

City of Fayetteville Staff Review Form

2019-0305

Legistar File ID

6/4/2019

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

Connie Edmosnton

5/16/2019

PARKS & RECREATION (520)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approval of the Conceptual Master Plan of Centennial Park at Millsap Mountain.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Current Budget \$ -

Funds Obligated \$ -

Current Balance \$ -

Does item have a cost? No

Item Cost

Budget Adjustment Attached? No

Budget Adjustment

Remaining Budget \$ -

V20180321

Purchase Order Number:

Previous Ordinance or Resolution # 64-18, #125-18

Change Order Number:

Approval Date: 2/20/2018, 6/5/2018

Original Contract Number:

Comments:



**MEETING OF JUNE 4, 2019**

**TO:** Mayor and City Council

**THRU:** Don Marr, Chief of Staff

**FROM:** Connie Edmonston, Parks and Recreation Director

**DATE:** May 16, 2019

**SUBJECT:** **Approval of the Conceptual Master Plan of Centennial Park at Millsap Mountain**

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**RECOMMENDATION:**

Approval of the Conceptual Master Plan of Centennial Park at Millsap Mountain.

**BACKGROUND:**

On February 20, 2018, the Fayetteville City Council unanimously accepted a generous 50/50 matching grant from the Walton Family Foundation to purchase 288 acres of property west of I-49 on Millsap Mountain for a total of \$3,301,150. The land was purchased to be “used as parkland for mountain biking and hiking trails and accessory uses with efforts to eventually connect these parcels to Kessler Mountain Regional Park and possibly to other city property to both preserve much of the natural scenic beauty of these areas and to create an unsurpassed mountain biking destination and experience.” The park was named Centennial Park at Millsap Mountain and placed under the protection of the public domain to preserve the land as greenspace/open space in perpetuity on June 20, 2018 by Resolution 64-18.

**DISCUSSION:**

NWA Trailblazers is managing the master plan design of Centennial Park. They are a non-profit organization committed to helping communities to develop multi-use trails for cycling, running, walking and discovering the beauty found across NW Arkansas. NWA Trailblazers have hired CEI Engineers to assist them in preparing the conceptual master plan. A team from the City of Fayetteville consisting of staff from the Mayor’s office, Parks and Recreation, Engineering, Trails, and Transportation worked with NWA Trailblazers to develop the conceptual master plan.

The newly created Conceptual Master Plan of Centennial Park at Millsap Mountain will be a cycling-activated park with state-of-the-art cyclo-cross and mountain biking courses. It is intended to be used primarily for trail-based recreation supporting mountain biking and hiking trails for passive recreation and as a venue for cycling and fitness events with multiple trail surfaces and features that build users’ skills. The park will provide support for a variety of local events including National Interscholastic Cycling Association (NICA), Cyclocross, and other trail-based competition facilities that will contribute to economic impact. In February 2019, the City received notification that Fayetteville was selected to host the prestigious 2022 UCI Cyclo-Cross

World Championship. This event will bring visitors and riders from all over the world to enjoy the park and everything that Fayetteville has to offer.

While courses at the park are being designed to provide unique biking experiences, training opportunities, and to host the Cyclo-Cross World Championships, the park is also being designed to provide many different activities for all residents and visitors to enjoy. Centennial Park consists of steep, wooded slopes with an open, 30-acre mountaintop plateau. Possible recreational features such as pavilions/gazebos, restrooms, great lawn, hammock areas, climbing rocks, picnic areas, canopy walks, adventure playgrounds, and a primitive camping area will complement the trails. The park will link into the Fayetteville Transportation Trails System by connecting to Kessler Mountain Regional Park, Ruppel Trail and Shiloh Trail, as well as other possible trail linkages in the future. Phases for development of the park are shown on the attached concept plans. Phase I will include the amenities necessary to host the Cyclo-Cross World Championship such as the entry road, parking lot, and trail infrastructure. Centennial Park is expected to serve as a major component of Fayetteville's parks system and grow into a regional venue for trails recreation.

A Public Meeting was held on April 17, 2019 at Owl Creek Elementary School. Approximately 50 citizens attended the meeting to review the proposed master plan. Centennial Park Conceptual Master Plan was presented to the Parks and Recreation Advisory Board (PRAB) on May 6, 2019. PRAB unanimously approved the proposed plan of the park (6-0-0). See attached May Meeting Minutes. Speakup Fayetteville was utilized as an interactive forum for residents to browse the drawings and submit ideas and feedback. There were 119 responses with comments on topics such as the overlooks, trail design, trail usage, restrooms, water fountain, bike wash, and shale barren areas to name a few. Highlights from the survey questions are captured below:

- Eighty-two percent of the respondents to the on-line survey said they were likely to utilize the trails for cycling or hiking. (Question 1)
- In addition to the cyclo-cross trails, the four most essential amenities needed for the initial phase of the park were bathrooms, water fountains, canopy walk and hammock area. (Question 6)
- People preferred adventure and extreme playgrounds as well as a children's discovery area over multi-generational and traditional playgrounds. (Question 9).
- Sixty-nine percent of the respondents were interested in having a tree-top rope course or zip line that could be constructed and operated by a vendor. (Question 12)
- People stated they would most often utilize Centennial Park at Millsap Mountain for mountain-bike/cyclo cross, to view cycling events, and for exercise/fitness. (Question 19)

#### **BUDGET/STAFF IMPACT:**

A cost share agreement for development of the park is being prepared for City Council at an upcoming meeting.

#### **Attachments:**

Master Plan of Centennial Park  
PRAB May Meeting Minutes



Parks and Recreation Advisory Board  
May 6, 2019  
5:30 p.m.  
City Administration Building Room 326  
113 West Mountain Street  
Fayetteville AR, 72701

**Members:** Richie Lamb, Nicole Claesen, Wade Colwell, Will Dockery, Joel Freund, Jennifer Neil, Bill Putman, Dana Smith, Keith Tencleve

**City Staff:** Connie Edmonston, Director; Byron Humphry, Maintenance Superintendent; John Crow, Recreation Superintendent; Ted Jack, Park Planning Superintendent, Ken Eastin, Park Planner, Sonya Morell, Operations Assistant

1. **Call to Order:** Lamb called the meeting to order at 5:30 p.m.
2. **In Attendance:** Lamb, Claesen, Colwell, Dockery, Smith, and Tencleve  
**Absent:** Freund, Neill, and Putman  
**Staff:** Edmonston, Humphry, Jack, Morell  
**Absent:** Crow and Eastin

1. **Centennial Park Master Plan Presentation: Erin Rushing, NWA Trailblazers**  
Website Speakup Comments: Ted Jack, Parks Planning Superintendent

Rushing provided the background for his organization. He discussed the following:

- The Slaughter Pen is an example of project.
- Goal is to connect the University of Arkansas to Kessler Mountain.
- Another goal is to host bigger cycling event in the future.
- He reviewed with the board the Centennial Park at Milsap Mountain Conceptual Maser Plan.
- Mountain biking is growing rapidly in Arkansas.
- The trail will be marked like ski slopes are rated. Green is easy all the way up to black, as more difficult.
- The trails will be a variety of soft surface trails and paved trails.
- Cyclocross will be on top of the mountain, with mountain biking trails and hiking trails in other areas.
- Cyclocross trail will have rock gardens, stairs and mud pits.
- Goal is to have 16 miles of trails, that will be suitable for all ages and abilities.
- Working on multiple access points.
- The goal is to preserve Ecological areas, shale bearings, wetland areas and natural springs.

Jack added the following information from Parks and Recreation on what the citizens wanted:

- Event Lawn/Event Spaces
- Picnic Areas
- Hammock Areas
- Picnic Shelters (Pavilions or Gazebos)
- Canopy Walks
- Playgrounds (Children Discovery Areas, Adventure Playgrounds, Rope Courses)
- Climbing Rocks

The board further discussed the Master Plan.

Edmonston stated Parks and Recreation will be responsible for the streets, parking lots and restrooms. Furthermore, Parks is still looking at funding.

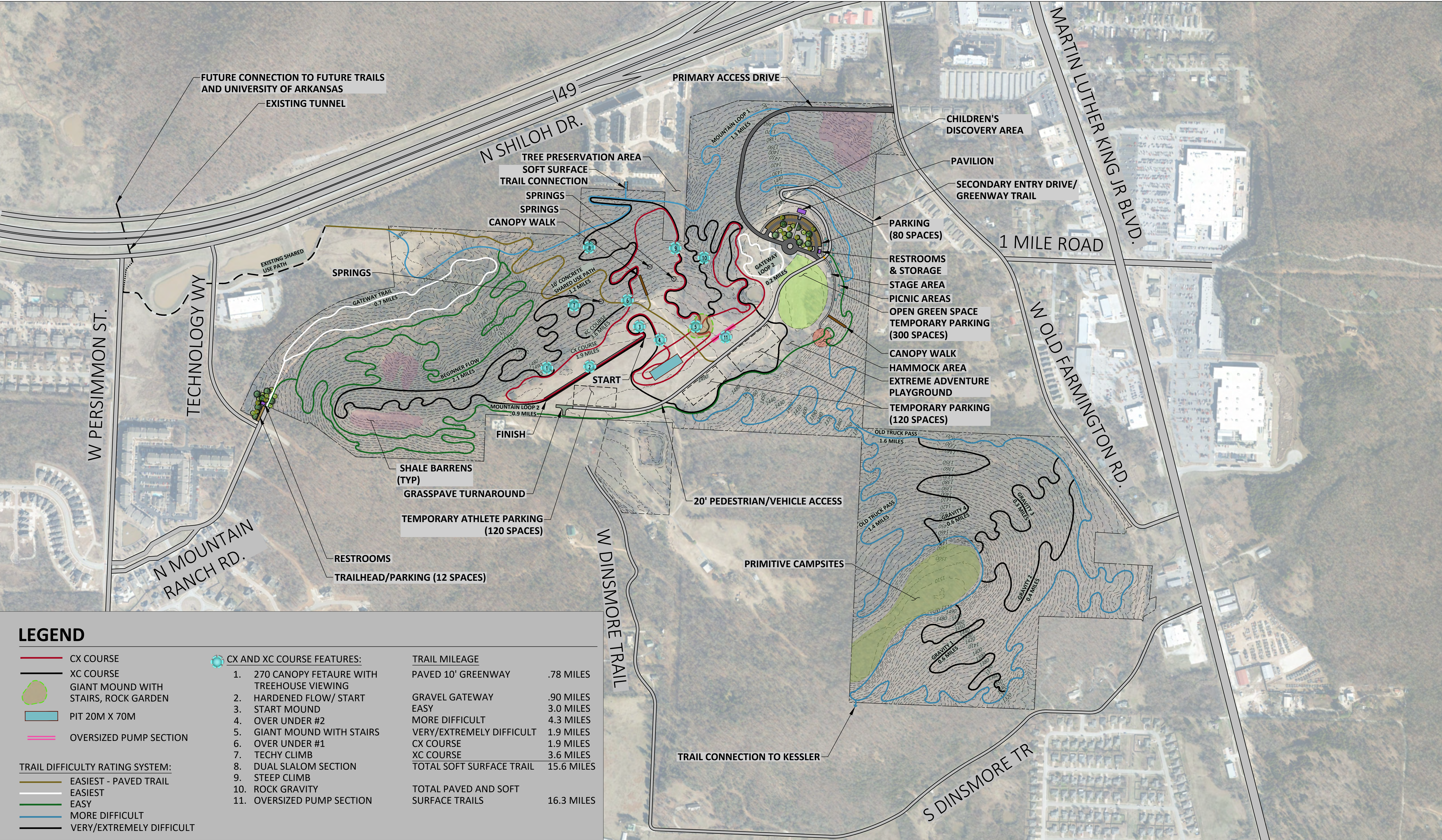
Lamb is most concerned about the west access point. He believes it is important for this part of town to have a park that is easily accessible.

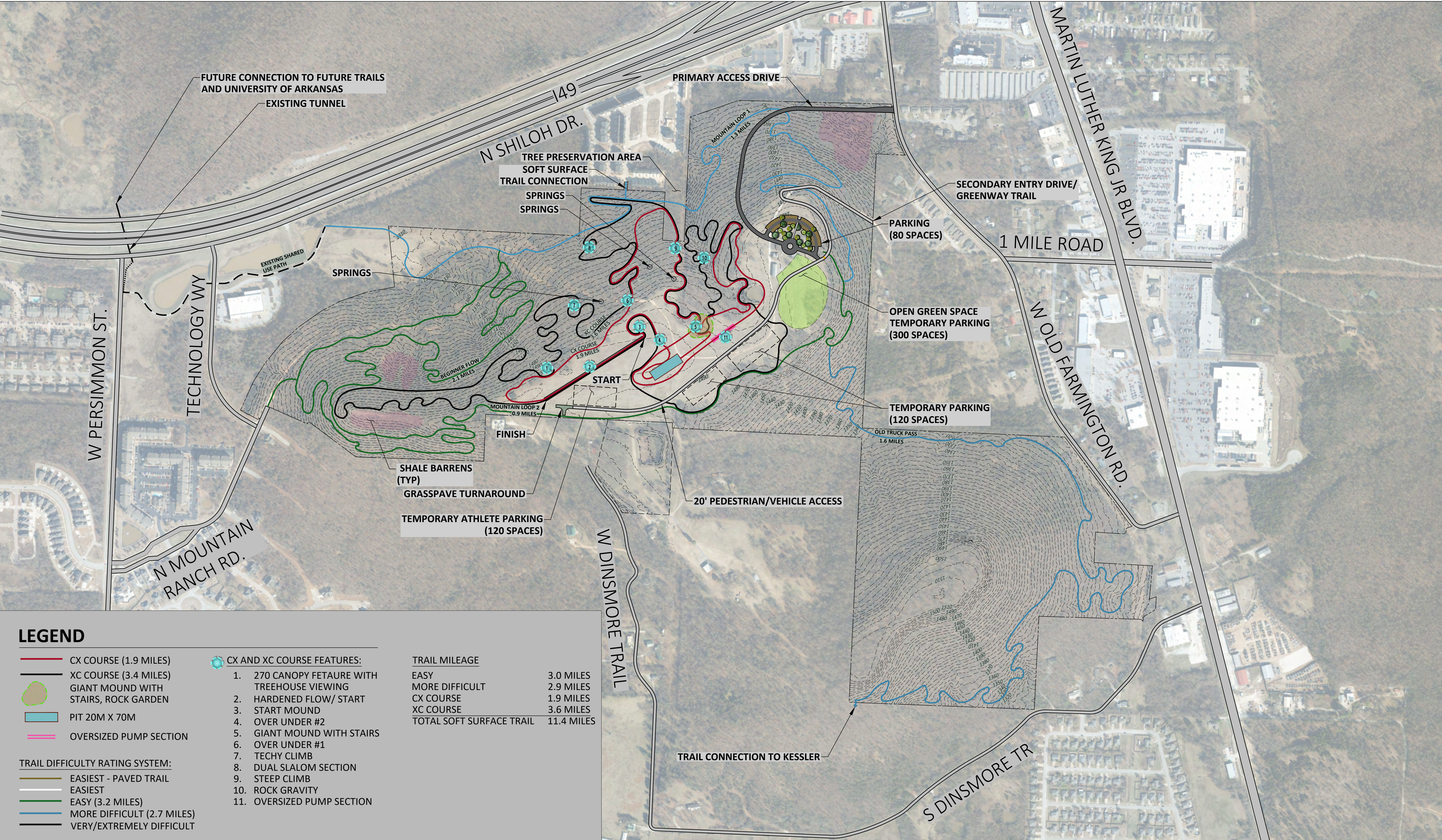
Rushing stated they were working to make a western access point.

**Staff Recommendation:** Approve the proposed Master Plan of Centennial Park

**PRAB Motion: Colwell moved to approve the proposed Master Plan of Centennial Park. Tencleve seconded the motion. Motion passed 6-0-0**

PRAB minutes provides the basic discussions and motions of the PRAB meeting for more information, please refer to the PRAB meeting video provided on the city's website.





LEGEND

CX COURSE (1.9 MILES)

XC COURSE (3.4 MILES)

GIANT MOUND WITH STAIRS, ROCK GARDEN

PIT 20M X 70M

OVERSIZED PUMP SECTION

1. 270 CANOPY FETAURE WITH TREEHOUSE VIEWING

2. HARDENED FLOW/ START

3. START MOUND

4. OVER UNDER #2

5. GIANT MOUND WITH STAIRS

6. OVER UNDER #1

7. TECHY CLIMB

8. DUAL SLALOM SECTION

9. STEEP CLIMB

10. ROCK GRAVITY

11. OVERSIZED PUMP SECTION

EASIEST - PAVED TRAIL

EASIEST

EASY (3.2 MILES)

MORE DIFFICULT (2.7 MILES)

VERY/EXTREMELY DIFFICULT

CX AND XC COURSE FEATURES:

TRAIL MILEAGE

EASY 3.0 MILES

MORE DIFFICULT 2.9 MILES

CX COURSE 1.9 MILES

XC COURSE 3.6 MILES

TOTAL SOFT SURFACE TRAIL 11.4 MILES

LEGEND

CX COURSE (1.9 MILES)  
XC COURSE (3.4 MILES)

GIANT MOUND WITH STAIRS, ROCK GARDEN

PIT 20M X 70M

OVERSIZED PUMP SECTION

TRAIL DIFFICULTY RATING SYSTEM:

EASIEST - PAVED TRAIL  
EASIEST  
EASY (3.2 MILES)  
MORE DIFFICULT (2.7 MILES)  
VERY/EXTREMELY DIFFICULT



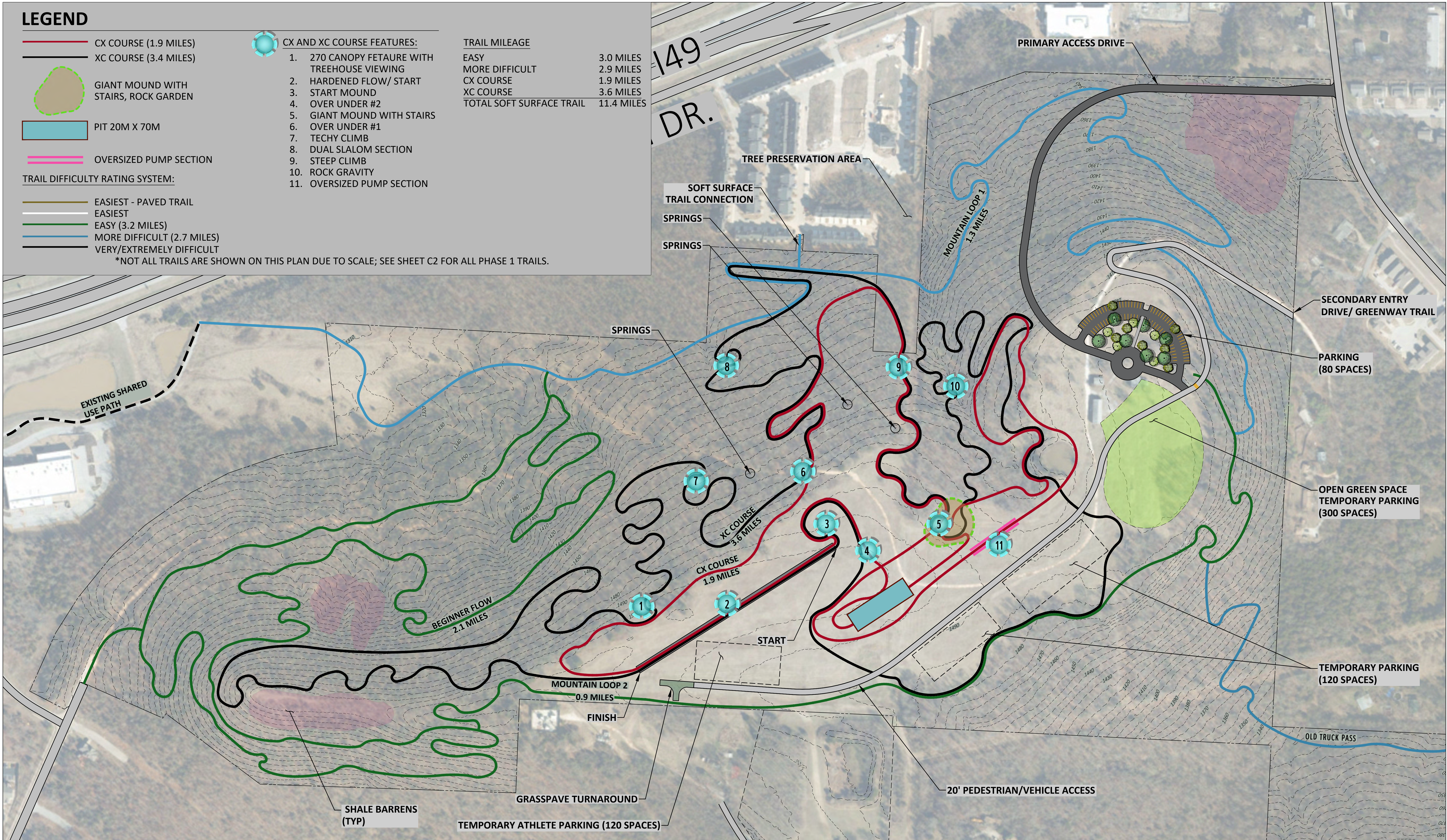
CX AND XC COURSE FEATURES:

- 270 CANOPY FETAURE WITH TREEHOUSE VIEWING
- HARDENED FLOW/ START
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- OVER UNDER #2
- GIANT MOUND WITH STAIRS
- OVER UNDER #1
- TECHY CLIMB
- DUAL SLALOM SECTION
- STEEP CLIMB
- ROCK GRAVITY
- OVERSIZED PUMP SECTION

TRAIL MILEAGE

EASY 3.0 MILES  
MORE DIFFICULT 2.9 MILES  
CX COURSE 1.9 MILES  
XC COURSE 3.6 MILES  
TOTAL SOFT SURFACE TRAIL 11.4 MILES

\*NOT ALL TRAILS ARE SHOWN ON THIS PLAN DUE TO SCALE; SEE SHEET C2 FOR ALL PHASE 1 TRAILS.



0 150' 225' 300'  
SCALE IN FEET

REV DATE

5/16/19  
REV-10

SHEET

C5

CENTENNIAL PARK AT MILLSAP MOUNTAIN

MARTIN LUTHER KING JR BLVD & N SHILOH DR

CONCEPTUAL MASTER PLAN ENLARGEMENT - PHASE 1



900 SE 5TH STREET, SUITE 22  
P.O. BOX 2821  
BENTONVILLE, AR 72712  
(479) 657-6885



3108 SW REGENCY PKWY,  
SUITE 2  
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(479) 273-9472