail route should be altered to bypass areas that exhibit frequent erosion and washout. In

addition, low branches should be removed from the trail to minimize obstructions to hikers. A footbridge should be added across the stream to provide easy access to all areas of the park and the parking lot should be striped to provide differentiation between basketball courts and parking.

Frisco Park

Location: 110 S. Gregg Avenue
Quadrant: Southwest
Size: .57 acre
Current Status: Undeveloped
Classification: Mini

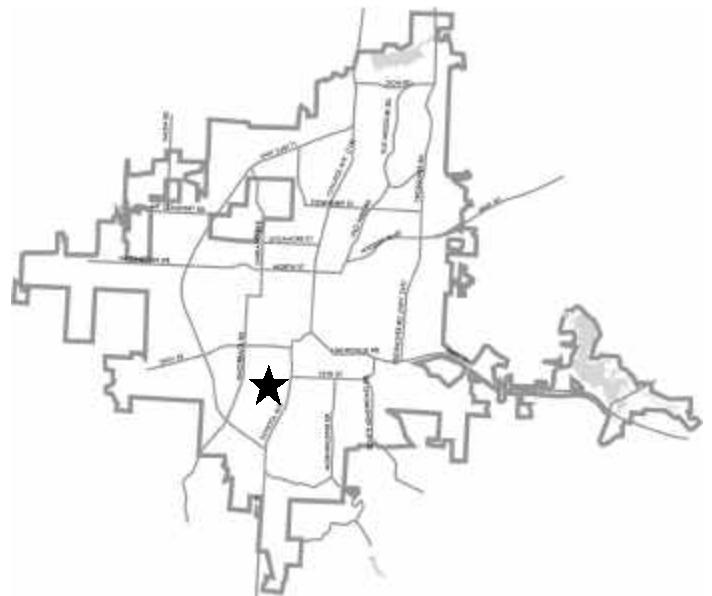
Assessments: A donation to the Parks and Recreation Division in 1994, Frisco Park has remained undeveloped. The property is bisected by a creek and is bordered to the west by Gregg Avenue and to the east by a sewer easement. Two small apartment buildings are located across the street on Gregg Avenue. The wooded areas within the property are littered with trash and show evidence of homeless inhabitants.



Recommendations: Residents living in close proximity to Frisco Park are primarily served by available facilities at Bates Park. The natural character of the site, which includes wooded areas and a creek, minimizes the ability to add active recreation amenities. Thick undergrowth should be removed to increase visibility into the site and trash should be collected and removed. A park sign should be erected to identify the property as a park and recreation facility. The location of the park provides the opportunity for a future greenway trail connection.

Greathouse Park

Location: 1710 S. Price Avenue
Quadrant: Southwest
Size: 6 acres
Current Status: Developed
Classification: Neighborhood
Amenities:
 Practice ball field
 Open play space
 Basketball court
 Playground equipment
 Picnic facilities



Assessments: This newly renovated park provides the area neighborhood with a practice ballfield, open play space, basketball court (in the parking lot), playground equipment, and picnic facilities.

Two small streams encircle the park, causing it to flood often and limiting access to several areas within the park. The parking lot is one area that is separated by the stream. A bridge has been provided into the park, complete with a large ramp allowing handicapped accessibility, however, no sidewalks are available to access facilities.

The practice ball field is adjacent to an industrial plant. A large 10-foot chain link fence identifies the boundary of the park and separates the two uses. The fence is in good condition, however, no screening is provided.

Hardwood trees surround three sides of the park, providing a natural setting. Several picnic tables are located along the outside of the park under these trees. Individual play elements are scattered throughout the park as well. Some of the footers of these elements are exposed and a safety surface is not provided. Deeply shaded areas in the park have exposed dirt where turf will not grow.

A basketball goal is located at the end of the parking lot. Stripes for parking spaces are provided, however, not for the basketball court.

Recommendations: Although recently renovated, Greathouse Park is in need of additional improvements for increased access and safety. A designated, accessible, and safety compliant playground should be added; eliminating individual play apparatus and the hazards that are associated with them. Paved access should be provided within the park to various facilities. The parking area should be modified to include painted lines for the basketball court. Other improvements to the park should include screening areas that are exposed to industrial uses, landscaping around the entrance ramp to minimize its impact on the park, and maintaining a natural setting within the park. A picnic pavilion should be provided with complete accessibility for use by handicapped visitors. Signage should be added identifying this park as a Fayetteville Parks and Recreation facility. Due to its susceptibility to frequent flooding, signs should also be posted that recommend evacuation during heavy rainfalls.

Hotz Park

Location: 149 N. Palmer

Avenue

Quadrant: Southwest

Size: .6 acre

Current Status: Developed

Classification: Mini

Amenities:

Playground

Picnic tables

Assessments: At less than 1 acre, Hotz Park provides play equipment, picnic tables, and benches for its users. Located at the corner of Palmer Drive and Hotz Drive, the park is well shaded and maintained, providing a vegetative buffer along the street perimeters.



A drainage ditch keeps vehicles from entering the site, but a gravel drive is provided for maintenance vehicles. The gravel drive is used by pedestrians to cross over into the park. None of the park can be accessed by sidewalks.

The neighbor who donated this park land maintains a small garden area inside its' boundaries. Ornamental plantings brighten the space and fit with the small scale.

The location of two tables and a grill provide the necessary amenities for picnics. Benches are located on-site and allow parents to observe children on the play equipment.

The play equipment consists of a slide, spring element, and four swings. Each area has rubberized surfacing and is in good condition.

Recommendations: Recommended improvements for Hotz Park include the addition of paved walks to various park elements and park identification signage. In good condition, the play equipment should continue to be maintained at its current level.

Leverett Park

Location: 731 N. Garland

Avenue

Quadrant: Southwest

Size: 2 acres

Current Status: School/Park lease

Classification: Neighborhood

Amenities:

Practice soccer field

Practice youth baseball fields

Play equipment

Basketball goals



Assessments: Located at

Leverett Elementary School, this

site consists of a practice soccer

field, practice youth baseball

fields, play equipment, and basketball goals. A chain link fence surrounds the entire park to separate vehicles along Garland Avenue from students and loose balls.

The existence of a steep hillside separates the park into two distinct areas. Stairs are not provided between the two areas. Maintenance access to the lower area is through a gate in the chain link fence. Erosion is a problem in the location of the gate.

The lower portion of the site contains the practice fields and play equipment. The over-use of the fields by students and frequent driving of maintenance equipment over the area has left very little turf on the fields. A pea gravel drainage ditch lines the bottom of the hill. The soccer practice field has two permanent goals, both of which are in poor condition and interfere with the baseball practice fields. The backstops for the baseball practice fields are in fair condition.

The play equipment is comprised of wooden apparatuses, climbers, buried tractor tires, and a slide. The surface under this equipment is sand that is retained by a recessed 6" x 6" block of wood. These play areas are not ADA compliant and do not meet ASTM standards for safety.

Five basketball goals and a dumpster are located around the perimeter of the parking lot. The asphalt is in fair condition with a few cracks. Striping is not available for either parking or the basketball goals. This parking lot was not being utilized the day of the site visit even though school was in session.

Recommendations: Improvements to Leverett Park should include regrading and sprigging practice fields to provide better turf conditions. Irrigation should be installed to enhance the condition of the turf. Permanent soccer goals should be removed and replaced with mobile goals to allow the use of baseball fields during that season. The maintenance entrance should be stabilized to minimize erosion and vehicular access should be limited to prevent continued compaction and destruction of turf. If access is

needed for daily use, it should be relocated. Play equipment that meets all safety and accessibility requirements should be installed in place of existing equipment. Currently serving a double use for parking and basketball, courts should be striped, removing parking except when needed for overflow during special circumstances. A park entry sign should be provided to identify the facility as a park.

Ozark View Park

Location: Meadowland Subdivision

Quadrant: Southwest

Size: 3.2 acres

Current Status: Undeveloped

Classification: Neighborhood

Assessments: Obtained in 1995 as part of the green space requirement for the Meadowland Subdivision, Ozark View Park is 3.2 acres of undeveloped open space.

Recommendations: The future site of the Fayetteville Boys and Girls Club, Ozark View Park will be complete with a new community center and outdoor recreation amenities that are yet to be determined. The site has been leased to the Boys and Girls Club and will be maintained by that organization.



Square Gardens

Location: Fayetteville Downtown Square

Quadrant: Southwest

Size: .33 acre

Current Status: Developed

Classification: Mini

Assessments: The downtown square gardens enhance the urban streetscape of the business district and contribute to the many features that create the unique character of Fayetteville. Demanding a much greater, detail-oriented level of maintenance than many other parks in the community, care of the downtown gardens is overseen by another division of the city.



Recommendations: The downtown gardens should continue to be maintained at their current level, however, operations and maintenance of the gardens should follow the direction of the new organizational structure recommended in section 5.

Washington Park

Location: 425 N. Highland

Quadrant: Southwest

Size: .43 acre

Current Status: School/Park lease

Classification: Mini

Amenities:

Playground

2 – Basketball goals

Assessments: This school/park site is comprised of several different tiers of play areas. The steep slope of the site dictated the need for retaining walls, ramps, and stairs to provide areas for play equipment. Many of the trees were saved during construction of this playground, shading the site. All three levels are ramped, allowing for access by wheel chairs and the disabled, however, the use of pea gravel as a surface under some of the equipment prevents full accessibility.



The entire play area is surrounded with a chain link fence which is in poor condition. Erosion is a problem in several areas, washing dirt onto the parking lot and the paved areas of the site.

The lower play area is comprised of a wooden modular apparatus. The safety surface is comprised of pea gravel, which is kept in-place with a six-inch wooden timber. This edging is, for the most part, level with the ground and does not create a tripping hazard; however, the pea gravel has been scattered all over the site. The use of pea gravel as a safety surface is insufficient and does not meet current safety standards.

The second play area is comprised of open space, benches, and concrete picnic tables. This entire area is surfaced in dirt. The slope between the lower play area and this second area is scattered with pea gravel. The upper play area is comprised of modular play equipment made of wood and plastic. The surface of the playground is pea gravel, which is retained with a six-inch edge. This edge is not recessed and is a tripping hazard in places. The pea gravel has also been washed down the hill and onto the basketball court.

The basketball court is divided in two separate levels. The first level is an asphalt pad that is cracked in several places. The basketball goals are missing. The lower basketball area is similar to the upper area with an asphalt surface that is cracked, however, the basketball goal remains in place. Overall, the condition of the basketball courts is poor.

Recommendations: Needed improvements to Washington Park include upgrades to the existing playgrounds. An alternative surface should be installed to provide a safer play environment. In addition, pea gravel should be removed from the slopes of the site to minimize the slip hazard that currently exists. Asphalt areas should be resurfaced and stripes added to provide different play activities such as hop scotch and four square. Edging around the playground should be recessed to eliminate tripping hazards, and fencing around the play area should be screened with vegetation that complements the natural qualities of the site. Erosion problems that exist near the parking lot should be repaired and a sign installed identifying the facility as a park.

Wilson Park

Location: 675 N. Park Avenue

Quadrant: Southwest

Size: 22.75 acres

Current Status: Developed

Classification: Community

Amenities:

Softball field

Swimming pool

2 – Playgrounds

2 – Tennis courts (lighted)

4 – Tennis courts (unlighted)

Restrooms

Basketball court

Parking

Castle Area

Green House

Gazebo



Assessments: This park offers a large variety of facilities and activities. Facilities include a softball field, swimming pool with bathhouse, basketball courts, tennis courts, playgrounds, a paved walking trail, a picnic area, open space, a sand volleyball court, and a community art exhibit area including the castle. Support facilities for these elements include restrooms, concessions, and a gazebo. A community garden of annual and perennial plantings is also provided. A recent addition to the park is a greenhouse which provides plant material to the many park gardens in the city.

A stream divides the property into two sections. Wilson Park is bound by steep slopes limiting the amount of developable space. South of the stream is open space and north of the stream are the built recreation facilities for high intensity uses. The open area of the park is located on a steep hillside sloping down from Louise Street to a flat area. This portion of the park is utilized for concerts, with the hillside being used as amphitheater-type seating and the flat area as the stage. This flat area is also used for games of football and other field practices. Following alongside Louise Street and the hillside, the walking trail also crosses over into this portion of the park.

Three pedestrian bridges cross over the stream connecting the recreation spaces to the open space. Erosion is a severe problem where the bridges intersect with the stream.

A trail connects to one of the three bridges and loops around to the north boundary of the park where it parallels Prospect Street. This five-foot wide asphalt path encircles the entire park to provide approximately one mile of paved walking trail. The surface of the trail is in good condition; however, the trail crosses over vehicular drives and passes through parking lots without striping or signage to indicate a potential conflict between uses.

A second bridge crosses the stream and connects to the gazebo and play areas on the north side of the park. The entrance to this bridge from the south side of the site has a three-inch step, creating a tripping hazard. Once across the bridge, a sidewalk leads to the gazebo which is a round structure with seating. The sidewalk leading to the gazebo is not properly backfilled, creating another potential tripping hazard.

Two play areas are located adjacent to the gazebo. The first playground is a modular structure with a rubberized safety surface. The edge of the playground is at ground level, making the element ADA accessible. The second set of play equipment contains an additional modular element with a rubberized surface, several sets of swings, and a merry-go-round. The swings and merry-go-round have a dirt surface. A railroad tie is placed at one side of the swings to prevent soil from eroding into the play areas. These small retaining walls are only four inches high and are tripping hazards to children running from one element to the next.

Parking for this portion of the park is provided along a dead end drive. This is one of four parking areas within the park. All of the parking areas terminate in a dead end, minimizing cut through driving.

A picnic area is provided on the northern slope, across the parking area from the playgrounds and gazebo. This space contains mature hardwood trees and is surfaced with wood mulch. Concrete picnic tables with underlying pads are provided. Trash receptacles are placed throughout this area, as well.

Across the second parking lot from the picnic area are the tennis courts. Four of the six tennis courts are lighted and all are serviced with a restroom. The tennis courts have perimeter fencing that is in poor condition. The playing surface is cracked although it has not been penetrated by weeds. A five-foot wide strip of gravel has been placed along the edge of the facility, serving as drainage for the tennis courts. The drainage is needed, due to the slope from the parking lot to the courts, however, this gravel area is unattractive and full of weeds. To assist in accessing the tennis courts, concrete stairs have been provided. The treads and risers of these steps are consistent; however, a handrail is not provided for safety. The lack of a ramp to the courts eliminates handicapped accessibility.

A set of stairs connects the tennis courts to the basketball court. These stairs are made of six-inch pieces of lumber, backfilled with dirt and stone. The stone is loose and

makes the riser of the stairs inconsistent. Without a handrail, these stairs are dangerous to users.

The basketball court has low spots holding water and is in poor condition. This full-court facility provides no paved connection to the parking lot to allow for ADA accessibility. Benches are provided at the sidelines, however, no pavement is provided below the benches. A simple wooden wall, constructed for games of handball, detracts from the park. Striping has not been provided for either the basketball or handball courts.

The third parking lot separates the basketball and tennis courts from the pool. Dumpsters have been located in this area in full view of park users. The lack of pads or screening around the dumpsters creates an unkempt look.

The pool area includes a lap pool with a slide, a kid's pool, a wading pool, concessions stand, and a bathhouse. The bathhouse provides locker rooms with showers that are in good condition. An office and storage is also available within the bathhouse. Currently undergoing extensive renovation the pool will be complete with new decking, fencing and pool shell.

Surrounding the pool are ornamental plantings that serve to screen vehicles from pool users. This is a very attractive and well-maintained part of the park.

Adjacent to the pool is the softball field. This is a recently remodeled facility with new perimeter fencing, and dugouts. An ADA viewing platform has been provided to allow easy access by wheelchair spectators. The field exhibits erosion problems in the infield and the outfield is covered in weeds. The eroding infield material has washed up on the sidewalks around the field, creating mud along the walk. The lights for the field are insufficient, according to staff, and a press box is not available.

At the northeast entrance to the park is a piece of artwork that incorporates water, sculpture, and plantings. This element is unique to Wilson Park and provides an interesting and original quality to the park. The water flows through a series of retaining walls, which are surrounded with ornamental plantings. Park users can interact with this piece of art by walking over the stream on a bridge and through the plantings.

Recommendations: Overall, this park is well maintained and well used; however, small alterations to increase the quality of this park are suggested. These include repaving and striping parking lots, removing dumpsters from sight, eliminating erosion problems by installing curb and gutter to parking areas and along roadways, establishing grass in bare areas of the park, and removing invasive species of plants from around the stream. These items address current problems found throughout the park, not just in isolated areas. Other improvements should include replacing picnic tables, removing the tennis/handball backboard and installing irrigation for the softball field. An entry sign feature should also be added to the park.

Northeast Quadrant

The northeast park district is served by a combination of neighborhood, community, and regional parks with several properties dedicated to the future development of the city greenway system. The location of Lake Fayetteville serves both a community and regional park need in this district. Identified by citizens as a model for the city, Gulley Park also serves a community park need. Of the eighteen parks found in the northeast district, which includes seven separate public facilities around Lake Fayetteville, twelve are developed. Vandergriff Gymnasium provides indoor recreation opportunities for area residents. The largest amenity shortages are for available tennis courts and walking trails as shown in Figure 6.10.

| NRPA Standards for Park Facilities (Based on Estimated Northeast Quadrant Service Population**) | NRPA Recommendations | Existing Number of Park Facilities | 1999 Facility Need based on a pop. of 12,070 | 2001 Facility Need based on a pop. of 13,115 | 2010 Facility Need based on a pop. of 18,120 | Comments |
|---|---------------------------------|---|---|---|---|--|
| Acreage | 10.5/1000 | 268.9 | 126.7 | 137.7075 | 190.26 | |
| Outdoor Basketball | 1/5,000 | 3 | 2.4 | 2.6 | 3.6 | |
| Hand Ball | 1/20,000 | 0 | 0.6 | 0.7 | 0.9 | |
| Tennis | 1/2,000 | 0 | 6.0 | 6.6 | 9.1 | |
| Volleyball | 1/5,000 | 4 | 2.4 | 2.6 | 3.6 | |
| Baseball/Softball | 1/2,500 | 3 | 4.8 | 5.2 | 7.2 | |
| Football | 1/20,000 | 0 | 0.6 | 0.7 | 0.9 | |
| Soccer | 1/4,000* | 0 | 3.0 | 3.3 | 4.5 | |
| Golf Course | 1/50,000 | 0 | 0.2 | 0.3 | 0.4 | |
| Golf Driving Range | 1/50,000 | 0 | 0.2 | 0.3 | 0.4 | |
| Trail System | 1mile/5,000* | 1.25 | 2.4 | 3 | 4 | Excludes 5 miles of primitive trails at Veterans Memorial Park |
| Swimming Pools | 1/20,000 | 0 | 0.6 | 0.7 | 0.9 | |
| Running Track | 1/20,000 | 0 | 0.6 | 0.7 | 0.9 | |
| Playgrounds | 1/2,500 | 11 | 4.8 | 5.2 | 7.2 | |
| Gymnasiums | 1/20,000 | 1 | 0.6 | 0.7 | 0.9 | |
| Community Centers | 1/50,000 | 0 | 0.2 | 0.3 | 0.4 | |
| Community Room | N/A | 0 | N/A | N/A | N/A | |
| Indoor Pools | 1/50,000 | 0 | 0.2 | 0.3 | 0.4 | |
| Indoor Roller Hockey | 1/100,000* | 0 | 0.1 | 0.1 | 0.2 | |
| Outdoor Roller Hockey | 1/25,000* | 0 | 0.5 | 0.5 | 0.7 | |
| Racquetball | N/A | 0 | N/A | N/A | N/A | |
| Inline Skating Court | 1/25,000* | 0 | 0.5 | 0.5 | 0.7 | |
| Picnic Pavilion | 1/2,000 | 5 | 6.0 | 6.5 | 8.3 | |

*Standard developed by Lose & Associates, Inc.

Figure 6.10

Braden Park

Location: 2515 N. Worthington Way

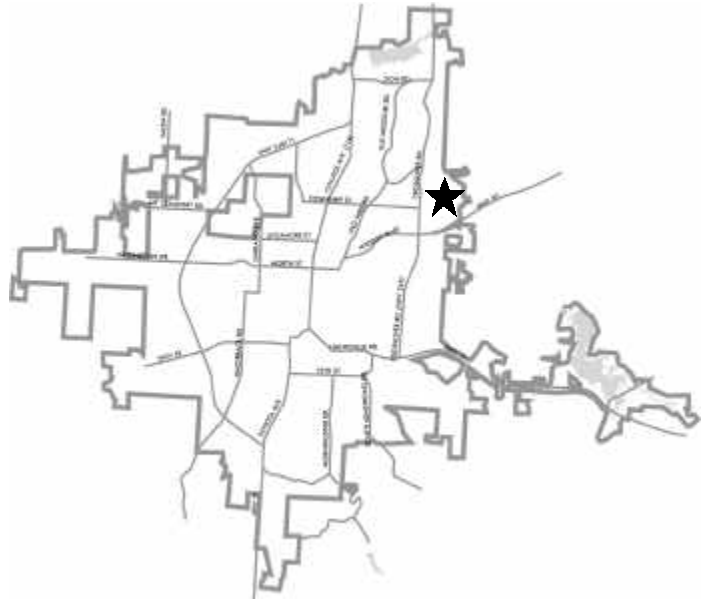
Quadrant: Northeast

Size: 2.25 acres

Current Status: Undeveloped

Classification: Mini

Assessments: Acquired through the green space ordinance, Braden Park is located in Covington Subdivision. Recently added to the parks system and currently undeveloped, the park is triangular in shape with a gentle, sloping terrain spotted with hardwood and evergreen trees. A sidewalk constructed by the subdivision developer surrounds the property.



Recommendations: Located in an area that is currently underserved by developed parks, Braden Park offers an opportunity to provide residents in the immediate vicinity with a place for recreational amenities. Other parks in the area, such as Crossover Park and Rocky Branch Park, do not offer the same development opportunities that are available at the Braden Park location. A master plan should be completed with input from area residents to determine the appropriate development in this location.

Butterfield Park

Location: 3050 Old Missouri Road

Quadrant: Northeast

Size: 3 acres

Current Status: School/Park lease

Classification: Neighborhood

Amenities:

Picnic pavilion

3 – Playgrounds

Basketball court

Soccer practice field

Youth baseball practice field

Open space



Assessments: A joint school/park development, Butterfield Park is equipped with a picnic shelter, three playgrounds, basketball courts, a practice soccer field, practice youth baseball field, and a large open space. Bisecting the property, a drainage swale empties into a stream along the northern boundary of the site. On the day of the site visit, water was standing in several of the areas along the swale, making the playgrounds and open space muddy.

Located on the north side of the site are a playground and the picnic pavilion. This modular structure is the newest of the three playgrounds. It is comprised mainly of climbers and hanging bars and is connected to the pavilion with a five-foot wide sidewalk. The playground itself is not ADA accessible because of a stone play surface. The railroad tie edge retaining these stones is not recessed into the ground and creates a 3" tripping hazard.

The pavilion itself is in good condition, however, the shrubs and landscaping surrounding the structure have not been maintained and detract from the area. The pavilion is connected to the parking lot with a five-foot wide sidewalk, allowing accessibility to wheelchairs. Support facilities for this shelter include several picnic tables, trash receptacles, and benches.

On the south side of the site are the practice fields, two additional playgrounds, and a basketball court. The practice fields interfere with one another because the goals for soccer are in the baseball outfield. The surface for these fields is worn down to dirt in several areas, especially in front of the soccer goals, and remaining turf is in poor condition. The goals and backstop for these fields are in good shape.

The two playgrounds on the south side of the school contain a wooden modular structure and individual apparatuses, including swings, slides, and spring animals. Retained by a 6" edging, the surface under these elements is stone. This edge is not a tripping hazard because it is a consistent height along the entire perimeter; however, the play area is not ADA accessible.

The basketball court is adjacent to the parking lot, with only a curb to separate the two uses. The asphalt surface is in fair condition, but it contains a few cracks and the striping has faded from visibility.

Recommendations: Improvements to Butterfield Park should include upgrading playground safety surfaces and constructing sidewalks to increase accessibility and safety. The basketball court should be striped. Recommended landscape improvements within the park include better maintenance of shrub beds around the pavilion and re-grading, sprigging and irrigating practice fields. The permanent soccer goals should be replaced with portable units to eliminate overuse of the turf in the current location and allow for use of the baseball field.

Clarence Craft Park

Location: 1650 N. Jordan Lane

Quadrant: Northeast

Size: 4.75 acres

Current Status: Developed

Classification: Neighborhood

Amenities:

Pavilion

Open play field



Assessments: Acquired by the Parks and Recreation Division in 1994, Craft Park is 4.75 acres of passive recreation space. The main element is a gazebo located directly at the entrance to the park. Two picnic tables and trash receptacles are located to the west of the gazebo and an open play area is to the east. A small stream bisects the park and forms two tranquil lakes. The park entrance is open and inviting with attractive landscaping and stone walls displaying the name of the park. A sidewalk connects the gazebo and one of the picnic tables to the parking area, achieving ADA compliance. The remaining portion of the site is open for larger group activities. A split rail fence separates the park from the adjoining homes.

A line of trees separates the open areas of the park from the lake. The second lake on the park property is smaller and more natural. The vegetation and grass that surround this lake is not maintained. The larger of the lakes is surrounded with hardwood trees, and the grass is regularly mowed so residents can access the other side of the lake. Property located adjacent to the park offers the opportunity for future expansion and access via Old Wire Road.

Remnants of a grindstone are located adjacent to a drainage culvert, which appears to be wet most of the time.

Recommendations: Ideally situated within a high-density residential area, Clarence Craft Park provides many built and natural features for the enjoyment of visitors. The park should continue to be maintained at its current level of quality. Landscape plantings need to be provided around the drainage areas. Land located adjacent to the park should be purchased to prevent further residential development and allow future expansion of the park.

Crossover Park

Location: 3001 E. Township Street

Quadrant: Northeast

Size: 20 acres

Current Status: Undeveloped

Classification: Neighborhood

Assessments: Heavily wooded and with a severe elevation change from the north end to the south end, Crossover Park is a 20 acre parcel of undeveloped land located adjacent to Vandergriff Elementary School and several new residential developments. The property is part of a lease agreement between the school system and the parks and recreation division. A stream crosses the site in two areas, creating natural boundaries. The steep slope of this site will make development expensive and difficult.

Recommendations: The natural characteristics of Crossover Park dictate the need to maintain the site as it exists today with the exception of walking trails to provide the opportunity for environmental education.



Gulley Park

Location: 1850 E. Township

Quadrant: Northeast

Size: 26.67 acres

Current Status: Developed

Classification: Community

Amenities:

Walking trail (.85 mile)

3 – Playgrounds

Restrooms

Frisbee golf

Gazebo

Sand volleyball court

Parking

Assessments: One of the most heavily used parks in the system, Gulley Park spans over 27 acres offering recreation opportunities to the entire community. Residents in the adjacent neighborhoods, as well as people who drive to the park, come for the nearly one mile of paved walking trails and extensive open space. Additional facilities



include three playgrounds, restrooms, frisbee golf, a gazebo, and sand volleyball court. The park is bisected by the tree-lined Mud Creek, which creates the need for two pedestrian bridges to allow access to both sides of the park.

The main entrance is highlighted with a stone wall sign and a split rail fence with stone piers. This entrance exemplifies the high level of maintenance and quality facilities found within the park. Sidewalks provide accessibility from the main entrance and also at the rear of the property. The parking lot at the main entrance accommodates 30 vehicles and a second parking lot off Old Wire Road is planned. Also located on Old Wire Road is a house owned by the parks and recreation division which is rented to a park staff member who oversees activities in the park.

The one mile long, five-foot asphalt walking path creates two loops through the park. The smaller of the loops is to the east of Mud Creek and connects to Gulley Trail. The larger loop follows the exterior of the park's north and west boundaries. A gazebo, restrooms, two of the playgrounds, and a sand volleyball court are found within the larger loop.

The gazebo is located on a trail near the detention pond. Ornamental grasses and perennials surround the gazebo, creating a pleasant setting. A table is located within the small gazebo, with a place for people to relax and overlook the rolling topography of the park. A concrete block building houses restrooms located adjacent to two playgrounds, constructed to suit different age groups. Lack of lighting and the remote location of the building from the road make the restroom facility highly prone to vandalism. A sign posted by the neighborhood association offers a reward for information about vandalism.

The two playgrounds are both modular units with rubberized surfaces. Signs are posted identifying these as age-specific playgrounds. Sidewalks between the main trail and play areas provide handicapped access.

The sand volleyball court, which is located away from the walking trail, is in good condition, providing a well-maintained sand play surface and net. The park's frisbee golf course is very popular among city residents. The course is challenging and enjoyable, thanks to the rolling topography and groves of trees in the area.

The park is surrounded by natural vegetation, screening the nearby homes and vehicles from park users. A resident has installed a chain link fence along the northern boundary of the park. The fence is in good condition, but is not screened like other areas of the park.

Areas along Mud Creek are in need of stabilization, especially where bridges have disturbed the creek bank. Erosion is wearing away the edge of the creek and the trail in several places.

Several other areas within the park lack grass and groundcover. These are usually high traffic areas that currently do not have a designated sidewalk. Examples include access paths to benches. The benches, which are in need of paint, are placed several feet off

the trail and there are large bare areas in front of each bench. Areas where the walking path curves sharply or intersects with another trail are also typically bare.

Recommendations: Gulley Park attracts residents from all over the community, making it one of the most highly used parks in the system. Plans for expanded parking areas should be implemented to provide much needed parking. Accessibility should be provided to the gazebo. Improvements to the trail system should include planting vegetation in areas where users typically go off the trail, and adding lighting in areas that are darker and less traveled. Additional landscaping in the form of trees and shrubs should be added along the northern park boundary to screen fencing, and areas that are bare of grass should be seeded. Bank stabilization is needed along the creek, especially where bridges and runoff from the trail have caused erosion.

Two additional volleyball courts and a large picnic pavilion should be added to the park and the aesthetic qualities of existing courts should be improved with landscaping.

Gulley Trail

Location: Gulley Park

Quadrant: Northeast

Size: 13.70 acres

Current Status: Undeveloped

Classification: Greenway

Assessments: This potential greenway route traverses through neighborhoods, providing off-road pedestrian access to Gulley Park. The acquired land has the potential to connect Gulley Park to Routh Park and Rocky Branch Park across Crossover Road.



The route begins at Gulley Park and follows Mud Creek northeast to Azalea Drive. This right-of-way is along both sides of the creek and is approximately 200' wide. Two tributaries flow into Mud Creek along this portion of the trail, and gravel drives have been provided across these drainage ways. Currently, a specific trail has not been developed, however, the grass is mowed regularly.

Across Azalea Drive, the access route narrows to a small, 10' easement approximately 100' north of the creek and runs parallel with the waterway. This narrow route extends for approximately 400' when it sharply turns south to intersect with Mud Creek. Portions of this easement are vegetated and areas that are open are regularly mowed.

The final parcel of land for this greenway is along the south side of Mud Creek and is vegetated with hardwoods and underbrush. This 150-foot easement is within the flood-

plain of the creek. The easement terminates without another connection to allow further extension of the greenway.

Recommendations: As part of an overall greenway master plan, the Gulley Trail property offers great opportunities for bike and pedestrian routes connecting several parks. Easements should be acquired along Mud Creek to Crossover Road or Routh Park. A 12-foot wide pedestrian greenway should be developed along these easements connecting to Gulley Park. Access trails from local neighborhoods would increase the usability of the greenway, which should be completed with signage indicating distances and connections along the route. Interviews with the city's sidewalks and trails coordinator indicated that funding for a portion of the greenway has been allocated and construction will begin very soon.

Softball Complex At Lake Fayetteville

Location: 1153 E. Lake Fayetteville Road

Quadrant: Northeast

Size: 21.26 acres

Current Status: Developed

Classification: Regional

Amenities:

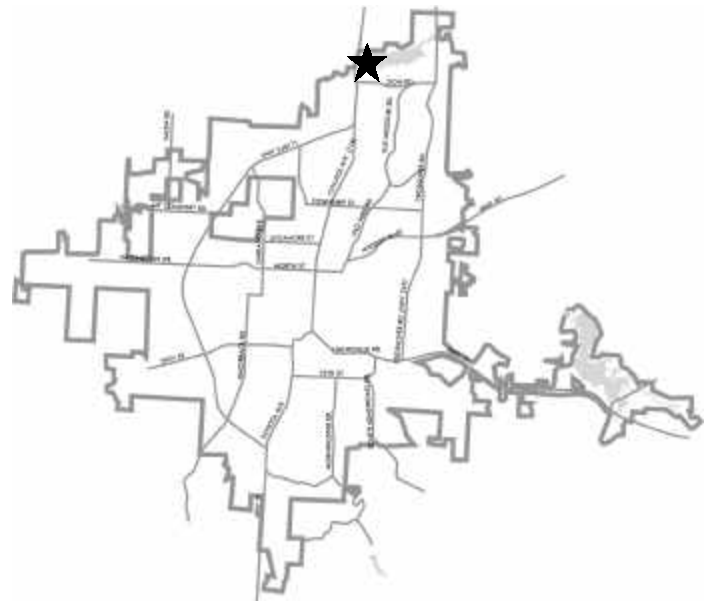
3 – Softball fields (275' with 10' outfield fence)

Concessions

Restrooms

Playground

Parking



Assessments: Situated on 10 acres, the Softball Complex at

Lake Fayetteville is one portion of the total area around Lake Fayetteville owned and maintained by the Parks and Recreation Division. The complex provides three 275' softball fields with 10' outfield fencing and all the necessary support amenities, including scorer stands, bleachers, dugouts, concessions, lighting, and restrooms. Fully irrigated with water supplied from Lake Fayetteville, the softball fields are in good condition overall, with only minor erosion problems which probably result from maintenance equipment traffic. The orientation of fields two and three presents problems in programming adult softball, due to the ability of foul balls to enter the spectator and infield areas of the adjacent field. Another hazard that exists adjacent to the park is a golf driving range located to the west of the southern most softball fields. Stray golf balls have been reported to interfere with park users and should require the driving range owner to install safety netting along the common boundary of the two properties.

Support amenities in the park include a concession building, restrooms, parking, and a maintenance shed with materials storage area. The concession building is a wooden, hexagon-shaped structure with full handicapped access from all fields. Restrooms, also

fully accessible, are in good condition and in the process of being upgraded to provide heating and year-round availability. There are two parking lots, one serving the upper field and one serving the two lower fields. The lots are in fair condition, but circulation around the lots needs to be improved.

The maintenance storage area at the lower lot is a small fenced yard with a wooden storage barn. Located adjacent to the yard are two dumpsters. Severely eroded around the perimeter, the storage yard provides a negative image for users arriving in the park.

The playground equipment within the complex, which has been scheduled for replacement in the 2001 capital improvement budget, is an older wood and steel structure with a combination of grass, dirt, and mulch for the play surface. A four-foot chain link fence surrounds the perimeter of the play area. Paved walkways providing handi-capped access are currently lacking around the playground but have been budgeted with the construction of the new playground.

Recommendations: Supporting a wide variety of users from all over the region, the Lake Fayetteville property has been separated into various divisions offering many activities. The softball complex meets the needs of a specific user group on a community and regional level. It is the recommendation of the planning team to modify the Lake Fayetteville Softball fields to accommodate the girls league team needs. This will require reducing the distance on outfield fences thereby creating enough room to modify the current field configuration eliminating the safety hazards that exist. The men's softball leagues who currently utilize the Lake Fayetteville Fields will be relocated to other existing fields throughout the city such as Gary Hampton Softball Complex and the White River Baseball Complex. The parking lot circulation should be improved, and maintenance and dumpster yards should be cleaned up and screened from public view. Paved walks should be added from the parking lots to all fields to permit full accessibility. The wooden and steel play structure should be replaced as scheduled with equipment that meets all ADA and safety guidelines. Other improvements to the park should include the construction of eight lighted tennis courts and two sand volleyball courts. The Parks and Recreation Division should give consideration to purchasing additional land adjacent to the complex to offer opportunities for future expansion.

Boat Dock At Lake Fayetteville

Location: 1330 E. Lake

Fayetteville Road

Quadrant: Northeast

Size: 8 acres

Current Status: Developed

Classification: Regional

Amenities:

Covered boat docks

Boat launch

Bait shop

Fishing piers



Assessments: Providing fishermen and outdoor enthusiasts access to Lake Fayetteville, the

marina offers three covered boat docks, a boat launch, bait shop, and fishing piers. The boat docks are located adjacent to the boat launch and are in good condition. A large asphalt parking lot has been constructed to provide truck and trailer parking. Under renovation for the past two years, the bait shop sells tackle and bait, and manages the boat docks. Future plans include a kitchen and grill addition. There are two fishing pier and boardwalk locations. One recently completed pier has provisions for wheelchair access and fishing. The parks and recreation division currently contracts the operation of the bait shop and boat docks to a concession contractor. All revenues for boating permits, fishing permits and boat stall rentals are returned to the Park and Recreation Division, while revenues from the bait shop and grill are collected by the concession contractor.

The diversity of users frequenting the boat docks and marina have many different ideas about the way the area should be used. The needs of fishermen directly conflict with those who want to use the water for sports such as canoeing or kayaking. Conflicts are primarily centered around the boat access ramp which is often used as a demonstration area for potential buyers of kayaks and other water craft.

Recommendations: Providing users access via docks and a boat ramp, the Lake Fayetteville marina is growing in popularity with many different users who engage in activities from fishing to kayaking and canoeing. Plans to include a kitchen with a grill in the bait shop should be completed, thereby providing park users with the option to spend the entire day at the lake. A picnic pavilion with grills should be constructed nearby, providing covered outdoor eating spaces. An additional access ramp should be constructed for canoes, kayaks, and other man-powered watercraft. Funding for construction of the new access should be shared by retail shops who use the current ramp for demonstration purposes. The addition of the second ramp should help to alleviate conflicts that are occurring at the existing ramp location. An entry sign should be constructed to mark the entrance to the marina and boat docks and identify the area as a city owned facility.

North Shore At Lake Fayetteville

Location: 1208 E. Lake

Fayetteville Drive

Quadrant: Northeast

Size: 50 acres

Current Status: Developed

Classification: Regional

Amenities:

Nature trails

Swings

Pavilion

Restrooms

Picnic tables



Assessments: Lake Fayetteville

North Park, located off East

Lake Fayetteville Road, is approximately 50 acres in size. Primarily undeveloped with the exception of a pavilion, restrooms, primitive nature trails, and swings, the park is under-utilized given the potential provided by its' gently sloping topography and openness. Access is available from two roads, one of which is currently fenced off to eliminate cut-through traffic.

The entire site is surrounded with chain link fence. The fence, which is ten feet tall around the parking lot, detracts from the openness of the site and appears unnecessary. A steep drainage ditch separates the parking lot from the rest of the park. The pedestrian access points through the fence are not locked or even gated to keep people out during closed hours.

Walkways are not provided to any of the facilities. All recreation elements are located on the opposite side of the parking lot from the drainage area. Two bridges span this ditch, providing access to pedestrians and maintenance vehicles.

The swings do not have a safety surface and none of the tables or benches are ADA compliant. About half of this site is mowed on a regular basis while the remaining acreage remains natural. The natural area is bisected by a trail that connects to the perimeter lake trails.

Recommendations: The Lake Fayetteville North Shore site should be maintained in its current state, and an entry sign and natural, hard surface trails providing access to amenities should be added. Safety surfacing should be installed beneath playground equipment. The chain link fence around the parking area should be removed, making the park more inviting to users.

Veterans' Memorial Park At Lake Fayetteville

Location: 1350 E. Zion Road

Quadrant: Northeast

Size: 40 acres

Current Status: Developed

Classification: Regional

Amenities:

Walking trails

2 – Pavilions (1 large, 1 small)

Restrooms

3 – Sand volleyball courts

Swings



Assessments: Located on the south side of Lake Fayetteville,

Veterans' Memorial Park pro-

vides walking trails, picnic pavilions, restrooms, sand volleyball, and swings. Several different types of picnic areas are available on the site. The large shelter is relatively new and in good condition. It is adjacent to the restrooms and is ADA compliant. The shelter is lighted for night use and provides 16 tables. Grills and trash receptacles are also available.

The smaller pavilion, located across the parking lot from the restrooms and larger pavilion, is older and is not ADA compliant. The structure has limited site visibility because of the enclosed columns. A drinking fountain, grill, and trash receptacle are adjacent to the shelter, and three picnic tables are available to accommodate approximately 20 people.

The restrooms were constructed around the same time as the large pavilion. This handicapped accessible facility provides drinking fountains, storage, and water to the park. The drainage field for the building is adjacent to the volleyball courts and grass has not yet been established. This area is eroding because it is along a slight grade.

The sand volleyball courts are in good condition and have boundary markers and nets. The courts and buffer zones are edged with 6" x 6" timbers.

The play area in the park is in poor condition. The equipment and fall zones do not meet ASTM standards and grass is the only surface provided. The play area is separate from many of the other facilities, with two benches provided for parents.

The trails include part of the system that surrounds Lake Fayetteville, as well as some trails that loop back around to the park. The paths are primitive dirt trails only wide enough for one person. The Boy Scouts clear the path, but branches and limbs often remain in the way of walkers.

Overall, this park is in good shape although accessing the park from College Street, the nearest major thoroughfare, is difficult because there is no directional signage. Also, at the entrance to the park is a vacant lot which is not maintained. The combination of the vacant lot, lack of signage, and a dense canopy of trees makes this park difficult to locate from the road. The park's surrounding vegetation provides a very natural setting and it is still possible to see Lake Fayetteville from certain viewpoints. Park staff reported that there is a recurring problem with cars being locked in after closing because users fail to adhere to the posted hours of operation.

Recommendations: The entrance into Veterans' Memorial Park should be improved to make the park more visible and inviting from the road. This should include signage identifying the site as a Parks and Recreation facility. Primitive walking trails around the park should be widened to accommodate two abreast at a minimum and alternative-surfacing techniques should be employed to minimize soil and root compaction. The use of wood chips or other materials would also serve to reduce the long-term maintenance of the trails. Playground equipment in the park should be improved to include handicapped accessibility and safety surfacing. A pay phone should be installed for use by visitors in safety and emergency situations.

Hobby Use Area At Lake Fayetteville

Location: 5304 N. Crossover Road

Quadrant: Northeast

Size: 40 acres

Current Status: Undeveloped

Classification: Regional

Assessments: This 40-acre field is currently used for kite flying and other activities that require large open areas. A large meadow is located in the center of the park. A parking lot for approximately 50 vehicles serves the United Way building

which is located on the northwest corner of the property. Lake Fayetteville is across Highway 265 to the southwest. The eastern boundary of this park is a stream that regularly floods.



Recommendations: The natural terrain of the hobby-use area offers the opportunity for future development of ball fields. The 16 and over baseball organization has requested land to construct a baseball stadium for use by their association. The city should explore opportunities to construct a four-field complex that would serve the needs of all the 13-18 year old youth baseball leagues in the community. Field sizes should range from 325' to 400' and be complete with all the necessary support amenities such as lights, irrigation, spectator areas, restrooms, concessions, storage, batting cages and scoreboards. The addition of trails and picnic tables would offer some passive activities

which could be served by the parking already on-site. A sign should be erected identifying the property as a Parks and Recreation facility.

Aquatic Park/Environmental Studies Center At Lake Fayetteville

Location: 599 E. Lakeview Road

Quadrant: Northeast

Size: 200 acres

Current Status: Leased

Classification: Regional

Amenities:

Nature center

Boy Scout campground

Walking trails

Fishing pier

Open playfield



Assessments: As the result of a 50-year lease agreement passed in 1995 between the city and the Fayetteville and Springdale school systems, 200 acres have been devoted to an Environmental Studies Center. Constructed through a joint effort between the Fayetteville and Springdale School Districts, the Center serves to educate children about the natural environment, reaching approximately 5,000 students per year. The Center is complete, with a main office and educational building.

Recommendations: The Environmental Studies Center provides a service to the community that would be difficult for the Parks and Recreation Division to duplicate. Since Parks and Recreation is not responsible for any of the maintenance or facility improvements made on the property, recommendations for such have not been included in this study. Trails should be extended through the Environmental Studies Center to complete perimeter-walking trails maintained by the Parks and Recreation Division.

Botanical Gardens At Lake Fayetteville

Location: Zion Road

Quadrant: Northeast

Size: 98.6 acres

Current Status: Leased

Classification: Regional

Amenities:

Arboretum

Walking trails

Assessments: In 1997, a lease agreement between the City of Fayetteville and the Botanical Garden Society of the Ozarks, Inc. set aside 98.6 acres to be developed into specialized gardens, an arboretum, and walking trails. Located on the southeast side of Lake Fayetteville, the property is to be entirely developed by the Botanical Garden Society. As part of the lease agreement, plans were submitted for proposed additions and developments over a twelve-year period. These improvements included the construction of trails, a visitor pavilion, visitor/education center, greenhouses, a chapel, amphitheater, and gardens with various educational themes.

Recommendations: According to the lease agreement between the city and the Botanical Garden Society, the Society is entirely responsible for the operation of this 99-acre parcel of land and the property is not within the scope of this study. However, the present study has demonstrated that the citizens of Fayetteville value trails, especially those left in a primitive, natural state. It is therefore recommended that the Botanical Garden Society be urged to develop walking trails that provide access to some of the natural environments found within the property's boundaries.

Mudcreek Trail

Location: 3770 Front Street

Quadrant: Northeast

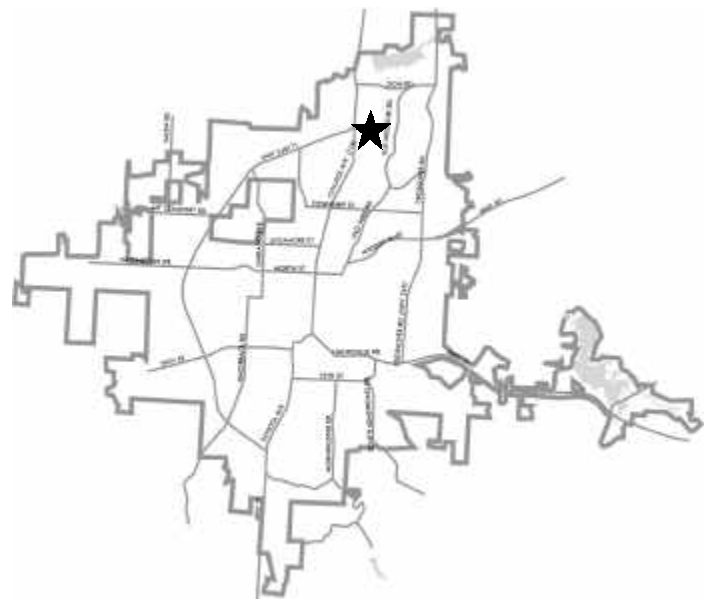
Size: 19.92 acres

Current Status: Developed

Classification: Greenway

Amenities: Walking trail

Assessments: This eight-foot wide asphalt path is approximately half a mile long and connects Front Street to Joyce



Boulevard along Mud Creek. The trail is lined with Bradford pear trees and is adjacent to an open field that is being developed with office buildings. A footbridge spans a small ditch that drains the field; however, this element is not ADA compliant. Designated parking is not available for the greenway, but local businesses along Front Street allow parking during non-business hours.

Recommendations: Recommendations for improvement of the Mudcreek Trail include replacing the existing bridge with an ADA compliant structure and providing signage indicating the length and connections of the trail. Parking should be provided at the Joyce Boulevard location and the city should work to ensure that a minimum 25-foot easement/buffer is retained between the trail and future development. Furthermore, an easement should be acquired to allow the trail to continue to Old Missouri Road and the CMN Business Park, providing the opportunity for other connections.

Rocky Branch Park

Location: 3263 E. Skillern Road

Quadrant: Northeast

Size: 5.7 acres

Current Status: Undeveloped

Classification: Neighborhood

Assessments: Located in the Brookbury subdivision, Rocky Branch Park is a linear park that follows utility easements and flood plains behind several homes. Currently undeveloped, the park is extremely narrow in several locations. Maintenance of the area is difficult because of severe ruts cut into the land by construction vehicles when the neighborhood was developed. As a result, the Parks Maintenance Division only mows the property a few times a year.



Recommendations: Rocky Branch Park offers limited opportunities due to the natural characteristics and narrow width of the site. The Parks and Recreation Division should explore opportunities to sell the property to the homeowners association of the Brookbury Subdivision.

Routh Park

Location: 2979 N. Crossover Road

Quadrant: Northeast

Size: 1.64 acres

Current Status: Undeveloped

Classification: Greenway

Amenities: Wildflower Habitat

Assessments: This undeveloped park is at the intersection of Old Wire Road and Crossover Road. The only element indicating that this is a park is a sign providing the name of the property. A wildflower habitat was recently completed within the park.



Recommendations: Offering an eventual greenway connection to Gulley Park, this property should be maintained in its current state. With the development of the city trail system, this property should be considered for construction of a greenway trail-head.

Sweetbriar Park

Location: 2645 E. Sweetbriar Drive

Quadrant: Northeast

Size: 4 acres

Current Status: Developed

Classification: Neighborhood

Amenities:

Basketball (half court)

Play equipment

Assessments: Located along Mud Creek, this neighborhood park offers both passive and active recreation facilities. Active facilities include a half basketball court and two play areas. Picnic tables and grills are also provided.



The park is divided by a drainage swale that remains soggy for several days after a hard rain. The picnic tables and grills are located on the opposite side of the park, away from the road. The lack of a path across the drainage area makes it difficult to access this portion of the park during wet weather.

Picnic tables are in good condition with concrete pads underneath. None of the tables were accessible by a sidewalk or path.

The playground equipment is divided into three different sections. All three sections are edged with a consistent 8-inch high step. The surface within this edging remains grass. The equipment includes swings, climbers, a slide, and a merry-go-round. These play areas are not ADA accessible and, without a safety surface, do not meet ASTM standards.

A basketball goal is provided adjacent to an asphalt pad. The pad is in good condition, but lacks striping. The pad is level with the grass to minimize tripping hazards.

Several new trees have been planted within the park to accentuate the existing mature trees and natural surroundings. Several large willows and oaks line the water's edge, enhancing the stream's natural waterfall. A portion of this park is located on the other side of Mud Creek. Access is not provided and is not needed as there is no open space. Overall, this park is well-maintained, however, there are areas where the grass is bare and in need of reseeding.

Recommendations: The natural characteristics of Sweetbriar Park make it most conducive for passive recreation activities. Following this philosophy, it is recommended that paved access trails be provided to benches and picnic tables around the park. This should include a small bridge over the drainage area to allow access when it is wet. Play equipment should be updated and all equipment that does not meet ASTM standards for safety should be replaced. Surfacing should be installed under all play structures. A picnic pavilion should be added to provide a covered structure for park visitors and a park sign consistent with others in the system should be provided.

Vandergriff Park

Location: 2975 E. Township

Quadrant: Northeast

Size: 8 acres

Current Status: School/Park lease

Classification: Neighborhood

Amenities:

Soccer field

Playground

Basketball court

Gymnasium



Assessments: This shared school/park site has changed over the past year with the construction of a new middle school on a portion of the park property. A soccer field, playground, basketball court, and gymnasium, which were in existence prior to the school construction, still remain on the site.

Like other school parks, this site is in need of improved maintenance. The soccer field has an uneven surface and poor quality turf. The permanent goals are rusted and in poor condition.

The modular playground equipment is in good shape, but has a pea gravel surface which does not meet ADA or ASTM standards. The edge containing the stones is inconsistent, rising above ground level three to six inches. This inconsistency creates a tripping hazard.

The basketball court provides goals for two half-court games. The surface is in fair condition, but lacks striping.

The gymnasium consists of a basketball court and locker rooms. This facility is in good condition. Parking for the gymnasium is at the school, which could cause conflict if the facility were open during school hours.

Recommendations: Recommendations for improvements at Vandergriff Park are consistent with those made at other school/park locations. The soccer field should be regraded, sprigged and irrigated to improve the playing surface. The playground surfacing should be replaced to meet all safety and accessibility standards. Likewise, the basketball court should be resurfaced and new striping added to identify court boundaries.

Southeast Quadrant

The Southeast Park District contains a mix of all the desired park types including mini, neighborhood, community, regional, and greenway. Of the fourteen parks in the area, eight are developed. Located within this district are two large natural areas containing Lakes Wilson and Sequoyah and Walker Community Park. Another amenity found within this district is the Yvonne Richardson Community Center, which allows for the provision of indoor recreation programs. The most prevalent amenity shortages found within the Southeast District include tennis courts, volleyball courts, and picnic pavilions. Figure 6.11 provides an overall look at shortages and surpluses in the Southeast Park District.

| NRPA Standards for Park Facilities (Based on Estimated Southeast Quadrant Service Area Population**) | NRPA Recommendations | Existing Number of Park Facilities | 1999 Facility Need based on a pop. of 12,286 | 2001 Facility Need based on a pop. of 13,350 | 2010 Facility Need based on a pop. of 18,445 | Comments |
|---|-------------------------|---------------------------------------|--|--|--|----------|
| Acreage | 10.5/1000 | 1783.1 | 129.0 | 140.175 | 193.6725 | |
| Outdoor Basketball | 1/5,000 | 7 | 2.5 | 2.7 | 3.7 | |
| Hand Ball | 1/20,000 | 2 | 0.6 | 0.7 | 0.9 | |
| Tennis | 1/2,000 | 2 | 6.1 | 6.7 | 9.2 | |
| Volleyball | 1/5,000 | 0 | 2.5 | 2.7 | 3.7 | |
| Baseball/Softball | 1/2,500 | 10 | 4.9 | 5.3 | 7.4 | |
| Football | 1/20,000 | 0 | 0.6 | 0.7 | 0.9 | |
| Soccer | 1/4,000* | 2 | 3.1 | 3.3 | 4.6 | |
| Golf Course | 1/50,000 | 0 | 0.2 | 0.3 | 0.4 | |
| Golf Driving Range | 1/50,000 | 0 | 0.2 | 0.3 | 0.4 | |
| Trail System | 1mile/5,000* | 2.6 | 2.5 | 3 | 4 | |
| Swimming Pools | 1/20,000 | 0 | 0.6 | 0.7 | 0.9 | |
| Running Track | 1/20,000 | 0 | 0.6 | 0.7 | 0.9 | |
| Playgrounds | 1/2,500 | 6 | 4.9 | 5.3 | 7.4 | |
| Gymnasiums | 1/20,000 | 1 | 0.6 | 0.7 | 0.9 | |
| Community Centers | 1/50,000 | 1 | 0.2 | 0.3 | 0.4 | |
| Community Room | N/A | | N/A | N/A | N/A | |
| Indoor Pools | 1/50,000 | | 0.2 | 0.3 | 0.4 | |
| Indoor Roller Hockey | 1/100,000* | | 0.1 | 0.1 | 0.2 | |
| Outdoor Roller Hockey | 1/25,000* | | 0.5 | 0.5 | 0.7 | |
| Racquetball | N/A | | N/A | N/A | N/A | |
| Inline Skating Court | 1/25,000* | 1 | 0.5 | 0.5 | 0.7 | |
| Picnic Pavilion | 1/2,000 | 4 | 6.0 | 6.6 | 8.5 | |

*Standard developed by Lose & Associates, Inc.

Figure 6.11

Bayyari

Location: 725 S. Regency Drive

Quadrant: Southeast

Size: 7.05 acres

Current Status: Undeveloped

Classification: Neighborhood

Assessments: Located within the floodplain of the White River, Bayyari Park is a partially forested, undeveloped open space. Bound on the northwest side by the river, this park is adjacent to the David Lyle Subdivision.



Recommendations: The lack of developed park facilities in the area of Bayyari Park dictates the need to provide recreation amenities to adjacent neighborhoods. Prior to development, a master plan, complete with a flood study, should be initiated to determine the most suitable design for the property. The flood study is needed to determine the areas that are unsuitable for development due to frequent or severe flooding. Amenities in the park should include, a basketball court, walking trails, a pavilion, parking, and other items desired by area residents. The location of the park along the White River makes it ideal for the development of a boat launch, fishing piers, and other river-based facilities.

Combs Park

Location: 2300 E. Borick Drive

Quadrant: Southeast

Size: 87 acres

Current Status: Minimum development

Classification: Special use

Amenities:

Model airplane strip and air-field

Covered structure

Fishing access

Parking

Portable restrooms



Assessments: Combs Park is primarily undeveloped, and consists of approximately 87 acres of open fields and wooded areas. Bordered to the east by the White River and to the west by an industrial zone, the park has entrances to the north and south. The park is divided into three distinct areas. The middle area, approximately 32 acres in size, is

comprised of a model airplane strip and airfield. The airfield includes a covered metal structure with picnic tables, benches, grills, trash receptacles, and a portable toilet. The area does not have any paved roads, parking, or walkways. A gate provides the ability to secure the area and prevent access.

The extreme south end of the park is a field with no formal access. Approximately 20 acres in size, the area is primarily open with some wooded portions along the White River.

The north end of the property has a newly paved parking lot and access point. A concrete bank has been poured along the edge of the parking lot adjacent to the White River to help with erosion and drainage. Adjacent to this property are two city owned structures which have been abandoned for several years and have suffered some destruction as a result. On the south side of these buildings is a large field with a creek that leads to the White River.

Recommendations: The Southeast District has an abundance of available park land and the need for developed parks with amenities is increasing. A large portion of the available acreage is made up by Lake Sequoyah and Lake Wilson, leaving many residents without parks in close proximity to their homes. Combs Park is located in an area that has minimal residential development. Other park locations in the southeast, such as Bayyari or Trammel Parks, would be more accessible to larger portions of the population. Combs Park currently serves a special-use need with the model airplane landing strip. The space requirements for such airfields vary greatly depending on the type of airplanes flown. The largest of the model airplanes would require a minimum of a 50' x 600' landing strip and approximately 100 acres of air space. Maximum size limitations should be placed on the planes flown at Combs Park to limit danger to residents.

If smaller model planes are flown over the property, other portions of Combs Park may be developed for other uses. The presence of wooded areas and the White River on the north end of the park would be conducive to the development of walking trails, picnic facilities, and fishing/observation piers. If a greenway trail is developed along the White River corridor, Combs Park offers an excellent opportunity for a connection.

Eagle Park

Location: 4103 E. Goff Farm Road

Quadrant: Southeast

Size: 1.95 acres

Current Status: Undeveloped

Classification: Neighborhood

Assessments: Added to the park land acreage in 1996, Eagle Park is currently undeveloped. Located in a rural area of Fayetteville and adjacent to a golf course, very few trees exist on the site and a portion is inaccessible from the roadway.

Recommendations: Eagle Park should be maintained in its current state until such time that development in the area creates a demand for park amenities.



Happy Hollow Park

Location: 308 S. Ray Avenue

Quadrant: Southeast

Size: 5 acres

Current Status: School/Park lease

Classification: Neighborhood

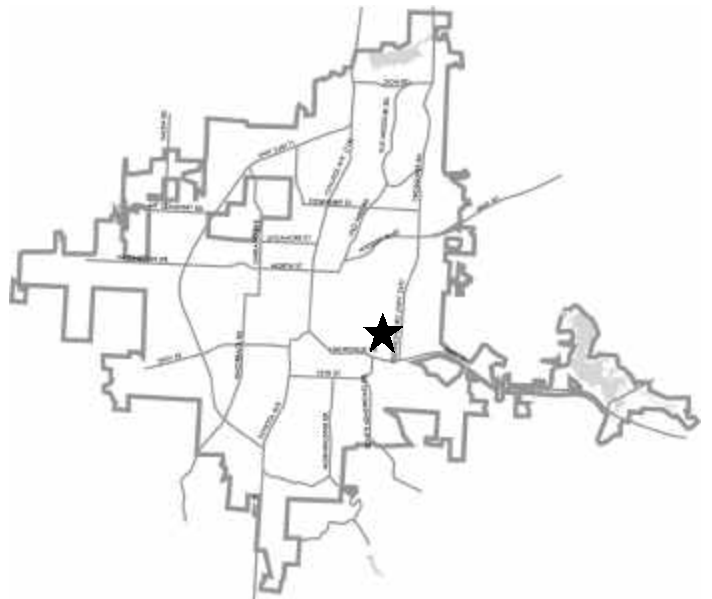
Amenities:

Basketball court

Playground

Assessments: Happy Hollow Park is part of the twenty-five year joint park/school agreement that was initiated in 1979. Adjacent to Happy Hollow Elementary School, the park provides a basketball court, playground facilities, and open space for users. The perimeter of the park is heavily wooded with large trees disbursed throughout the site. Many of the accessibility and safety problems that exist in other parks are present here as well.

Recommendations: Existing amenities in the park should be improved to offer accessibility and safety to all users. Paved trails should be provided to meet accessibility requirements and to expand recreation opportunities. A sign should be provided to identify the property as a park.



Buddy Hayes Park

Location: 235 E. Rock

Quadrant: Southeast

Size: .4 acre

Current Status: Developed

Classification: Mini

Amenities: Picnic facilities

Assessments: Donated to the park system in 1994, Buddy Hayes Park is a small parcel located across from the Yvonne Richardson Center. The park is enclosed by a wooden split rail fence and includes picnic tables. A small portion of the site is mowed grass and the rest is a wooded creek bank. There is no dedicated parking and pedestrian access to the park is difficult due to very busy automobile traffic at the intersection of Rock Street and Huntsville Road.



Recommendations: Buddy Hayes should be maintained as a passive recreation area with the addition of paved walks to benches and picnic tables. A crosswalk should be added to provide safe passage across the street from the parking lot located at the Yvonne Richardson Center. The northwest corner of the property offers an excellent opportunity for a park sign with a wildflower habitat.

Jefferson Park

Location: 612 S. College Avenue

Quadrant: Southeast

Size: 3 acres

Current Status: School/Park lease

Classification: Neighborhood

Amenities:

Practice softball field

2 – Playgrounds

Long jump pit

Broad jump pit

Basketball court

Assessments: Part of the 1979 agreement between the schools and Parks and Recreation Division, this three-acre parcel of land is located adjacent to Jefferson School on South College Avenue. Equipped with a practice softball field, two playgrounds, and a long and broad jump pit, the park is currently maintained by the school system.



Maintenance in the park is fair, although the softball field and long jump pit are in poor condition. The two playgrounds consist of a wooden structure and a newer plastic and metal structure. Many problems exist with no handicapped access, poor playground surface protection, and several erosion problems on the site. Public access in and around the park is poor and there is no dedicated parking provided.

Recommendations: The reduction in hazards accomplished by better maintenance practices could greatly improve the conditions of Jefferson Park. Playground safety surfaces should be installed under equipment and hazards around the long jump pit should be eliminated. Paved paths should be added around the park, providing handicapped accessibility, and dedicated parking should be incorporated into the site. Athletic field improvements should include grading, sprigging and irrigating for better turf conditions.

Lake Sequoyah

Location: 6608 E. Lake Sequoyah Drive

Quadrant: Southeast

Size: 1,284 acres

Current Status: Developed

Classification: Regional

Amenities:

Boat dock

Boat ramp

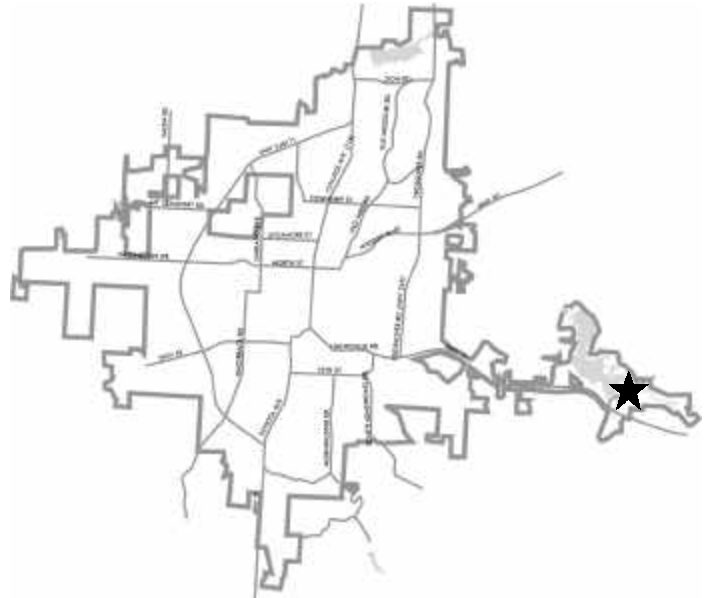
Bait store

Restrooms

Assessments: Constructed as a water source for the city of Fayetteville, Lake Sequoyah is 1,779 acres of primarily undisturbed, wooded natural areas with 495 acres of water.

Facilities located on the east side of the lake include a boat dock, boat ramp, bait and tackle shop, and restrooms. The boat ramp and dock are in poor condition and need replacement. Fishermen accessing the lake have carved many trails around the perimeter, providing access to the lakeshores. Located on the west side, an old bridge that once spanned the lake provides a perfect fishing pier for users and is accessible via a gravel parking area and footpath. This area is secluded but does not exhibit signs of heavy vandalism or other undesirable activities. Trash left by fishermen is a common sight.

Recommendations: The desire by residents to see the three lakes of Fayetteville left primarily undisturbed directs a recommendation to keep development minimal. However, Lake Sequoyah offers exceptional opportunities to improve access with minimal disturbance. Improvement of the gravel entry road, parking, and footpath located on the west side of the lake would greatly increase the ability of visitors to access and enjoy the lake's natural habitats. The level topography from the parking area to the old



bridge lends itself to construction of a paved trail along the shore where fishing piers could be strategically placed for use by visitors with all ranges of physical ability. A large picnic pavilion and restrooms near the parking areas would allow for group gatherings and family picnics. Other opportunities to improve access to the lake exist in the developing Hollybrook subdivision. Lots should be purchased along the lake property to provide additional access. This location should also be considered for possible construction of a dog park. A new trend in parks and recreation and a frequent request during Fayetteville public meetings was the addition of a dog park where owners could let their dogs run in large open spaces. The Lake Sequoyah Property offers an excellent opportunity to provide such a facility. The amenities within such "bark parks" include perimeter fencing, drinking fountains for humans and canines, and various play elements.

Lake Wilson

Location: 4668 S. Lake Wilson Road

Quadrant: Southeast

Size: 270 acres

Current Status: Developed

Classification: Regional

Amenities:

Hiking trails

Pavilion

Archery range

Assessments: Offering very few amenities, Lake Wilson is located on the southeast side of Fayetteville in an isolated area.

A winding dirt road provides the only access to the lake,

which has approximately 2.6 miles of primitive hiking trails, a picnic pavilion, and archery range. The lack of signage in and around the lake provides little evidence that this is a Fayetteville Parks and Recreation maintained facility. The 2.6 miles of hiking trails are primitive dirt, rock and mulch paths that loop around the lake with a few spurs leading back to the parking areas. The picnic pavilion is an older wood structure that has a few built-in benches and picnic tables. No handicapped access is provided from the gravel parking lots to the pavilion. The available parking lots are very small. One is located at the picnic pavilion and the other is on the west side of the dam. Neither is large enough to accommodate an increase in users if programming and amenities are added. The archery range is located in the woods east of the pavilion parking lot. The wood structures that hold targets are in poor condition and need to be repaired or removed.

An abandoned house, accessible from the entry road, is located west of the dam and is in poor condition.



Recommendations: Improvements at Lake Wilson should include removal of the archery range targets and demolition of the abandoned house. A trails master plan should be completed to determine possible equestrian trail routes as well as routes for hikers. The master plan should take into consideration the need for improved access roads and parking for trucks with horse trailers.

Mount Sequoyah Gardens Park

Location: 100 N. Summit
Avenue

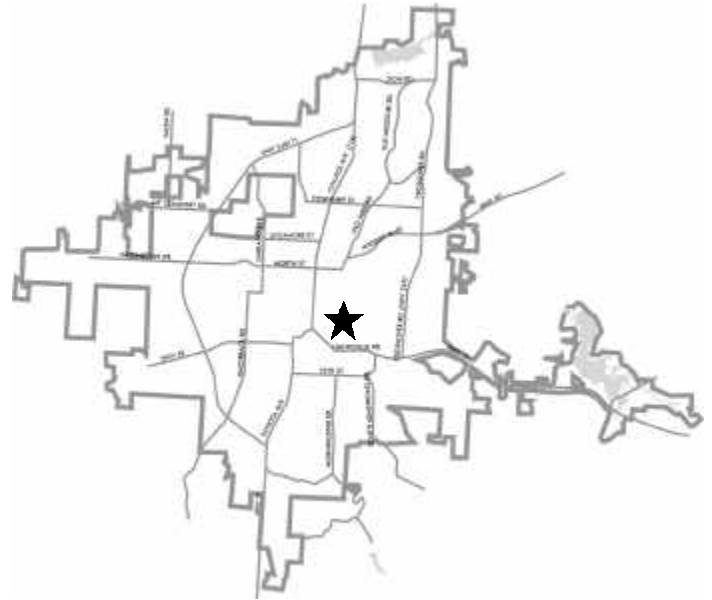
Quadrant: Southeast

Size: 2.42 acres

Current Status: Undeveloped

Classification: Neighborhood

Assessments: Located on a steeply sloping site on Summit Avenue, the Mount Sequoyah Gardens are home to the city greenhouses, which are placed on the high point of the property. The steep topography has limited past development of recreation facilities on the site.



Recommendations: While development of many types of active recreation facilities would be cost prohibitive at this site, passive features such as trails, picnic facilities, and a playground would provide residents in the area with opportunities for recreation within their own neighborhood. A pavilion should be constructed at one of the high points on the property to provide views out over the city. An sign identifying the property as a park and recreation facility should be included with the other recommended park improvements.

Ridgeway View Park

Location: 1676 E. Ridgeway
Drive

Quadrant: Southeast

Size: 6 acres

Current Status: Undeveloped

Classification: Greenway

Assessments: Ridgeway View Park is a linear park surrounding a neighborhood at the top of a steep hill. Bordered by streets on two sides, the park has



slopes in excess of twenty percent. A flat area along the top of the slope provides a lookout over the city.

Areas within the park require mowing by maintenance crews on a regular basis. The steep topography presents many dangers in trying to keep this property maintained.

Recommendations: Recommendations for Ridgeway View Park are centered on alleviating maintenance needs along severe slopes. Steep slopes that are currently mowed should be allowed to naturalize, thereby eliminating the need for regular mowing. Flat areas that offer the opportunity for benches should be improved to take advantage of views out over the city.

Root Park

Location: 1529 Mission Boulevard

Quadrant: Southeast

Size: 2 acres

Current Status: School/Park lease

Classification: Neighborhood

Amenities:

Practice softball field

Soccer field

6 – Basketball goals

2 – Playgrounds



Assessments: Located at Root Elementary School, Root Park is another development that has resulted from the 1979

park/school lease agreement. Amenities in the park include a practice softball field, a soccer field, six outdoor basketball goals, two playgrounds, and an open play field.

The softball and soccer fields share much of the same area, with goals for the soccer field intruding into the baseball outfield area. The surface in this area is uneven and much of the turf has been worn away from overuse and erosion.

A large fenced area on the opposite side of the school contains the basketball goals and two playgrounds. The fencing surrounding these facilities is in poor condition. The basketball surface is asphalt and is in poor condition, with no boundary or free throw striping. The playgrounds have a pea gravel stone surface, which is not compliant with ADA or ASTM standards for accessibility and safety. The equipment is modular and in fair condition.

The open play space is similar to the ball fields in that the surface is uneven and eroded in several areas. The poor turf conditions present opportunities for injury to users, creating a liability for the school system and the Parks and Recreation Division.

Recommendations: Similar to recommendations at other park/school properties, the stationary soccer goals should be removed and replaced with portable goals so that the softball field can be safely utilized. Playing fields should be graded, sprigged and irrigated to improve their current condition. Fencing should be removed from the site. Surfacing should be replaced on the basketball courts and underneath the playground equipment. The wooden play structure on the west side of the school building should be replaced and erosion problems prevalent on the site should be corrected.

Trammel Park

Location: 1835 N. Fox Hunter Road

Quadrant: Southeast

Size: .70 acre

Current Status: Developed

Classification: Mini

Assessments: This small park is in a natural setting with pine trees lining the edge of the road and hardwoods scattered throughout the site. A sidewalk from a nearby subdivision dead-ends at the edge of the park. Signage does not indicate the name or owner of this park.

Also, the southern boundary of this park is not well-defined, making the site look like the side yard of the neighboring house. Remnants of an old well or septic tank remain on-site. A trail follows North Fox Hunter Road for approximately 600' and dead-ends at a bench. This trail is not identified with a sign and is difficult to find because it is necessary to cross a road to gain access.



Recommendations: A master plan should be developed for Trammel Park that considers the needs of residents in the adjacent neighborhood.

Walker Park

Location: 10 W. 15th Street

Quadrant: Southeast

Size: 64.34 acres

Current Status: Developed

Classification: Community

Amenities:

8 - Baseball fields

Concession/restroom building

2 - Soccer fields

BMX track

3 - Pavilions

Playground

2 - Tennis courts

1 - Basketball courts

2 - Handball/Racquetball courts

Horseshoe pits

Skate park

Parking



Assessments: Walker Park, located on the southeast side of Fayetteville, is approximately 64 acres in size and offers a wide variety of recreation opportunities. Amenities include eight baseball fields, a concession building, restroom building, soccer fields, BMX track, pavilions, a playground, tennis courts, basketball courts, handball courts, and horseshoe pits. A skate park is currently in the planning and design stages.

There are seven old and one new ball field in Walker Park. The newest is a 225' baseball field with a grass infield, lights, bleachers, dugouts, scorer's stands, and paved walks connecting bleachers and dugouts. The other seven fields are older and range from 185'-200' in size. Fields with skinned infields all have reinforced concrete dugouts, lights, and bleachers. The amenities at these fields are in poor condition. The field surfaces are in fair condition with some bare spots. The remaining baseball fields have grass infields, dugouts, lights, and bleachers. The field surfaces are consistent with the other fields in the park. The eight fields in Walker Park have a poor arrangement in that spectator bleacher areas are not protected from foul balls. The dugouts are poorly designed with dangerous roof overhangs.

A concession building is located central to the seven older fields. The structure is constructed of concrete masonry blocks and has a flat roof. There is a skirt of concrete paving around the building which transitions into asphalt. The asphalt is in poor condition and creates numerous tripping hazards.

A stand-alone restroom structure is located at the end of Block Street and along 13th Street. This is a newer structure and is in good condition.

Two full-size soccer fields are also located in Walker Park. The fields are in good condition but offer no bleachers or dedicated parking. The recently completed BMX track

provides a dirt track with concrete starting gate. The track lacks any signage stating rules, risk, or hours of operation. A new skate park will be located adjacent to the BMX track and will serve many users in the near future.

There are three picnic pavilions on the property. A wood pavilion is being constructed near the BMX track. An older hexagon pavilion is located at the corner of Block Street and 13th Street. This pavilion is in fair condition but could use some paint and minor repairs. A newer pavilion is located off College Street. This pavilion is completely handicapped accessible, and has stone columns and a wood roof with asphalt shingles. There are picnic tables inside the pavilion.

The playgrounds are located adjacent to the College Street pavilion. The structures are surrounded by a rubberized safety surface and meet accessibility and safety requirements.

Other features in the park include the sand volleyball court, basketball courts, and tennis courts. The sand volleyball court has been built into the side of a hill using railroad ties as a retaining wall. The sand needs periodic replacement and grooming for safety. Two tennis courts are located along 15th Street and are both in poor condition. The basketball courts are located at the corner of 15th Street and College Street. Similar to the tennis courts, the play surface is deteriorated and in poor condition. All courts have been scheduled for resurfacing in the 2001 capital improvement budget. Other basketball goals are located in a parking lot off Block Street. During peak use times, however, this lot is generally full of cars and the basketball goals are not useable.

There are two outdoor handball/racquetball courts located adjacent to the tennis courts. These are in fair condition. A horseshoe club maintains the horseshoe pits located at the end of the parking lot off of 15th Street. The pits are in good condition.

A large undeveloped area within the Walker Park complex is going to serve as the future home of a new senior citizens center. This area is located between Block, College, 7th and 13th streets. The lot is currently overgrown with trees and understory which is especially thick along the edges. It was reported by park staff that homeless people have taken up residence in the area, creating a perception by some visitors that the park is not safe.

Vehicular circulation in and around Walker Park bisects many areas, creating a poor pedestrian environment. Alternative parking and vehicular circulation options should be investigated.

Recommendations: Serving Fayetteville's community park needs, Walker Park provides a wide variety of amenities. With many recent additions, such as the BMX track and skateboard park, the availability of open space is decreasing. It is recommended that a new master plan for Walker Park be developed. Items that should be addressed are parking, vehicular circulation in and around the park, pedestrian trails and access, and active versus passive park amenities.

Recommendations have been made to construct ten youth baseball fields at a new community park to be located at the site of the Fayetteville sewage treatment facility. The accommodation of girls softball at Lake Fayetteville, 13-18 year old boys baseball at the Hobby Use Park at Lake Fayetteville and mens adult softball at Gary Hampton and the White River Complex will eliminate the need for fields at Walker Park. With the completion of fields at the new community park, existing fields in Walker Park should be removed, maintaining a few backstops for practice purposes. The newest field should be maintained as it exists today. Older facilities associated with the existing ball fields, such as dugouts, bleachers and concessions, should be removed.

The proposed senior center should be incorporated into the park with the addition of trails connecting the center to other park amenities. Seniors should be offered the opportunity to relay suggestions for desired facilities. Public meetings revealed the need to develop a bocce ball court and community garden space that could be incorporated into the overall senior center master plan.

Vehicular circulation patterns should be addressed, including exploration of the possibility of restricting Block Street and 13th Street to park users. Two new tennis courts should be added to the existing renovated tennis courts to make a complete tennis complex. Basketball courts should be added to existing courts, and goals adjoining parking areas should be removed. An outdoor inline hockey rink should also be added to meet the needs of participants in this fast-growing sport.

The development of a pedestrian trail system with lighting should help to increase the number of users in the park and improve the perception that the park is unsafe. Clearing areas with thick understory growth will also help improve safety within the park.

White River Baseball Complex (Formerly Babe Ruth Park)

Location: 2080 S. Armstrong

Quadrant: Southeast

Size: 49.24 acres

Current Status: Developed

Classification: Special use

Amenities:

2 – Baseball fields

2 – Concession buildings

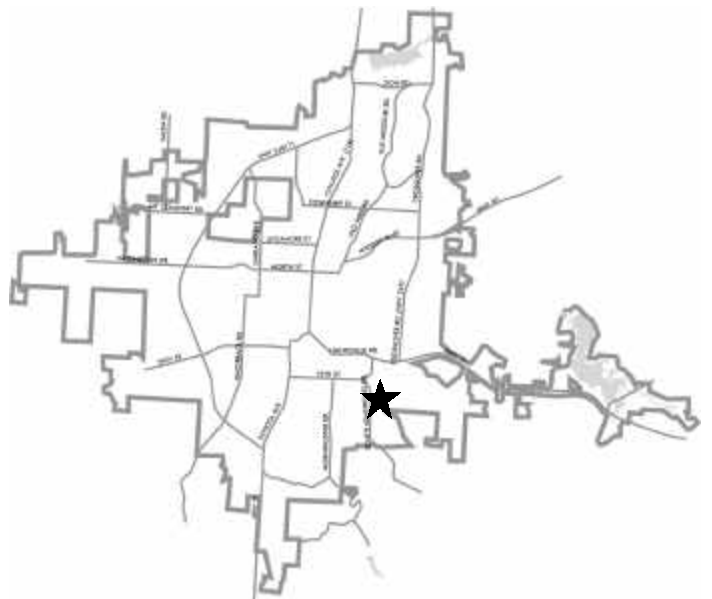
Maintenance shed

Batting cages

Parking

Assessments: Formerly known as Babe Ruth Park, the White River Baseball Complex was

donated to the city of Fayetteville and has been maintained and upgraded by the Fayetteville Parks and Recreation Division since its acquisition. The park is complete



with two 330' baseball fields and the necessary support amenities including lights, bleachers, batting cages, dugouts, concession buildings, restrooms, and parking.

The condition of the fields is good, however, upgrades to each field have created varying degrees of quality between fencing and dugouts. The fencing on field one is older and has been incorrectly installed with the fencing on the outside and posts and poles on the inside. The field two fencing is newer and installed correctly. Warning tracks have been provided on the fields, however, they are unlevel and full of weeds. Dugouts are different on both fields but are in fair condition. The configuration between the two fields allows homeruns hit out of the right field on field one to enter into spectator areas on field two. Two batting cages are located at the north parking lot and are in poor condition. The batting cage layout creates the opportunity for stray balls to hit the batter. Field lighting is in poor condition and in need of replacement and field drainage improvements are needed on field one.

There is one new and one old concession building located within the park. The older structure is used primarily as a scorer's stand for field one and as a storage building for the maintenance department. The new concession building is in excellent condition and is complete with ADA compliant restrooms.

Recommendations: The White River Baseball Complex serves a special-use need and requires various improvements to the existing fields and amenities. The fencing fabric on the older field needs to be installed on the inside of the posts and poles to improve safety. The warning tracks around the perimeter of both fields need to be weeded and properly raked. Safety netting should be installed to protect field two spectators from field one homeruns (hit out of right field). Dugouts should be reconstructed for a consistent look. The former concession stand, located between the two fields, should be removed and standard scorer stands installed for use by each field. Other recommendations include the improvement of pedestrian paths between the various elements in the park. The batting cages should be rebuilt and the maintenance shed within the park should be screened from the view of park visitors.

Yvonne Richardson Center

Location: E. Rock (Across from Buddy Hayes Park)

Quadrant: Southeast

Size: 1.75 acres

Current Status: Developed

Classification: Special use

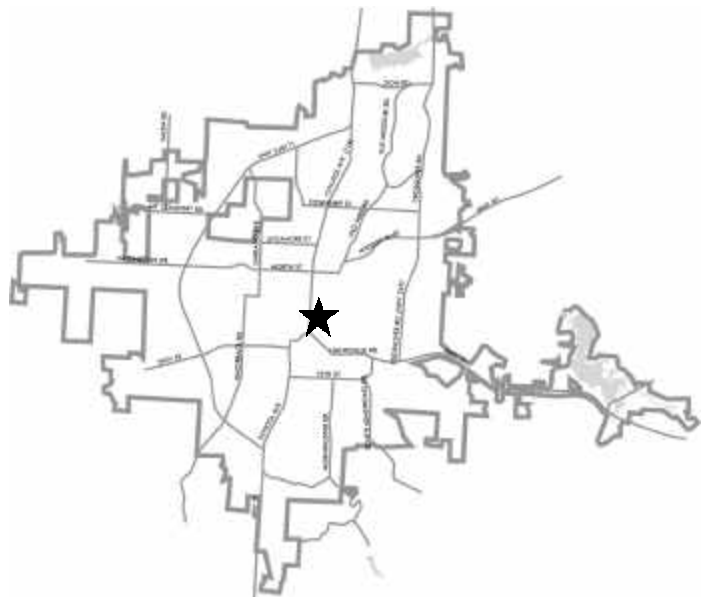
Amenities:

Gymnasium

Parking

Playground

Basketball Goals



Assessments: The Yvonne Richardson Center is a city-owned and operated facility providing indoor recreation opportunities for Fayetteville. The Center is located in a community development target area which has identified a pocket of low income areas in the vicinity of the Center. Funding from community development allowed the construction of a playground on the north side of the building as well as basketball goals in the parking lot. The facility includes a gymnasium and office space for Center staff. Two parking lots are located adjacent to the building.

Recommendations: The lack of community rooms within the Yvonne Richardson Center limits the amount of programs that can be offered at any one time. A facility study should be conducted to assess programs offered by the Center and determine the need for expansion of community rooms, both now and in the future. Outdoor amenities should also be provided. The city should work to acquire additional land around the Center to offer opportunities for future expansions.

Additional Recommendations

Assessments and national standard comparisons revealed that Fayetteville is doing well in terms of park land area, providing an excellent mix of natural, passive, and active recreation parks. National standard comparisons and public input revealed the need for increased facility development in neighborhood parks. Other improvements desired by the community were the development of a citywide trail system and a multi-sport field complex, and for the continued protection of open space and natural areas. Recommendations for existing parks included the provision of new neighborhood pools, picnic pavilions, playgrounds, tennis, basketball and volleyball courts, and internal park trails. Figure 6.12 provides a map of recommended new facilities at various locations around the community. These recommendations address community desires for expansion of existing parks and should bring the number of available facilities closer to meeting national standards. Figure 6.13 provides a map showing proposed park facility service areas if recommendations are followed for the development of existing and proposed parks.

Citywide Greenway System

One element currently missing within the community of Fayetteville is an extensive greenway system. In various public input sessions, the development of a greenway system ranked as an overwhelming priority with residents. The desire to have community elements such as parks, schools, shopping centers and neighborhoods connected by safe pedestrian routes ranked high in every form of public input. Fayetteville is extremely fortunate to have such a variety of natural, cultural and historical elements that can be linked by a greenway system.

Recommendations have been made to add a Greenways Coordinator to the Parks and Recreation Division staff to initiate and oversee development of a citywide trail system. The city should also work aggressively to establish a greenway master plan complete with design standards and funding policies. The greenway master plan should include all of the following:

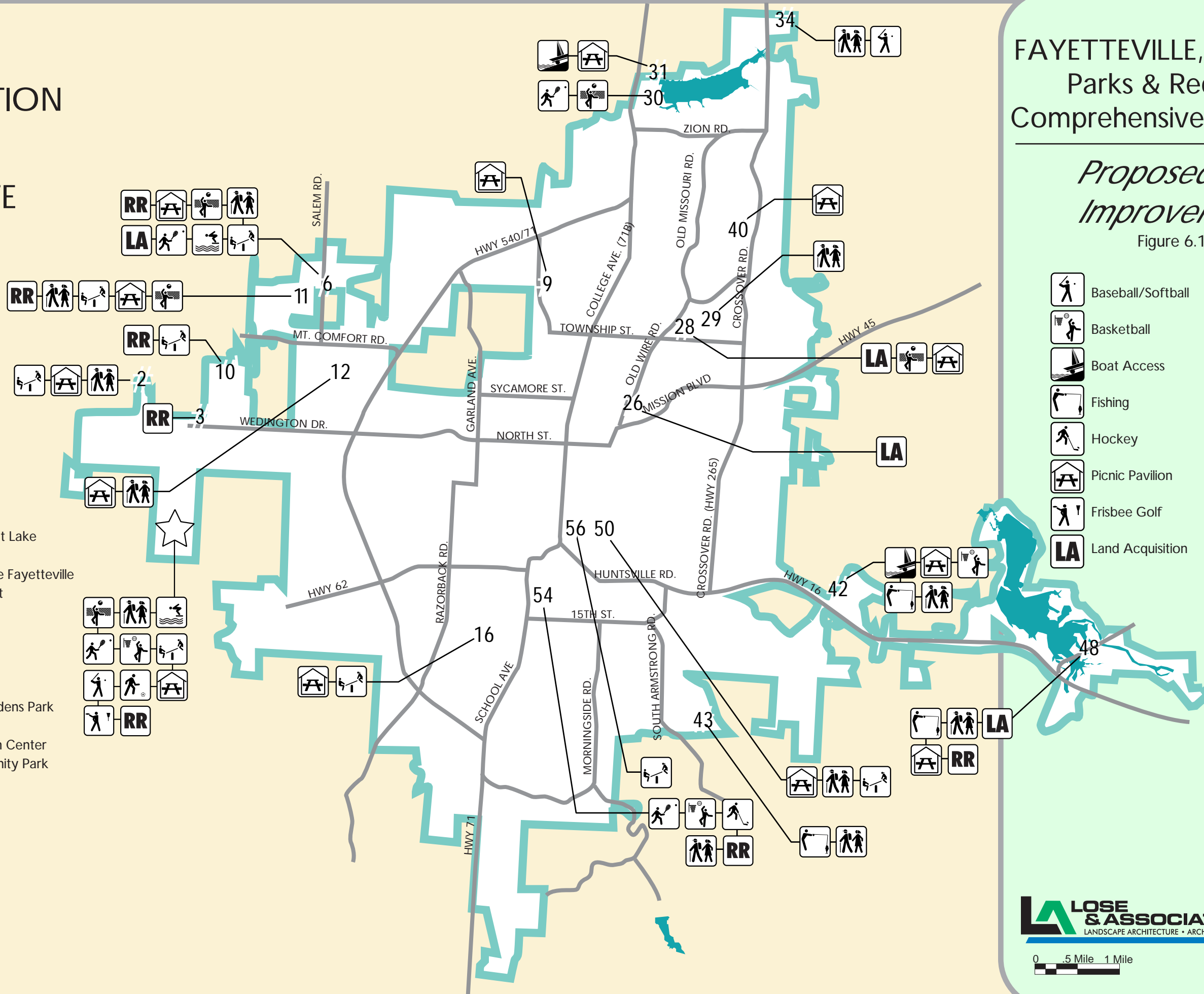
- Location of greenway corridors
- Greenway corridor standards
- Land acquisition requirements
- Trail standards
- Operation standards
- Maintenance standards
- Estimated cost for construction and maintenance
- Priorities for development
- List of destination points to be served by the greenway system

Community Park

Analysis of the existing athletic facilities in Fayetteville finds a shortage in the number of tournament-level fields. Many baseball/softball fields exist around the city but most are in groups of three, limiting the number of teams that can be scheduled on a given day. Several complexes within the community have fields with a poor configuration that requires staggered scheduling to prevent injury to spectators during games. The

RECREATION AND PARK SITE LEGEND

- 2-Bundrick Park
- 3-Davis Park
- 6-Gary Hampton Park
- 9-Gordon Long Park
- 10-Red Oak Park
- 11-Salem Park
- 12-Wildwood Park
- 16-Greathouse Park
- 26-Craft Park
- 27-Crossover Park
- 28-Gulley Park
- 29-Gulley Trail
- 30-Softball Complex at Lake Fayetteville
- 31-Boat Docks at Lake Fayetteville
- 34-Hobby Use Area at Lake Fayetteville
- 40-Sweetbriar Park
- 42-Bayyari Park
- 43-Combs Park
- 48-Lake Sequoyah
- 50-Mt. Sequoyah Gardens Park
- 54-Walker Park
- 56-Yvonne Richardson Center
- ☆ Proposed Community Park



FAYETTEVILLE, ARKANSAS

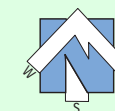
Parks & Recreation

Comprehensive Master Plan

Proposed Park Improvements

Figure 6.12

- | | | | |
|---|-------------------|---|------------|
|  | Baseball/Softball |  | Playground |
|  | Basketball |  | Soccer |
|  | Boat Access |  | Swimming |
|  | Fishing |  | Tennis |
|  | Hockey |  | Trails |
|  | Picnic Pavilion |  | Volleyball |
|  | Frisbee Golf |  | Restroom |
|  | Land Acquisition | | |



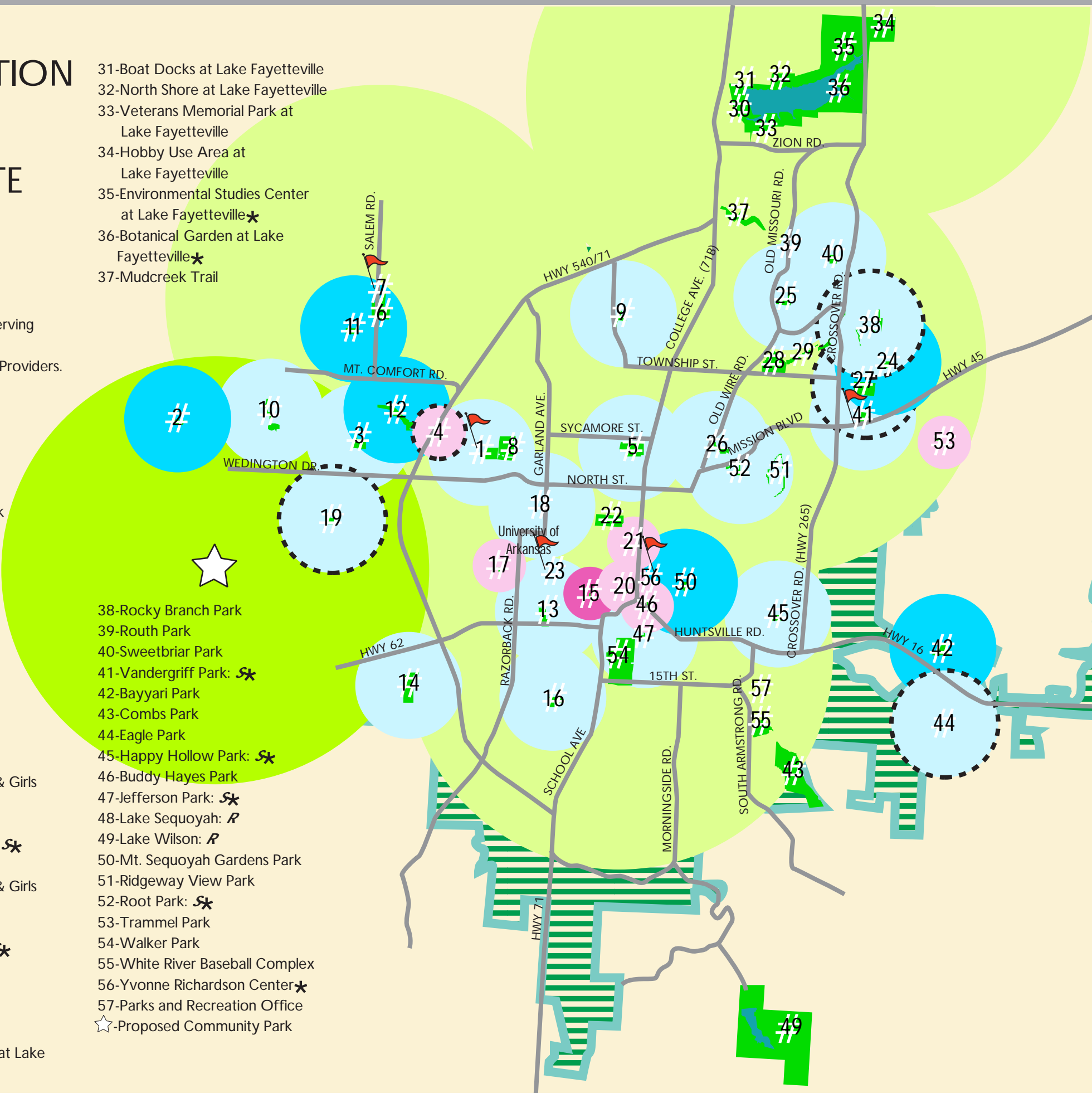
RECREATION
AND
PARK SITE
LEGEND

⚡ School/Park Lease Agreement.
⚡ Regional Facility Serving Entire Community.
★ = Allied Recreation Providers.

- 1-Asbell Park: ⚡
- 2-Bundrick Park
- 3-Davis Park
- 4-Friendship Park
- 5-Gregory Park
- 6-Gary Hampton Park
- 7-Holcomb Park: ⚡
- 8-Lewis Street Park
- 9-Gordon Long Park
- 10-Red Oak Park
- 11-Salem Park
- 12-Wildwood Park
- 13-Bates Park: ⚡
- 14-Finger Park
- 15-Frisco Park
- 16-Greathouse Park
- 17-Hotz Park
- 18-Leverett Park: ⚡
- 19-Fayetteville Boys & Girls Club (Future)★
- 20-Square Gardens
- 21-Washington Park: ⚡
- 22-Wilson Park
- 23-Fayetteville Boys & Girls Club (Existing)★
- 24-Braden Park
- 25-Butterfield Park: ⚡
- 26-Craft Park
- 27-Crossover Park
- 28-Gulley Park
- 29-Gulley Trail
- 30-Softball Complex at Lake Fayetteville

- 31-Boat Docks at Lake Fayetteville
- 32-North Shore at Lake Fayetteville
- 33-Veterans Memorial Park at Lake Fayetteville
- 34-Hobby Use Area at Lake Fayetteville
- 35-Environmental Studies Center at Lake Fayetteville★
- 36-Botanical Garden at Lake Fayetteville★
- 37-Mudcreek Trail

- 38-Rocky Branch Park
- 39-Routh Park
- 40-Sweetbriar Park
- 41-Vandergriff Park: ⚡
- 42-Bayyari Park
- 43-Combs Park
- 44-Eagle Park
- 45-Happy Hollow Park: ⚡
- 46-Buddy Hayes Park
- 47-Jefferson Park: ⚡
- 48-Lake Sequoyah: ⚡
- 49-Lake Wilson: ⚡
- 50-Mt. Sequoyah Gardens Park
- 51-Ridgeway View Park
- 52-Root Park: ⚡
- 53-Trammel Park
- 54-Walker Park
- 55-White River Baseball Complex
- 56-Yvonne Richardson Center★
- 57-Parks and Recreation Office
- ☆-Proposed Community Park



FAYETTEVILLE, ARKANSAS
Parks & Recreation
Comprehensive Master Plan

Proposed Facilities
Service Areas

Figure 6.13

- Proposed Mini Park Service Area - 1/4 Mile Radius
- Proposed Neighborhood Park Service Area - 1/2 Mile Radius
- Proposed Community Park Service Area - 2 Mile Radius
- Existing Mini Park Service Area - 1/4 Mile Radius
- Existing Neighborhood Park Service Area - 1/2 Mile Radius
- Existing Community Park Service Area - 2 Mile Radius
- Undeveloped Park Service Areas

- Community Center/Gymnasium
- Underserved Areas Within City Limits

LOSE & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE • ARCHITECTURE • ENGINEERING

0 .5 Mile 1 Mile



Gary Hampton Softball Complex provides adequate playing fields for adults, however improvements are needed on youth fields in the Walker Park, White River and Lake Fayetteville locations. An evaluation of existing fields and the requirements for the

future have resulted in a solution to meet the needs of all ages within the community. Recommendations have been made to develop new baseball fields for the 13-18 age group at the Hobby Use Area at Lake Fayetteville. Recommendations for improvements to the Lake Fayetteville Softball Complex have been made to accommodate the girls softball leagues. The needs of adult softball have been met at the Gary Hampton softball complex and can be further accommodated at the White River Complex. Youth teams that currently utilize the Walker Park complex are in need of up to date tournament level facilities.



Example of pavilion for large group gatherings.

Soccer fields in the city are primarily found at the Asbell/Lewis Street complex, which is inadequate for large tournaments due to the lack of parking, lights, and number of available fields. The growing popularity of soccer, as well as the large number of groups who utilize the existing fields, leads to the recommendation that more fields be developed.

Recommendations have been made to purchase additional land at the Gary Hampton Park location to expand that facility and provide greater recreation opportunities for area residents.

It is recommended that a new community park be developed to meet the long-term needs of residents on the west side and to provide better tournament facilities for all city residents. The recent acquisition of 321.62 acres on Persimmon Street for a new sewage treatment facility offers an excellent opportunity to build such a park. Currently underserved by available park land and amenities, residents in the Northwest and Southwest Districts are also in need of accessible community park facilities in their regions.

Prior to development of a new community park on the sewage treatment property, road improvements will be required to provide adequate access from Wedington Drive. A master plan should be developed, taking into careful consideration the placement of recreation amenities in relation to the sewage treatment facility. Programming options should be explored to take advantage of an existing historic farmstead located on the property. Soliciting the input of citizens, the master plan should include the following elements:

Swimming pool with aquatic play structures
 10-Youth baseball/softball fields
 2-Large picnic pavilions
 2-Small picnic pavilions
 12-Soccer fields
 Basketball court
 12-Tennis courts
 Playground
 4-Sand volleyball courts
 Walking Trails
 Frisbee golf
 Restrooms
 Equestrian Trails

The completion of a new community park at the sewage treatment facility location will provide excellent community park coverage for nearly the entire city. The proposed location offers excellent opportunities for the development of tournament facilities for youth baseball/softball, soccer and tennis. It provides adequate space for support facilities such as parking, restrooms, concessions, storage, and maintenance structures. Construction of a large pavilion equipped with restrooms, a caterer's kitchen and cover for approximately 40 tables will provide accommodations for large group gatherings during tournaments and special events. Smaller pavilions located throughout the park will accommodate smaller groups who wish to take advantage of the available park amenities. A playground, swimming pool, basketball courts, tennis courts, Frisbee golf area, and pedestrian trail system should be located within the park to meet the needs of non-field sports enthusiasts. Another desire by community residents is the provision of an equestrian trail network on the sewage treatment property. A needs and space requirement analysis should be completed to determine if equestrian trails or facilities could be accommodated.

Community Swimming Pools

According to National Recreation and Parks Association standards, a community the size of Fayetteville should provide a minimum of three public swimming pools. Projected growth over the next ten years would indicate the need for an additional pool by 2010 bringing the total to four. The presence of the University of Arkansas, neighborhood associations and a large number of apartment complexes with private swimming pools provide residents and university affiliates access to swim facilities and lessen the demand for public pools. Fayetteville currently has one pool located in Wilson Park, which is undergoing an extensive renovation. Additional pools have been recommended at the Gary Hampton Community Park expansion and the new proposed community park on the sewage treatment property. Due to the large number of private and semi-private pools in the community, the parks and recreation division should be cautious in their development of swim facilities. As public demand for additional pools increases, the proposed sites should be considered for development. The provision of a pool at the new community park location creates an opportunity for a revenue center for the city. The tournament level fields proposed for the park would draw families from around the region who would likely attend swim facilities after games and during breaks in the tournament schedule. Other opportunities for swim

facilities in the city exist at each of the three lakes. Though not proposed in site based recommendations, beaches could be incorporated into the shores of Lakes Fayetteville, Wilson or Sequoyah. Over time, if the need for a fourth pool becomes evident, opportunities for development should be explored in the northeast park district. The preferred location is within an existing community park with high density residential development in close proximity. A feasibility assessment should be conducted to determine the most appropriate placement of the pool based on community input and available properties over 4 acres in size.

Parks and Recreation Division Office

Renovated for the Parks and Recreation Division staff in 1997, the Fayetteville Parks and Recreation office is located at 1455 Happy Hollow Drive within the Public Works vehicle and maintenance compound. The office houses all of the current staff, from maintenance to administration, providing limited room for future staff expansion. Park surveys revealed that 34 percent of respondents felt the office was in a poor location, while 13 percent were unaware of the office location. The existing building provides inadequate space for staff and Parks Board meetings and exhibits a negative image for a division that promotes acquisition and preservation of green space.

The needed capital improvements within the city of Fayetteville place the construction of a new Parks and Recreation Division office behind other, higher priority items however, the need for expanded office space to accommodate key staff additions cannot be overlooked.

Consideration should be given to improving the aesthetic quality of the Division office by eliminating the fencing that currently surrounds the building. Fencing should be moved to provide a secured entrance to the maintenance compound and other city buildings located in the vicinity but the main Parks and Recreation Division office should be excluded. A building addition should be completed including additional office and meeting space. Extending from the north side of the existing structure, the new addition will also help to screen the maintenance equipment storage area of the compound. Parking should be striped and islands added to accommodate the planting of trees, shrubs and turf. A sign should also be added that is consistent with the adopted park sign standard to identify the Division office location.

Common among many Parks and Recreation Departments is an office location within a large community park. The removal of ball fields from the Walker Park location would provide an ideal location for a new administrative office. As the city continues to grow, the long term goal should be an eventual relocation of the division office to a site within a community park. Until that time, expansion of the existing office should be completed to accommodate immediate growth and allow capital dollars to be spent on other more critical issues within the park system.

Park/School Sites

The existing lease agreement between the school system and the Parks and Recreation Division has expired and requires reevaluation. It is the recommendation of the planning team to establish site-specific agreements thereby ensuring that each organization benefits equally. The discontinuation of indoor programs by the Parks and Recreation

Division has eliminated the need for the Division to continue joint funding of gymnasiums at the Asbell, Holcomb and Vandergriff school sites. Therefore, the gymnasiums should be given to the school system to allow them to use the spaces as necessary. School sites such as Asbell and portions of Holcomb that are utilized regularly by the Parks and Recreation Division should have an agreement that addresses programming, maintenance and capital improvements made to the facilities. Other sites that are not utilized by the Parks and Recreation Division should continue to be maintained by the school system. Maintenance standards that have been established by the Parks and Recreation Division should be adopted by the school maintenance program to provide maximum safety and usability of the facilities.



SECTION 7

Facility Phasing and Cost Recommendations

Facility Phasing

The completion of public input, national standards comparisons, existing park site analysis, and evaluation of local use patterns revealed a need for new facilities and improvements to existing facilities. Top priorities identified by the public were for the development of neighborhood parks, a multi-sports complex with field sports, swimming facilities, and a citywide trail system.

Phasing recommendations have been made based on an assumed increase in appropriations for Parks and Recreation totaling \$4 million dollars per year. Depending on the method of funding determined most appropriate, dollar allocations can be shifted over a longer timeframe; spreading out the \$34.8 million dollars of recommended improvements over the next ten years.

Driven by the community's desire for a citywide trail system, recommendations have been made to develop seven miles of paved greenway trails to connect schools, neighborhoods, and parks over the next three years. An additional two miles are recommended for completion by the year 2011.

Other improvements recommended for completion within the next three years include the first phase of construction of a new community park at the sewage treatment facility, improvements to the Parks and Recreation Division office, development of neighborhood parks, and improvements to the White River and Lake Fayetteville Softball Complexes.

Recommended neighborhood park developments within the first three years of the ten-year spending summary are based on areas displaying shortages in available park amenities as identified during public input sessions and national standards comparisons. These parks are to contain features such as playgrounds, walking trails, restrooms, picnic pavilions, and various other items.

Expansion of the Gary Hampton Softball Complex has been recommended in the second three years of development and would serve to meet the community park needs of residents living in the northwest park district of Fayetteville. The addition of 20 acres, complete with walking trails, tennis courts, restrooms and picnic facilities, would provide residents with accessible facilities within the next three years. Future development would include picnic pavilions, sand volleyball courts, and a swimming pool.

Over the next ten years of spending, a new community park has been recommended at the site of the city sewer treatment facility with the initiation of the project to begin in 2002. Tournament level baseball/softball fields have been recommended to meet the projected need of the community and fulfill desires by residents to have a high-quality athletic complex. Upon the completion of other high priority items around the city, a swimming pool and soccer complex has been suggested for future development at the sewer treatment site. Prior to that time, improvements have been recommended at each

of the city's existing athletic complexes to improve the condition, safety, and functionality of the facilities.

Park Capital Cost

On the following pages is a summary of recommended spending at each of the parks. These opinions of probable cost should be used for budget and planning purposes only. Before construction initiation, master plans should be prepared for each site to determine its best uses. Complete master plans and facility needs studies, with specific design elements, will provide more detailed analysis of actual construction and improvement costs. The recommendations of this master plan, along with input from the communities served by each park, should be used in the planning process.

In the cost summary tables, design fees have been estimated for each of the parks and new recreation facilities. The fee estimate includes costs of design professionals, site survey, geotechnical testing and engineering services, and construction management.



| | Quantity | Cost | Unit | Total Cost | Year | Comments |
|--|----------|-------------|---------------------|--------------|------|----------|
| NORTHWEST QUADRANT | | | | | | |
| Asbell Park | | | | | | |
| Improve Access (5' Concrete Sidewalk) | 1,200 | \$22.00 | LF | \$26,400.00 | 02 | |
| Relocate Playground | 1 | Staff | LS | \$0.00 | 02 | |
| Install Playground Safety Surface | 2000 | \$2.00 | SF | \$4,000.00 | 02 | |
| Renovate Restroom/Concession Building | 1 | \$35,000.00 | LS | \$35,000.00 | 02 | |
| Crosswalks/Pedestrian Signage | 1 | \$2,000.00 | LS | \$2,000.00 | 02 | |
| Softball Field Irrigation | 2 | \$13,000.00 | EA | \$26,000.00 | 02 | |
| Entry Sign | 1 | \$4,500.00 | LS | \$4,500.00 | 02 | |
| Landscape/Irrigation | 1 | \$5,000.00 | LS | \$5,000.00 | 02 | |
| | | | Subtotal | \$102,900.00 | | |
| | | | Design Fees@8% | \$8,232.00 | | |
| | | | Contingency Fee@15% | \$15,435.00 | | |
| | | | Total | \$126,567.00 | | |
| Bundrick Park | | | | | | |
| Playground | 1 | \$45,000.00 | LS | \$45,000.00 | 07 | |
| Picnic Pavilion (30x36) | 1 | \$60,000.00 | LS | \$60,000.00 | 07 | |
| Walking Trails (1/2 Mile Paved 8' Trail) | 2640 | \$25.00 | LF | \$66,000.00 | 07 | |
| Master Plan | 1 | \$8,000.00 | LS | \$8,000.00 | 07 | |
| Entry Sign | 1 | \$3,000.00 | LS | \$3,000.00 | 07 | |
| Landscape/Irrigation | 1 | \$5,000.00 | LS | \$5,000.00 | 07 | |
| | | | Subtotal | \$187,000.00 | | |
| | | | Design Fees@8% | \$14,960.00 | | |
| | | | Contingency Fee@15% | \$28,050.00 | | |
| | | | Total | \$230,010.00 | | |
| Davis Park | | | | | | |
| Restrooms | 1 | \$80,000.00 | LS | \$80,000.00 | 07 | |
| Utilities (Water and Sewer) | 150 | \$55.00 | LF | \$8,250.00 | 07 | |
| | | | Subtotal | \$88,250.00 | | |
| | | | Design Fees@8% | \$7,060.00 | | |
| | | | Contingency Fee@15% | \$13,237.50 | | |
| | | | Total | \$108,547.50 | | |
| Friendship Park | | | | | | |
| No Recommendations | | | | \$0.00 | | |
| Gregory Park | | | | | | |
| Pave Existing Parking | 1000 | \$9.80 | SY | \$9,800.00 | 02 | |
| Improve Access (5' Concrete Sidewalk) | 200 | \$22.00 | LF | \$4,400.00 | 02 | |
| Trail Improvements | | Staff | | \$0.00 | 02 | |
| Remove Fencing | | Staff | | \$0.00 | 02 | |
| Entry Sign | 1 | \$3,000.00 | LS | \$3,000.00 | 02 | |
| Landscape/Irrigation | 1 | \$5,000.00 | LS | \$5,000.00 | 02 | |
| | | | Subtotal | \$22,200.00 | | |
| | | | Design Fees@8% | \$1,776.00 | | |
| | | | Contingency Fee@15% | \$3,330.00 | | |
| | | | Total | \$27,306.00 | | |

**Gary Hampton Softball Complex**

| | | | | | | |
|---|------|----------------|------|----------------|----|--------------------|
| Land Acquisition (20 Acres) | 20 | \$4,500.00 | Acre | \$90,000.00 | 05 | |
| Picnic Pavilion | 2 | \$80,000.00 | EA | \$160,000.00 | 05 | Second Pavilion 07 |
| Walking Trails (1 Mile Paved 12' Trail) | 5280 | \$25.00 | LF | \$132,000.00 | 05 | |
| Tennis Court | 8 | \$25,000.00 | EA | \$200,000.00 | 06 | |
| Sand Volleyball Court | 2 | \$12,000.00 | EA | \$24,000.00 | 07 | |
| Playground | 1 | \$45,000.00 | LS | \$45,000.00 | 07 | |
| Swimming Pool | 1 | \$2,000,000.00 | LS | \$2,000,000.00 | 08 | |
| Improve Access (5' Concrete Sidewalk) | 1200 | \$22.00 | LF | \$26,400.00 | 05 | |
| Spectator Shade Structure | 8 | \$20,000.00 | EA | \$160,000.00 | 06 | |
| Trash Receptacles | 10 | \$350.00 | EA | \$3,500.00 | 07 | |
| Interior Park Road (1 Mile) | 5280 | \$72.00 | LF | \$380,160.00 | 07 | |
| Restrooms | 1 | \$80,000.00 | LS | \$80,000.00 | 07 | |
| Utilities | 2640 | \$55.00 | LF | \$145,200.00 | 07 | |
| Entry Sign | 1 | \$6,500.00 | LS | \$6,500.00 | 05 | |
| Landscape/Irrigation | 1 | \$100,000.00 | LS | \$100,000.00 | 07 | |

Subtotal **\$3,552,760.00**
Design Fees@8% **\$284,220.80**
Contingency Fee@15% **\$532,914.00**
Total **\$4,369,894.80**

Holcomb Park

| | | | | | | |
|---------------------------------------|------|-------------|----|-------------|----|--|
| Soccer Field Irrigation | 1 | \$13,000.00 | LS | \$13,000.00 | 04 | |
| Improve Access (5' Concrete Sidewalk) | 600 | \$22.00 | LF | \$13,200.00 | 04 | |
| Install Playground Safety Surface | 2000 | \$2.00 | SF | \$4,000.00 | 04 | |

Subtotal **\$30,200.00**
Design Fees@8% **\$2,416.00**
Contingency Fee@15% **\$4,530.00**
Total **\$37,146.00**

Lewis Street Park

| | | | | | | |
|----------------------|---|------------|----|------------|----|--|
| Entry Sign | 1 | \$4,500.00 | LS | \$4,500.00 | 04 | |
| Crosswalk | 1 | \$6,000.00 | LS | \$6,000.00 | 04 | |
| Landscape/Irrigation | 1 | \$5,000.00 | LS | \$5,000.00 | 04 | |

Subtotal **\$15,500.00**
Design Fees@8% **\$1,240.00**
Contingency Fee@15% **\$2,325.00**
Total **\$19,065.00**

Gordon Long Park

| | | | | | | |
|-----------------------------|---|-------------|----|-------------|----|--|
| Bridge (2 @ 60 Linear Feet) | 2 | \$45,000.00 | EA | \$90,000.00 | 07 | |
| Picnic Pavilion (30x36) | 1 | \$60,000.00 | LS | \$60,000.00 | 07 | |

Subtotal **\$150,000.00**
Design Fees@8% **\$12,000.00**
Contingency Fee@15% **\$22,500.00**
Total **\$184,500.00**

Red Oak Park

| | | | | | | |
|----------------------|-----|-------------|----|-------------|----|--|
| Playground | 1 | \$45,000.00 | LS | \$45,000.00 | 09 | |
| Utilities | 150 | \$55.00 | LF | \$8,250.00 | 09 | |
| Restrooms | 1 | \$80,000.00 | LS | \$80,000.00 | 09 | |
| Bank Stabilization | 1 | \$25,000.00 | LS | \$25,000.00 | 09 | |
| Entry Sign | 1 | \$4,500.00 | LS | \$4,500.00 | 09 | |
| Landscape/Irrigation | 1 | \$10,000.00 | LS | \$10,000.00 | 09 | |

Subtotal **\$172,750.00**
Design Fees@8% **\$13,820.00**
Contingency Fee@15% **\$25,912.50**
Total **\$212,482.50**

Salem Park

| | | | | | | |
|--|------|-------------|----|-------------|----|--|
| Walking Trails (1/2 Mile Paved 8' Trail) | 2640 | \$25.00 | LF | \$66,000.00 | 09 | |
| Picnic Pavilion (30x36) | 1 | \$60,000.00 | LS | \$60,000.00 | 09 | |
| Playground | 1 | \$45,000.00 | LS | \$45,000.00 | 09 | |
| Sand Volleyball Court | 1 | \$12,000.00 | LS | \$12,000.00 | 09 | |
| Open Practice Field | 1 | \$15,000.00 | LS | \$15,000.00 | 09 | |
| Parking (9 Spaces) | 9 | \$2,000.00 | EA | \$18,000.00 | 09 | |
| Restrooms | 1 | \$80,000.00 | LS | \$80,000.00 | 09 | |
| Utilities | 150 | \$55.00 | LF | \$8,250.00 | 09 | |
| Master Plan | 1 | \$8,000.00 | LS | \$8,000.00 | 09 | |
| Entry Sign | 1 | \$4,500.00 | LS | \$4,500.00 | 09 | |
| Landscape/Irrigation | 1 | \$10,000.00 | LS | \$10,000.00 | 09 | |

Subtotal **\$326,750.00**
Design Fees@8% **\$26,140.00**
Contingency Fee@15% **\$49,012.50**
Total **\$401,902.50**

**Wildwood Park**

| | | | | | | |
|--|------|-------------|----|-------------|----|--|
| Walking Trails (1/2 Mile Paved 8' Trail) | 2640 | \$25.00 | LF | \$66,000.00 | 07 | |
| Picnic Pavilion (30x36) | 1 | \$60,000.00 | LS | \$60,000.00 | 07 | |
| Utilities | 150 | \$55.00 | LF | \$8,250.00 | 07 | |
| Entry Sign | 1 | \$4,500.00 | LS | \$4,500.00 | 07 | |
| Landscape/Irrigation | 1 | \$10,000.00 | LS | \$10,000.00 | 07 | |

Subtotal \$148,750.00**Design Fees@8% \$11,900.00****Contingency Fee@15% \$22,312.50****Total \$182,962.50****SOUTHWEST QUADRANT****Bates Park**

| | | | | | | |
|---------------------------------------|------|-------------|----|-------------|-----|--|
| Improve Access (5' Concrete Sidewalk) | 600 | \$22.00 | LF | \$13,200.00 | N/A | |
| Resurface Basketball Courts | 1 | \$25,000.00 | LS | \$25,000.00 | N/A | |
| Landscaping | 1 | \$5,000.00 | LS | \$5,000.00 | N/A | |
| Retaining Wall (3' Height) | 175 | \$66.00 | LF | \$11,550.00 | N/A | |
| Install Playground Safety Surface | 2000 | \$2.00 | SF | \$4,000.00 | N/A | |
| Entry Sign | 1 | \$1,500.00 | LS | \$1,500.00 | N/A | |

Subtotal \$60,250.00**Design Fees@8% \$4,820.00****Contingency Fee@15% \$9,037.50****Total \$74,107.50****Finger Park**

| | | | | | | |
|---|-----|-------------|----|-------------|----|--|
| Improve Access (5' Concrete Sidewalk) | 500 | \$22.00 | LF | \$11,000.00 | 02 | |
| Walking Trail Improvements | | Staff | | \$0.00 | 02 | |
| Playground | 1 | \$45,000.00 | LS | \$45,000.00 | 02 | |
| Trail Signage (Mile Markers and Entrance Signs) | 1 | \$1,630.00 | LS | \$1,630.00 | 02 | |
| Bridge | 15 | \$450.00 | LF | \$6,750.00 | 02 | |
| Stripe Parking Lot | 1 | \$1,000.00 | LS | \$1,000.00 | 02 | |

Subtotal \$65,380.00**Design Fees@8% \$5,230.40****Contingency Fee@15% \$9,807.00****Total \$80,417.40****Frisco Park**

| | | | | | | |
|--------------------------|---|------------|----|------------|----|--|
| Remove Understory Growth | | Staff | | \$0.00 | 06 | |
| Entry Sign | 1 | \$3,000.00 | LS | \$3,000.00 | 06 | |

Subtotal \$3,000.00**Design Fees@8% \$240.00****Contingency Fee@15% \$450.00****Total \$3,690.00****Greathouse Park**

| | | | | | | |
|---------------------------------------|-----|-------------|----|-------------|----|--|
| Playground | 1 | \$45,000.00 | LS | \$45,000.00 | 05 | |
| Improve Access (5' Concrete Sidewalk) | 200 | \$22.00 | LF | \$4,400.00 | 05 | |
| Stripe Parking Lot | 1 | \$1,000.00 | LS | \$1,000.00 | 05 | |
| Picnic Pavilion (30x36) | 1 | \$60,000.00 | LS | \$60,000.00 | 05 | |
| Entry Signage | 1 | \$4,500.00 | LS | \$4,500.00 | 05 | |
| Landscape/Irrigation | 1 | \$10,000.00 | LS | \$10,000.00 | 05 | |

Subtotal \$124,900.00**Design Fees@8% \$9,992.00****Contingency Fee@15% \$18,735.00****Total \$153,627.00****Hotz Park**

| | | | | | | |
|---------------------------------------|-----|------------|----|------------|----|--|
| Improve Access (5' Concrete Sidewalk) | 100 | \$22.00 | LF | \$2,200.00 | 06 | |
| Entry Sign | 1 | \$1,500.00 | LS | \$1,500.00 | 06 | |

Subtotal \$3,700.00**Design Fees@8% \$296.00****Contingency Fee@15% \$555.00****Total \$4,551.00**

**Leverett Park**

| | | | | | | |
|--|---|-------------|----|-------------|-----|--|
| Field Improvements (Regrade and Sprig) | 1 | \$25,000.00 | LS | \$25,000.00 | N/A | |
| Irrigation | 1 | \$13,000.00 | LS | \$13,000.00 | N/A | |
| Replace Soccer Goals | 2 | \$1,000.00 | EA | \$2,000.00 | N/A | |
| Playground | 1 | \$45,000.00 | LS | \$45,000.00 | N/A | |
| Stripe Basketball Court | 1 | \$500.00 | LS | \$500.00 | N/A | |
| Entry Sign | 1 | \$1,500.00 | LS | \$1,500.00 | N/A | |

Subtotal **\$87,000.00**Design Fees@8% **\$6,960.00**Contingency Fee@15% **\$13,050.00**Total **\$107,010.00****Ozark View Park (Future Fayetteville Boys and Girls Club)**

| | | | | | | |
|--------------------|--|--|--|--------|--|--|
| No recommendations | | | | \$0.00 | | |
|--------------------|--|--|--|--------|--|--|

Square Gardens

| | | | | | | |
|--------------------|--|--|--|--------|--|--|
| No recommendations | | | | \$0.00 | | |
|--------------------|--|--|--|--------|--|--|

Washington Park

| | | | | | | |
|---|------|------------|----|-------------|-----|--|
| Install Playground Safety Surface | 2000 | \$2.00 | SF | \$4,000.00 | N/A | |
| Resurface and Stripe Asphalt Areas | 1600 | \$9.80 | SY | \$15,680.00 | N/A | |
| Landscaping | 1 | \$5,000.00 | LS | \$5,000.00 | N/A | |
| Repair Parking Lot Erosion (Erosion Control Matting and Seed) | 867 | \$2.85 | SY | \$2,470.00 | N/A | |
| Entry Sign | 1 | \$1,500.00 | LS | \$1,500.00 | N/A | |

Subtotal **\$28,650.00**Design Fees@8% **\$2,292.00**Contingency Fee@15% **\$4,297.50**Total **\$35,239.50****Wilson Park**

| | | | | | | |
|--------------------------------|------|-------------|----|-------------|----|--|
| Repave and Stripe Parking Lots | 7220 | \$9.80 | SY | \$75,000.00 | 02 | |
| Install Curb | 4603 | \$4.00 | LF | \$18,412.00 | 02 | |
| Dumpster Screen | 1 | \$10,000.00 | LS | \$10,000.00 | 02 | |
| Softball Field Irrigation | 1 | \$13,000.00 | LS | \$13,000.00 | 02 | |
| Remove Tennis Back Board | 1 | Staff | | \$0.00 | 02 | |
| Entry Sign | 1 | \$6,500.00 | LS | \$6,500.00 | 02 | |
| Landscape/Irrigation | 1 | \$10,000.00 | LS | \$10,000.00 | 02 | |

Subtotal **\$132,912.00**Design Fees@8% **\$10,632.96**Contingency Fee@15% **\$19,936.80**Total **\$163,481.76****NORTHEAST QUADRANT****Braden Park**

| | | | | | | |
|-------------|---|------------|----|------------|----|--|
| Master Plan | 1 | \$5,000.00 | LS | \$5,000.00 | 05 | |
|-------------|---|------------|----|------------|----|--|

Subtotal **\$5,000.00**Design Fees@8% **\$400.00**Contingency Fee@15% **\$750.00**Total **\$6,150.00****Butterfield Park**

| | | | | | | |
|--|------|-------------|----|-------------|-----|--|
| Install Playground Safety Surface | 2000 | \$2.00 | SF | \$4,000.00 | N/A | |
| Field Improvements (Regrade and Sprig) | 1 | \$25,000.00 | LS | \$25,000.00 | N/A | |
| Irrigation | 1 | \$13,000.00 | LS | \$13,000.00 | N/A | |
| Replace Soccer Goals | 2 | \$1,000.00 | EA | \$2,000.00 | N/A | |
| Improve Access (5' Concrete Sidewalk) | 300 | \$22.00 | LF | \$6,600.00 | N/A | |
| Stripe Basketball Court | 1 | \$500.00 | LS | \$500.00 | N/A | |
| Entry Sign | 1 | \$1,500.00 | LS | \$1,500.00 | N/A | |

Subtotal **\$52,600.00**Design Fees@8% **\$4,208.00**Contingency Fee@15% **\$7,890.00**Total **\$64,698.00**

**Clarence Craft Park**

| | | | | | | |
|----------------------------|---|-------------|----|--------------------|----|--|
| Landscaping | 1 | \$10,000.00 | LS | \$10,000.00 | 06 | |
| Land Acquisition | 1 | N/A | | N/A | 06 | |
| Subtotal | | | | \$10,000.00 | | |
| Design Fees@8% | | | | \$800.00 | | |
| Contingency Fee@15% | | | | \$1,500.00 | | |
| Total | | | | \$12,300.00 | | |

Crossover Park

| | | | | | | |
|--|------|---------|----|---------------------|----|--|
| Walking Trails (1 Mile Paved 8' Trail) | 5280 | \$25.00 | LF | \$132,000.00 | 08 | |
| Subtotal | | | | \$132,000.00 | | |
| Design Fees@8% | | | | \$10,560.00 | | |
| Contingency Fee@15% | | | | \$19,800.00 | | |
| Total | | | | \$162,360.00 | | |

Gulley Park

| | | | | | | |
|---|------|--------------|----|---------------------|----|--|
| Improve Access (5' Concrete Sidewalk) | 300 | \$22.00 | LF | \$6,600.00 | 06 | |
| Landscaping | 1 | \$20,000.00 | LS | \$20,000.00 | 06 | |
| Lighting (Approx. 1/2 Mile) | 1 | \$250,000.00 | LS | \$250,000.00 | 09 | |
| Bank Stabilization (Erosion Control Matting and Seed) | 1777 | \$2.85 | SY | \$5,067.00 | 07 | |
| Sand Volleyball Court | 2 | \$12,000.00 | EA | \$24,000.00 | 07 | |
| Parking (75 Spaces) | 75 | \$2,000.00 | EA | \$150,000.00 | 02 | |
| Pavilion | 1 | \$80,000.00 | LS | \$80,000.00 | 02 | |
| Subtotal | | | | \$535,667.00 | | |
| Design Fees@8% | | | | \$42,853.36 | | |
| Contingency Fee@15% | | | | \$80,350.05 | | |
| Total | | | | \$658,870.41 | | |

Gulley Trail

| | | | | | | |
|----------------------------------|--|--|--|--------|--|--|
| Trail Development Already Funded | | | | \$0.00 | | |
|----------------------------------|--|--|--|--------|--|--|

Softball Complex @ Lake Fayetteville

| | | | | | | |
|---------------------------------------|-----|--------------|----|---------------------|----|--|
| Modify Softball Field Layout | 1 | \$150,000.00 | LS | \$150,000.00 | 02 | |
| Parking Improvements | 1 | \$50,000.00 | LS | \$50,000.00 | 05 | |
| Dumpster Screen | 1 | \$10,000.00 | LS | \$10,000.00 | 05 | |
| Improve Access (5' Concrete Sidewalk) | 600 | \$22.00 | LF | \$13,200.00 | 05 | |
| Tennis Courts w/ Lights | 8 | \$275,000.00 | LS | \$275,000.00 | 07 | |
| Sand Volleyball Court | 2 | \$12,000.00 | EA | \$24,000.00 | 07 | |
| Entry Sign | 1 | \$6,500.00 | LS | \$6,500.00 | 07 | |
| Landscape/Irrigation | 1 | \$10,000.00 | LS | \$10,000.00 | 07 | |
| Subtotal | | | | \$538,700.00 | | |
| Design Fees@8% | | | | \$43,096.00 | | |
| Contingency Fee@15% | | | | \$80,805.00 | | |
| Total | | | | \$662,601.00 | | |

Boat Dock @ Lake Fayetteville

| | | | | | | |
|----------------------------|---|-------------|----|---------------------|----|--|
| Bait Shop Expansion | 1 | \$50,000.00 | LS | \$50,000.00 | 07 | |
| Picnic Pavilion | 1 | \$80,000.00 | LS | \$80,000.00 | 07 | |
| Boat Access Ramp | 1 | \$20,000.00 | LS | \$20,000.00 | 07 | |
| Entry Sign | 1 | \$4,500.00 | LS | \$4,500.00 | 07 | |
| Landscape/Irrigation | 1 | \$5,000.00 | LS | \$5,000.00 | 07 | |
| Subtotal | | | | \$159,500.00 | | |
| Design Fees@8% | | | | \$12,760.00 | | |
| Contingency Fee@15% | | | | \$23,925.00 | | |
| Total | | | | \$196,185.00 | | |

North Shore @ Lake Fayetteville

| | | | | | | |
|---------------------------------------|------|------------|----|--------------------|----|--|
| Improve Access (5' Concrete Sidewalk) | 200 | \$22.00 | LS | \$4,400.00 | 07 | |
| Install Playground Safety Surface | 2000 | \$2.00 | SF | \$4,000.00 | 07 | |
| Remove Fencing | | Staff | | \$0.00 | 07 | |
| Entry Sign | 1 | \$4,500.00 | LS | \$4,500.00 | 07 | |
| Landscape/Irrigation | 1 | \$5,000.00 | LS | \$5,000.00 | 07 | |
| Subtotal | | | | \$17,900.00 | | |
| Design Fees@8% | | | | \$1,432.00 | | |
| Contingency Fee@15% | | | | \$2,685.00 | | |
| Total | | | | \$22,017.00 | | |

**Veterans Memorial Park @ Lake Fayetteville**

| | | | | | | |
|---------------------------------------|------|------------|----|------------|----|--|
| Entrance Sign | 1 | \$4,500.00 | LS | \$5,000.00 | 07 | |
| Landscape/Irrigation | 1 | \$5,000.00 | LS | \$5,000.00 | 07 | |
| Walking Trail Improvements | | Staff | | \$0.00 | 07 | |
| Install Playground Safety Surface | 2000 | \$2.00 | SF | \$4,000.00 | 07 | |
| Improve Access (5' Concrete Sidewalk) | 150 | \$22.00 | LF | \$3,300.00 | 07 | |

Subtotal \$17,300.00**Design Fees@8% \$1,384.00****Contingency Fee@15% \$2,595.00****Total \$21,279.00****Hobby Use Area @ Lake Fayetteville**

| | | | | | | |
|--|------|----------------|----|----------------|----|--|
| Walking Trails (1/2 Mile Paved 8' Trail) | 2640 | \$25.00 | LF | \$66,000.00 | 10 | |
| Baseball Complex (4 Field) | 1 | \$3,000,000.00 | LS | \$3,000,000.00 | 10 | |
| Picnic Tables | 6 | \$900.00 | EA | \$5,400.00 | 10 | |
| Entry Sign | 1 | \$3,000.00 | LS | \$3,000.00 | 10 | |

Subtotal \$3,074,400.00**Design Fees@8% \$245,952.00****Contingency Fee@15% \$461,160.00****Total \$3,781,512.00****Aquatic Park/Environmental Studies Center @ Lake Fayetteville**

| | | | | | | |
|--------------------|--|--|--|--------|--|--|
| No Recommendations | | | | \$0.00 | | |
|--------------------|--|--|--|--------|--|--|

Botanical Garden @ Lake Fayetteville

| | | | | | | |
|--------------------|--|--|--|--------|--|--|
| No Recommendations | | | | \$0.00 | | |
|--------------------|--|--|--|--------|--|--|

Mudcreek Trail

| | | | | | | |
|---|----|------------|----|-------------|----|--|
| Replace Existing Bridge | 15 | \$450.00 | LF | \$6,750.00 | 07 | |
| Trail Signage (Mile Markers and Entrance Signs) | 1 | \$1,630.00 | LS | \$1,630.00 | 07 | |
| Parking (7 Spaces) | 7 | \$2,000.00 | EA | \$14,000.00 | 07 | |

Subtotal \$22,380.00**Design Fees@8% \$1,790.40****Contingency Fee@15% \$3,357.00****Total \$27,527.40****Rocky Branch Park**

| | | | | | | |
|--------------------|--|--|--|--------|--|--|
| No Recommendations | | | | \$0.00 | | |
|--------------------|--|--|--|--------|--|--|

Routh Park

| | | | | | | |
|--------------------|--|--|--|--------|--|--|
| No Recommendations | | | | \$0.00 | | |
|--------------------|--|--|--|--------|--|--|

Sweetbriar Park

| | | | | | | |
|---------------------------------------|-----|-------------|----|-------------|----|--|
| Improve Access (5' Concrete Sidewalk) | 200 | \$22.00 | LF | \$4,400.00 | 07 | |
| Bridge | 20 | \$450.00 | LF | \$9,000.00 | 07 | |
| Playground | 1 | \$45,000.00 | LS | \$45,000.00 | 07 | |
| Picnic Pavilion (30x36) | 1 | \$60,000.00 | LS | \$60,000.00 | 07 | |
| Replace Cedar Sign | 1 | \$1,500.00 | LS | \$1,500.00 | 07 | |

Subtotal \$119,900.00**Design Fees@8% \$9,592.00****Contingency Fee@15% \$17,985.00****Total \$147,477.00****Vandergriff Park**

| | | | | | | |
|---|------|-------------|----|-------------|-----|--|
| Field Improvements (Regrade and Sprig) | 1 | \$25,000.00 | LS | \$25,000.00 | N/A | |
| Irrigation | 1 | \$13,000.00 | LS | \$13,000.00 | N/A | |
| Replace Soccer Goals | 2 | \$1,000.00 | EA | \$2,000.00 | N/A | |
| Install Playground Safety Surface | 2000 | \$2.00 | SF | \$4,000.00 | N/A | |
| Resurface and Restripe Basketball Court | 886 | \$9.80 | SY | \$8,689.00 | N/A | |
| Entry Sign | 1 | \$1,500.00 | LS | \$1,500.00 | N/A | |

Subtotal \$54,189.00**Design Fees@8% \$4,335.12****Contingency Fee@15% \$8,128.35****Total \$66,652.47**



Southeast Quadrant

Bayyari

| | | | | | | |
|--|------|-------------|----|-------------|----|--|
| Basketball Court | 1 | \$25,000.00 | LS | \$25,000.00 | 07 | |
| Walking Trails (1/2 Mile Paved 8' Trail) | 2640 | \$25.00 | LF | \$66,000.00 | 07 | |
| Pavilion (30X36) | 1 | \$60,000.00 | LS | \$60,000.00 | 07 | |
| Boat Launch | 1 | \$20,000.00 | LS | \$20,000.00 | 07 | |
| Fishing Pier | 1 | \$7,500.00 | LS | \$7,500.00 | 07 | |
| Utilities | 150 | \$55.00 | LF | \$8,250.00 | 07 | |
| Master Plan | 1 | \$8,000.00 | LS | \$8,000.00 | 05 | |
| Parking (7 Spaces) | 7 | \$2,000.00 | EA | \$14,000.00 | 07 | |
| Entry Sign | 1 | \$4,500.00 | LS | \$4,500.00 | 07 | |
| Landscape/Irrigation | 1 | \$10,000.00 | LS | \$10,000.00 | 07 | |

Subtotal \$223,250.00
Design Fees@8% \$17,860.00
Contingency Fee@15% \$33,487.50
Total \$274,597.50

Combs Park

| | | | | | | |
|---|------|-------------|----|-------------|----|--|
| Fishing Pier | 1 | \$10,000.00 | LS | \$10,000.00 | 08 | |
| Walking Trail (1/4 Mile Paved 8' Trail) | 1320 | \$25.00 | LF | \$33,000.00 | 08 | |
| Pavilion (30X36) | 1 | \$60,000.00 | LS | \$60,000.00 | 08 | |

Subtotal \$103,000.00
Design Fees@8% \$8,240.00
Contingency Fee@15% \$15,450.00
Total \$126,690.00

Eagle Park

| | | | | | | |
|--------------------|--|--|--|--------|--|--|
| No Recommendations | | | | \$0.00 | | |
|--------------------|--|--|--|--------|--|--|

Happy Hollow Park

| | | | | | | |
|---------------------------------------|-----|------------|----|------------|-----|--|
| Improve Access (5' Concrete Sidewalk) | 200 | \$22.00 | LF | \$4,400.00 | N/A | |
| Entry Sign | 1 | \$1,500.00 | LS | \$1,500.00 | N/A | |

Subtotal \$5,900.00
Design Fees@8% \$472.00
Contingency Fee@15% \$885.00
Total \$7,257.00

Buddy Hayes Park

| | | | | | | |
|---------------------------------------|-----|------------|----|------------|----|--|
| Improve Access (5' Concrete Sidewalk) | 200 | \$22.00 | LF | \$4,400.00 | 05 | |
| Pedestrian Crosswalk | 1 | \$500.00 | LS | \$500.00 | 05 | |
| Entry Sign | 1 | \$1,500.00 | LS | \$1,500.00 | 05 | |

Subtotal \$6,400.00
Design Fees@8% \$512.00
Contingency Fee@15% \$960.00
Total \$7,872.00

Jefferson Park

| | | | | | | |
|--|------|-------------|----|-------------|-----|--|
| Install Playground Safety Surface | 2000 | \$2.00 | SF | \$4,000.00 | N/A | |
| Improve Access (5' Concrete Sidewalk) | 200 | \$22.00 | LF | \$4,400.00 | N/A | |
| Parking (7 Spaces) | 1 | \$2,000.00 | EA | \$14,000.00 | N/A | |
| Entry Sign | 1 | \$1,500.00 | LS | \$1,500.00 | N/A | |
| Field Improvements (Regrade and Sprig) | 1 | \$25,000.00 | LS | \$25,000.00 | N/A | |
| Irrigation | 1 | \$13,000.00 | LS | \$13,000.00 | N/A | |

Subtotal \$61,900.00
Design Fees@8% \$4,952.00
Contingency Fee@15% \$9,285.00
Total \$76,137.00

**Lake Sequoyah**

| | | | | | | |
|---|------|-------------|------|-------------|----|--|
| Entry Road Improvements | 1295 | \$75.00 | LF | \$97,125.00 | 06 | |
| Parking Improvements (75 Spaces) | 75 | \$540.00 | EA | \$40,500.00 | 08 | |
| Trail Improvements (1/2 Mile Paved 12' Trail) | 2640 | \$20.00 | LF | \$52,800.00 | 08 | |
| Fishing Piers | 4 | \$7,500.00 | EA | \$30,000.00 | 08 | |
| Picnic Pavilion | 1 | \$80,000.00 | LS | \$80,000.00 | 08 | |
| Land Acquisition | 2 | \$17,000.00 | Acre | \$34,000.00 | 04 | |
| Bark Park | 1 | \$17,000.00 | LS | \$17,000.00 | 08 | |
| Perimeter Fencing (200'x200') | 800 | \$11.00 | LF | \$8,800.00 | 08 | |
| Entry Sign | 1 | \$4,500.00 | LS | \$4,500.00 | 05 | |
| Restrooms | 1 | \$80,000.00 | LS | \$80,000.00 | 08 | |
| Utilities | 150 | \$55.00 | LF | \$8,250.00 | 08 | |

Subtotal \$452,975.00**Design Fees@8% \$36,238.00****Contingency Fee@15% \$67,946.25****Total \$557,159.25****Lake Wilson**

| | | | | | | |
|-------------------|---|-------------|----|-------------|----|--|
| Trail Master Plan | 1 | \$25,000.00 | LS | \$25,000.00 | 07 | |
|-------------------|---|-------------|----|-------------|----|--|

Subtotal \$25,000.00**Design Fees@8% \$2,000.00****Contingency Fee@15% \$3,750.00****Total \$30,750.00****Mt Sequoyah Gardens Park**

| | | | | | | |
|--|------|-------------|----|-------------|----|--|
| Walking Trails (1/2 Mile Paved 8' Trail) | 2640 | \$25.00 | LF | \$66,000.00 | 08 | |
| Picnic Pavilion (30x36) | 1 | \$60,000.00 | LS | \$60,000.00 | 08 | |
| Picnic Facilities (4 Accessible Tables) | 1 | \$7,500.00 | LS | \$7,500.00 | 08 | |
| Playground | 1 | \$45,000.00 | LS | \$45,000.00 | 08 | |
| Entry Sign | 1 | \$3,000.00 | LS | \$3,000.00 | 08 | |
| Landscape/Irrigation | 1 | \$5,000.00 | LS | \$5,000.00 | 08 | |

Subtotal \$186,500.00**Design Fees@8% \$14,920.00****Contingency Fee@15% \$27,975.00****Total \$229,395.00****Ridgeway View Park**

| | | | | | | |
|--------------------|--|--|--|--------|--|--|
| No Recommendations | | | | \$0.00 | | |
|--------------------|--|--|--|--------|--|--|

Root Park

| | | | | | | |
|--|------|-------------|----|-------------|-----|--|
| Replace Soccer Goals | 2 | \$1,000.00 | EA | \$2,000.00 | N/A | |
| Replace Playground | 1 | \$45,000.00 | LS | \$45,000.00 | N/A | |
| Field Improvements (Regrade and Sprig) | 1 | \$25,000.00 | LS | \$25,000.00 | N/A | |
| Irrigation | 1 | \$13,000.00 | LS | \$13,000.00 | N/A | |
| Remove Fencing | | Staff | | \$0.00 | N/A | |
| Resurface Basketball Courts | 1567 | \$9.80 | SY | \$15,353.00 | N/A | |
| Install Playground Safety Surface | 2000 | \$2.00 | SF | \$4,000.00 | N/A | |
| Entry Sign | 1 | \$1,500.00 | LS | \$1,500.00 | N | |

Subtotal \$105,853.00**Design Fees@8% \$8,468.24****Contingency Fee@15% \$15,877.95****Total \$130,199.19****Trammel Park**

| | | | | | | |
|-------------|---|------------|----|------------|----|--|
| Entry Sign | 1 | \$1,500.00 | LS | \$1,500.00 | 07 | |
| Master Plan | 1 | \$5,000.00 | LS | \$5,000.00 | 07 | |

Subtotal \$6,500.00**Design Fees@8% \$520.00****Contingency Fee@15% \$975.00****Total \$7,995.00**

**Walker Park**

| | | | | | |
|--|------|--------------|----|--------------|----|
| Improve Access (5' Concrete Sidewalk) | 250 | \$22.00 | LF | \$5,500.00 | 07 |
| Walking Trails (1 Mile Paved 12' Trails) | 5280 | \$25.00 | LF | \$132,000.00 | 05 |
| Field Demolition | 6 | \$15,000.00 | LS | \$90,000.00 | 02 |
| Tennis Court | 2 | \$25,000.00 | EA | \$50,000.00 | 07 |
| Basketball Court (Lighted) | 2 | \$35,000.00 | EA | \$70,000.00 | 07 |
| Inline Hockey Rink | 1 | \$300,000.00 | LS | \$300,000.00 | 07 |
| Pedestrian Lighting (1 Mile) | 1 | \$500,000.00 | LS | \$500,000.00 | 09 |
| Clear Understory Growth | | Staff | | \$0.00 | 07 |
| Master Plan | 1 | \$8,000.00 | LS | \$8,000.00 | 02 |
| Entry Sign | 1 | \$6,500.00 | LS | \$6,500.00 | 02 |
| Landscape/Irrigation | 1 | \$10,000.00 | LS | \$10,000.00 | 07 |
| Restrooms | 1 | \$80,000.00 | LS | \$80,000.00 | 07 |

Subtotal \$1,252,000.00**Design Fees@8% \$100,160.00****Contingency Fee@15% \$187,800.00****Total \$1,539,960.00****White River Baseball Complex (Formerly Babe Ruth Park)**

| | | | | | |
|--|-----|-------------|----|-------------|----|
| Reverse Fencing Fabric | 1 | \$12,000.00 | LS | \$12,000.00 | 02 |
| Install Barrier Netting (Includes Poles) | 1 | \$2,500.00 | LS | \$2,500.00 | 02 |
| Renovate Dugouts | 4 | \$7,500.00 | EA | \$30,000.00 | 02 |
| Construct Scorers' Stand | 2 | \$6,000.00 | EA | \$12,000.00 | 02 |
| Former Concession Stand Demolition | 1 | \$15,000.00 | LS | \$15,000.00 | 02 |
| Improve Access (5' Concrete Sidewalk) | 500 | \$22.00 | LF | \$11,000.00 | 02 |
| Batting Cage Improvements | 2 | \$7,500.00 | EA | \$15,000.00 | 02 |
| Maintenance Shed Screened | 1 | \$5,000.00 | LS | \$5,000.00 | 02 |
| Field Drainage | 1 | \$20,000.00 | LS | \$20,000.00 | 02 |
| Entry Sign | 1 | \$3,000.00 | LS | \$3,000.00 | 02 |
| Landscape/Irrigation | 1 | \$5,000.00 | LS | \$5,000.00 | 02 |

Subtotal \$130,500.00**Design Fees@8% \$10,440.00****Contingency Fee@15% \$19,575.00****Total \$160,515.00****Yvonne Richardson Center**

| | | | | | |
|--------------------------|---|--------------|----|--------------|----|
| Community Room Expansion | 1 | \$200,000.00 | LS | \$200,000.00 | 04 |
| Multi-Purpose Court | 1 | \$25,000.00 | LS | \$25,000.00 | 04 |

Subtotal \$225,000.00**Design Fees@8% \$18,000.00****Contingency Fee@15% \$33,750.00****Total \$276,750.00****New Community Park (Sewage Treatment Facility Property)**

| | | | | | |
|--|------|----------------|----|----------------|-------|
| Swimming Pool | 1 | \$2,000,000.00 | LS | \$2,000,000.00 | 06 |
| Youth Baseball/Softball Field | 10 | \$6,000,000.00 | LS | \$6,000,000.00 | 03-04 |
| Picnic Pavilion (Large) | 1 | \$525,000.00 | EA | \$525,000.00 | 05 |
| Picnic Pavilion (Small) | 3 | \$80,000.00 | EA | \$240,000.00 | 06 |
| Soccer Field Complex | 12 | \$1,500,000.00 | LS | \$1,500,000.00 | 05 |
| Sand Volleyball Court | 4 | \$12,000.00 | EA | \$48,000.00 | 06 |
| Basketball Court (w/ Lights) | 1 | \$35,000.00 | LS | \$35,000.00 | 06 |
| Tennis Court | 12 | \$400,000.00 | LS | \$400,000.00 | 06 |
| Walking Trails (1 Mile 12' Paved Trail) | 5280 | \$25.00 | LF | \$132,000.00 | 06 |
| Frisbee Golf (18 Holes) | 1 | \$10,000.00 | LS | \$10,000.00 | 06 |
| Interior Park Road | 5280 | \$72.00 | LF | \$380,160.00 | 06 |
| Utilities (Not including offsite utility expansion requirements) | 5280 | \$55.00 | LF | \$290,400.00 | 03-04 |
| Restrooms | 1 | \$80,000.00 | LS | \$80,000.00 | 06 |
| Master Plan | 1 | \$35,000.00 | LS | \$35,000.00 | 06 |

Subtotal \$11,675,560.00**Design Fees@8% \$934,044.80****Contingency Fee@15% \$1,751,334.00****Total \$14,360,938.80**

**Parks and Recreation Division Office**

| | | | | | | |
|----------------------------|---|--------------|----|---------------------|----|--|
| Office Improvements | 1 | \$200,000.00 | LS | \$200,000.00 | 02 | |
| Subtotal | | | | \$200,000.00 | | |
| Design Fees@8% | | | | \$16,000.00 | | |
| Contingency Fee@15% | | | | \$30,000.00 | | |
| Total | | | | \$246,000.00 | | |

Greenways

| | | | | | | |
|---|---|--------------|------|-----------------------|-------|--|
| Phase 1 | 3 | \$450,000.00 | Mile | \$1,350,000.00 | 02-04 | |
| Phase 2 | 2 | \$450,000.00 | Mile | \$900,000.00 | 02 | |
| Phase 3 | 2 | \$450,000.00 | Mile | \$900,000.00 | 03 | |
| Phase 4 | 2 | \$450,000.00 | Mile | \$900,000.00 | 09-11 | |
| Greenway Master Plan and Design Standards | 1 | \$100,000.00 | LS | \$100,000.00 | 02 | |
| Subtotal | | | | \$4,150,000.00 | | |
| Design Fees@8% | | | | \$332,000.00 | | |
| Contingency Fee@15% | | | | \$622,500.00 | | |
| Total | | | | \$5,104,500.00 | | |
| | | | | \$35,488,852.98 | | |

Note: Opinions of probable cost are for planning purposes only. Completed master plans with specific design elements will provide more detailed analysis of actual construction costs. Dollar amounts are based on current construction costs. Inflation multipliers should be applied to projects in future years when establishing projected construction budgets.

| TEN YEAR SPENDING SUMMARY FOR PARKS—FAYETTEVILLE, ARKANSAS | | | | | | | | | | | |
|--|-----------|------|----------|-----------|-----------|-------------|-------------|-------------|-------------|------|--------|
| | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | Future |
| NORTHWEST RENOVATION PROJECTS | | | | | | | | | | | |
| Asbell Park | \$102,900 | | | | | | | | | | |
| Bundrick Park | | | | | | \$187,000 | | | | | |
| Davis Park | | | | | | \$88,250 | | | | | |
| Friendship Park | | | | | | | | | | | |
| Gregory Park | \$22,200 | | | | | | | | | | |
| Gary Hampton Softball Complex | | | | \$334,900 | \$360,000 | \$897,860 | \$2,000,000 | | | | |
| Holcomb Park | | | | | | | | | | | |
| Lewis Street Park | | | \$50,200 | | | | | | | | |
| Gordon Long Park | | | \$15,500 | | | \$150,000 | | | | | |
| Red Oak Park | | | | | | | | \$122,750 | | | |
| Salem Park | | | | | | | | \$326,750 | | | |
| Wildwood Park | | | | | | \$148,750 | | | | | |
| RENOVATION TOTAL | \$123,100 | \$0 | \$45,700 | \$334,900 | \$360,000 | \$1,431,860 | \$2,000,000 | \$499,500 | \$0 | \$0 | \$0 |
| SOUTHWEST RENOVATION PROJECTS | | | | | | | | | | | |
| Finger Park | \$65,380 | | | | | | | | | | |
| Frisco Park | | | | | \$3,000 | | | | | | |
| Greathouse Park | | | | \$124,900 | | | | | | | |
| Holtz Park | | | | | \$3,700 | | | | | | |
| Future Fayetteville Boys and Girls Club | | | | | | | | | | | |
| Square Gardens | | | | | | | | | | | |
| Wilson Park | \$132,912 | | | | | | | | | | |
| RENOVATION TOTAL | \$198,292 | \$0 | \$0 | \$124,900 | \$6,700 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| NORTHEAST RENOVATION PROJECTS | | | | | | | | | | | |
| Bradley Park | | | | \$5,000 | | | | | | | |
| Clarence Craft Park | | | | | \$10,000 | | | | | | |
| Crossover Park | | | | | \$26,600 | \$20,067 | \$132,000 | \$250,000 | | | |
| Gulley Trail | \$230,000 | | | | | | | | | | |
| Softball Complex @ Lake Fayetteville | \$130,000 | | | \$73,200 | | \$315,500 | | | | | |
| Boat Dock @ Lake Fayetteville | | | | | | \$199,500 | | | | | |
| North Shore @ Lake Fayetteville | | | | | | \$17,900 | | | | | |
| Veterans Memorial Park | | | | | | \$17,300 | | | | | |
| Hobby Use Area @ Lake Fayetteville | | | | | | | | \$3,074,400 | | | |
| Environmental Studies Center | | | | | | | | | | | |
| Botanical Garden @ Lake Fayetteville | | | | | | | | | | | |
| Mudneck Trail | | | | | | \$22,380 | | | | | |
| Rocky Branch Park | | | | | | | | | | | |
| Rodh Park | | | | | | | | | | | |
| Sweetbriar Park | | | | | | \$119,500 | | | | | |
| RENOVATION TOTAL | \$380,000 | \$0 | \$0 | \$78,200 | \$36,600 | \$681,547 | \$132,000 | \$250,000 | \$3,074,400 | \$0 | \$0 |



SECTION 8

Project Funding Recommendations

Funding Recommendations

The process of securing funding for needed facility improvements and for meeting the associated cost of maintenance will prove challenging for city officials and Parks and Recreation Division staff. The number of capital improvements needed to bring the system in-line with national standards, and to meet community expectations, is estimated at \$35.4 million dollars which includes recommendations for improvements at the joint park/school sites. Removal of the park/school sites not maintained by the Parks and Recreation Division brings the total down to \$34.8 million dollars.

The need for facility expansion and provision of quality maintenance will require a re-evaluation by the city for dollars allocated to parks and recreation. City officials will need to determine the priority that the Parks and Recreation Division holds in comparison to other city-funded agencies and appropriate funds accordingly.

The primary funding tools used by Fayetteville for financing large capital projects has been through the Hotel, Motel and Restaurant Tax (HMR), and a one percent city sales tax initiated for capital improvements. The HMR tax was enacted by popular vote of the citizens and is intended for promotion and development of park facilities only. Park maintenance and operations must be funded through separate means. The one percent city sales tax is dedicated to capital improvement projects for all city divisions and generated approximately \$12 million dollars in 2000.

Parks and Recreation is allocated a varying amount, depending on the needs of other city divisions. The amount appropriated in 2001 accounted for 7.4% of the total projected tax income. Capital improvement dollars appropriated to the Parks and Recreation Division in 2000 accounted for \$1,112,000, of which \$772,000 was from the HMR tax. Driven by the local economy, the yearly totals vary depending on each community's economic success. A review of the projected capital improvement expenditures for the years 2000-2004 shows an average yearly allocation of \$1,370,000. The city's Finance Division has recently reduced the yearly allocations from sales tax funds for capital projects due to lower economic projections. The anticipated funding is now \$1,149,000 per year. In addition to these funds, the cash in lieu of park land dedication fees has averaged \$135,756 over the past three years—bringing the total funds available for capital projects to \$1,284,756.

This master plan has outlined a ten-year spending plan that balances recommended new construction and renovation projects totaling \$34.8 million. Previous successes by the Division to build citizen support for capital improvements indicate the likelihood of support for future endeavors. Residents of Fayetteville have grown accustomed to quality facilities and demand innovative improvements to the parks and recreation delivery system. The following provides three primary funding alternatives, in addition to other less substantial methods for funding new park development.

Option 1: Continue Funding at Current Level

The average yearly appropriation of \$1,284,756 for capital improvements would allow the city to fund facility expansion and improvements with no debt service. With an

estimated \$15.3 million dollars in existing facility renovation, expansion, and development, it will take approximately 12 years, not including inflation costs, to complete the recommended improvements. If \$5,104,500 is added to the total for greenway development, it will take 16 years. The cost of inflation and other park facility renovation needs over this 16-year time period could easily extend the timeframe projections to well over twenty years. This estimate excludes the cost of new facility and park development, which at an estimated cost of \$14.3 million dollars would take an additional 11 years for completion for a total of 31 years to complete the projects. If the city chooses to fund facility improvements using the current capital allocations, the priority for improvements should be as follows:

- Greenway development
- Development of neighborhood parks
- Work toward compliance with ADA and safety at playgrounds.
- Provide more tennis courts, pavilions, and other amenities identified as deficient
- Improve athletic facility conditions.

Option 2: Bond Program

A common funding method for major capital projects in the parks and recreation field is through general bond programs paid back with tax revenue and revenue generated by park facilities. The advantage of this type of program is the ability to fund large projects over a short period of time, while spreading the project's cost over a longer time. Information received from the city finance department showed that using the average yearly capital expenditure funding of \$1,284,756, the city could obtain a 15-year bond that would allow for approximately \$11,562,804 in capital projects over the next three years. The total bond amount, with interest, would be approximately \$19,271,340 at a 6 percent bond rate. The bonds cost approximately 40 percent of the principal payment per year. This approach would allow residents to utilize safer, more modern, and operation-friendly park facilities, that also offer an interconnected greenway system, within the next three years.

The obvious benefit of a bond program is the ability to construct new and improve existing facilities over a very short timeframe. Funding large capital improvements through a bond also offers the potential to improve revenue generation for the Division, thereby reducing its dependency on the city for funding. Decreasing the number of high-maintenance facilities requiring temporary repairs year after year can be another benefit to completing a large bond program. An example of such a facility is the Wilson Park pool, which continues to require funds in excess of revenues to remain operational.

Many times, facility improvements can generate increased revenue for a parks division, thereby helping with the bond repayment or completion of other park improvements. The drawback to the bond program is the high cost of interest for, at best, a five or six year gain. A \$19 million dollar bond allows for \$11.5 million dollars in improvements over three years with a repayment period of 15 years. Comparatively, spending \$1,284,756 per year would accomplish the same goal in nine years; thus, only tying up funds for nine years as opposed to fifteen.

Option 3: Increase Funding/Special Project Funding

A third option that could be used to achieve the needed park facility improvements and additions would be through increased capital funding allocations from the city. This could be accomplished through a combination of dedicated sales tax or millage income. The city currently has a one-cent sales tax levied to pay for the library. Due to expire in March of 2002, the sales tax generates approximately \$12 million dollars per year. It is being considered by the city to dedicate $\frac{3}{4}$ cents to fund development of the wastewater treatment facility once the library tax appropriation has expired. Rather than cut the sales tax off after the library and wastewater treatment facility are fully funded, the sales tax could continue and provide funding for parks or to retire a park bond. Another method to increase available funding would be to increase the tax millage and dedicate it to parks and recreation. Similar to the HMR tax, which is supplemented by out-of-town travelers staying in hotels and eating in local restaurants, the millage increase would provide funding for needed capital improvements.

The city currently generates approximately \$530,000 per mill. The city has dedicated two mills for one year for the construction of the new senior center. When that allocation expires in December of 2001, it may be extended for 2 more years at a rate of two mills for the new Boys and Girls Club. By directing a total of 2 mills, or \$1,060,000 to capital projects for parks and recreation, the total available funds including current appropriations would be approximately \$2,344,756 annually. This with a supplement in sales tax dollars would allow the city to complete the recommended improvements in 10 years or less without using a bond. This would be the most cost effective option of meeting the immediate needs of the community as it requires no increase in taxes, just a shift of tax programs that are currently in place.

A fourth method to increase funding would be to improve revenue generated by the Parks and Recreation Division through higher program and user fees. However, this option has limited income potential due to the Division's curtailed program offerings as a result of the Fayetteville Boys and Girls Club having exclusive rights to programming indoor activities. As new facilities are added to the system, revenue generation through programs should be a high priority for the division.

Zoning and Regulatory Funding

The city of Fayetteville is progressive in their approach to park land acquisition. The existence of the Park Land Ordinance, which requires developers to set aside land or appropriate money for the development of new parks in the community, provides some financial support for improving the availability of parks and facilities. This method of funding new development is becoming more common throughout the country and there are several variations of implementing the policy.

In reviewing the Fayetteville Park Land Ordinance, there are several areas that should be studied by the Fayetteville Planning Division and Parks and Recreation Division. The analysis should include an evaluation of the success of the current ordinance to

provide parkland at a rate that keeps pace with growth. To understand the ordinance, one must first look at the land set aside requirements. The existing requirements are as follows:

| Unit | Acreage | Money in Lieu |
|---------------|---------|---------------|
| Single Family | .025 | \$470.00 |
| Multi Family | .02 | \$375.00 |
| Mobile Home | .015 | \$280.00 |

Money in lieu of land is based on an average within the city cost per acre of \$18,750.00.

Using a ten acre development with a variety of densities, one can begin to look at the effectiveness of the ordinance with respect to land set asides. In figure 8.1 we have used a housing unit density of 2.5 residents per housing unit.

| Acreage | Units/Acre | Type of Unit | # of Residents Generated at 2.5/Unit | Acreage of Required Park Land Dedication |
|---------|------------|---------------|--------------------------------------|--|
| 10 | 4 | Single Family | 100 | 1 |
| 10 | 8 | Mobile Home | 200 | 1.2 |
| 10 | 12 | Apartments | 400 | 2.4 |

Figure 8.1

Using the impacts from growth detailed above, it is clear the residents of single family developments receive the highest level of park land to support their development. With 100 residents sharing 1 acre, the ratio is .01 acres per resident, while the apartment dweller has .008 acres per resident. The declining requirement for multifamily housing could be based on the premise that apartment and mobile home parks provide some open space and amenities with their development. This rational might be true for some developments, but there are numerous in-fill developments in Fayetteville where small, high-density apartment complexes are developed with minimal support facilities and little if no usable open space. The required park land dedication should increase with density, so that as more units are clustered on less land, the need for park land is increased rather than decreased.

The actual park land dedication requirement is closely tied to the National Recreation and Parks Association (NRPA) standard developed in the 1980's of 10.5 acres of park land per 1000 residents. Using this park land to resident ratio, and the 2.5 residents per household in Fayetteville, the demand for park land per single family unit would be .026. The NRPA ratio is well below the current Fayetteville total of 55 acres of park land per 1000 residents, or the 43 acres of park land per 1000 residents if you exclude the lake acreage. In order to maintain the same level of park land for new residents that is currently being provided, the single family dedication would have to increase to .136 for total park land or .10 for land excluding lake surface areas. The requirements for apartment and other attached multi-family units and mobile home parks should also increase proportionally.

To become more progressive in meeting the needs of park land for new residents and developments, the city should not limit the discussion on growth impacts to park land only, but should also include impact or development fees to cover park facility devel-

opment as well. Using the NRPA standards for facilities, the city of Fayetteville could implement a cash fee tied to the development of park facilities, just as one can assess a fee for increased demand on water and sewer facilities tied to growth. Using the established 2.5 resident per unit, figure the proportional cost per unit of providing a ball field, tennis court, swimming pool, walking trail, playground etc. to complete a park system. This unit fee will then be applied to all development types based on the anticipated residential density.

Another area to explore is impact fees on nonresidential development. Major employers of all types can have an impact on park facilities. A major employment center will most likely have employees who may or may not be city residents who will participate in park programs or use the parks during lunch or after work. Impact fees that address the special needs of the employment centers should also be considered.

In looking at the implementation of the Park Land Ordinance, the procedures in place work well and the development community has become familiar with the system. This is especially true when land is given rather than money in lieu of land. When money is given in lieu of land on small developments, the Park and Recreation Advisory Board can approve the money. When developments are over 40 acres or 100 units, the Parks and Recreation Division is required to request a waiver from the City Council. In reviewing the process, it is not apparent why the Parks and Recreation Advisory Board would be given authority to make the final decision on projects less than 40 acres or 100 units and not above this limit. The Park and Recreation Advisory Board should be very well informed on park land needs and if they vote to accept money in lieu of land, they should have the authority to make a final decision without a waiver being required. The developer is paying a fee in the same manner as a development under the 40 acre or 100 unit limit, and it simply adds another step to the process. It also provides a potential point of contention for the Parks and Recreation Division to revisit the discussion of the Parks and Recreation Advisory Board at the City Council meeting, when it could be handled as a routine item by planning staff members. Under the current system, discussion can arise at City Council meetings without the Board members being present to provide a summary of their thoughts and decisions on the matter.

As required by law, the city of Fayetteville is divided into four park districts which allows the Division to closely monitor where money obtained through the Park Land Ordinance is being distributed. The division into four districts also ensures those residents living in the development paying the fees directly benefit. As the city continues to grow, the Parks and Recreation Division should carefully consider the availability of park development funds before acquiring additional land. Needed improvements on existing park land suggests that money in lieu of land would be the most effective approach to improving the community park facilities, unless the land being offered would serve to promote further greenway expansion or is in a location that is currently underserved.

Another method of funding park improvements is through exactions. Exactions are fees or development requirements required by an agency or local government at the time a permit or other agency-controlled approval is needed. Exactions, unlike impact fees, are often requirements to build improvements that benefit the public, rather than a flat fee charged to offset development.

For example, in Lexington, Kentucky, exactions charged when a building permit is issued help supplement the cost of open space at \$1,000 per acre of land developed; a park fee is also charged, ranging from \$102 to \$547 per unit, depending on the land use zone and the exaction district. In Collierville, Tennessee, an exaction requires that anyone who develops property along a mapped greenway corridor must develop that section of the greenway to the standards of the Collierville Greenway System. Collierville also charges impact fees for parks to all new developments, not just residential development. Germantown and Collierville, Tennessee both require the development of planned greenway sections as part of new property developments. Both of these cities, and other communities such as Williamson County in Tennessee, charge fees that offset the impact of new developments on public facilities and recreation. The money generated from fees such as these could go to a parks development fund.

Grants

Another funding source for park improvements is grants. The federal government has several different grant programs associated with the Transportation Equity Act for the 21st Century (TEA-21) transportation budget. Currently utilized by Fayetteville for funding trail projects, the TEA-21 program offers several monetary sources for greenway development and preservation of historic transportation facilities. The grant is awarded for alternative transportation, including pedestrian and bicycle trails. A 20 percent match is required by the city or parks and recreation division.

The Rivers, Trails, and Conservation Assistance program sponsored by the Department of the Interior, National Park Service, is another example of federally funded grants that exist for communities. This program assists state and local governments in protecting rivers, developing trails, and providing outdoor recreational opportunities. In Fiscal-Year 2000, \$7.6 million dollars were available under the program.

Other grant programs exist across the country through private and semiprivate trusts and endowments. Many of these groups offer small grants that can be used collectively to fund projects, and others offer substantial assistance. The Livable Communities Resource Center found on the web at www.livablecommunities.gov provides a full listing of other similar grant programs that can be utilized to fund new development.

Density Bonus for Open Space Preservation

Density bonuses are incentives to developers to reduce the amount of land covered by a new or renovation project. Remaining land will be developed into public open space in exchange for increased densities in the development. For example, a new subdivision currently zoned for 50 homes on 50 acres, would result in a density of one unit per acre. A density bonus would allow the developer to develop the same number of houses on 40 acres, leaving 10 acres as public open space. This type of open space preservation can be effective, but it works better in some locations than in others. Development market trends, such as a homeowner's willingness to purchase cluster housing rather than large lot housing, are necessary for the incentives to be effective.

Conservation District Zoning

Conservation zoning is another way to acquire park land. Conservation zoning can be used to protect flood-prone areas along the White River and its tributary streams by limiting the types of development that can occur within those regions. The benefit to the city is the ability to reduce development in flood plains, thereby minimizing flood damage to property, decreasing the cost of flood insurance, and providing green space for public use. Conservation areas preserved for recreation purposes can also serve to protect critical habitats and species of plants and animals, qualifying those lands for other types of grants to help fund acquisition and management. Among others, the Department of the Interior, Bureau of Land Management, and the Department of Agriculture, Forest Service, sponsor several programs organized for these types of uses.

Private Donations and Partnerships

Although public-private partnerships are welcomed and encouraged, they are not generally reliable forms of funding for annual capital budgets. They seem to work best on special projects in which a group of citizens takes a great deal of ownership in the project. The Parks and Recreation Director should actively seek partnerships in all new construction projects for the city.

Long Term Benefits

There are many long-term benefits to having a successful parks and recreation department, including social, economic, personal, and environmental benefits. Today, all communities provide for the basic needs of their residents. The decision to move into a community is no longer based solely on the quality of schools, housing, and job availability. Residents today have many extended options with private and home schooling and the commonplace practice of commuting several miles to work.

An important aspect attracting people to a community is the quality of life. This term is defined by many different elements, including safety, community pride, and ethnic and cultural diversity. These elements are all improved by a healthy parks and recreation system. If children and teenagers are provided with activities, the amount of time available to cause trouble is reduced. Showing an interest in youth also helps them to build confidence and self-respect. This self-respect can branch out to other aspects of a child's life, including the community and other people.

A healthy parks system also provides for the physical well-being of the community. The establishment of parks along rivers and in wetlands ensures that development will not encroach on these environmentally sensitive areas. The addition of greenspace and vegetation also increases air and water quality, while land provides recreation opportunities to the community.



APPENDICES



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