

RESOLUTION NO. _____

A RESOLUTION TO EXPRESS THE CITY COUNCIL'S INTENT ~~TO CONSIDER ALL THREE POTENTIAL REPLACEMENT PARKING SITES AS PART OF THE CULTURAL ARTS CORRIDOR PROJECT, AND TO ENCOURAGE THE CITY~~ TO SEEK OPPORTUNITIES TO PROVIDE ADDITIONAL BENEFITS INCLUDING HOUSING, ARTS PRODUCTION FACILITIES, AND OTHER USES THAT FURTHER THE CITY'S EXPRESSED PRIORITIES

WHEREAS on December 18, 2018, the City Council passed Resolution 250-18 to assure voters that up to that \$10,000,000.00 would be reserved from the Cultural Arts Corridor Project, which voters later approved as Question 8 of the 2019 Sales Tax Bond Ballot on April 9, 2019, to fund new public parking spaces to replace all spaces lost or removed from the West Avenue parking lot; and

WHEREAS on December 18, 2018, the City Council also passed Resolution 276-18 contracting Garver Engineering, LLC to perform a preliminary site analysis to determine the most viable locations for new parking structure(s) to replace parking lost to the construction of the Civic Plaza portion of the Cultural Arts Corridor; and

WHEREAS Garver Engineering delivered their report on March 8, 2019, identifying three viable options, each with its own unique benefits and challenges:

- Option 1 – “Depot Lot – Partial Site” (NW corner of West/Dickson intersection)
 - The property is privately owned.
 - Clear line of sight to the west entrance to the WAC.
 - Limits visibility of Arsaga's at the Depot; proximity to iconic Bank of Fayetteville train.
 - Growing public concern regarding this location.
- Option 4 – “East Lot – Partial Site” (across School from Spring St parking deck)
 - The land is publicly owned by the City of Fayetteville.
 - Farthest walking distance to WAC entrance.
 - Very close to residential structures on Shipley Alley.
 - Concentration of parking structures dominates a single city block.
- Option 5 – “Nadine Baum Studios Site” (West Ave between Meadow St and Spring St)
 - The land is publicly and jointly owned by the City of Fayetteville and the University of Arkansas.
 - Proximity to planned development at the south end of the civic plaza.
 - Loss of existing on-site parking is minimal.
 - Removal of the existing 20,000 square foot Baum Studios structure and relocation of current tenants.
 - Large additional mixed-use development opportunity with frontage on West Avenue, Meadow Street, and Spring Street along the established Cultural Arts Corridor; and

WHEREAS the City Council and Staff are in the final stages of adopting a revised comprehensive City Plan 2040 with Goals, Objectives, and Action Items that include:

- Goal 1: We will make appropriate infill and revitalization our highest priority.
 - Converting commercial corridors to mixed-use centers by adding residences. (Objective 1.3)
 - Promoting the density of development around logical future transit stops. (Objective 1.4)

- Encourage new development that supports and complements the unique characteristics and economic values around downtown and the U of A... (Objective 1.7)
- Goal 6: We will create opportunities for attainable housing
 - Increase housing choices by encouraging a mixture of housing types and sizes dispersed throughout the city and in proximity to transit and active transportation networks. (Objective 6.1)
 - Establish partnerships with non-profit and private entities to facilitate the development of attainable workforce housing. (Objective 6.3)
- Housing Policy Action Items:
 - Identify opportunities for the creation of affordable housing on publicly-owned land and develop partnerships with developers to provide flexible, affordable workspace and housing. (Chapter 6); and

WHEREAS the Fayetteville Housing Authority has been an active partner in planning for development of nearby portions of West Avenue and on October 21, 2019, the FHA Board of Directors unanimously approved Resolution 1193 recognizing the impact such development could have on parking at Hillcrest Tower; authorizing their Executive Director to negotiate a land sale to the City of Fayetteville; encouraging the City of Fayetteville to consider locating replacement parking at the corner of West and Meadow for the mutual benefit of area residents and guests; and expressing their desire to partner in the development of new residential and commercial space connected to that parking; and

~~WHEREAS the City of Fayetteville and the University of Arkansas have a long-standing close partnership in the massively successful Walton Arts Center that has transformed Dickson Street for the better, and the City hopes to recommit to that history of bold leadership through the next generation of improvements by ensuring the Walton Arts Center patrons and community have access to the most suitable facilities to meet the arts and culture demands of a growing community;~~

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

~~Section 1: The City Council of the City of Fayetteville, Arkansas requests any presentation of replacement parking options submitted by the Mayor and staff include an equal analysis of the Nadine Baum study location, with comparison of the public benefits, challenges, land costs, parking construction costs, and cost to replace any existing uses on each potential site.~~

~~Section 2: The City Council encourages the Mayor to seek opportunities for partnerships and funding sources that might enhance a replacement parking project at any location with complementary features or amenities that provide additional benefits to the area surrounding the Cultural Arts Corridor including, but not limited to, workforce housing, arts production facilities, or other uses that further City priorities as expressed in the adopted City Plan 2030 or draft City Plan 2040.~~

PASSED and APPROVED this 47th day of ~~December, 2019~~ January, 2020.

APPROVED:

ATTEST:

By: _____
LIONELD JORDAN, Mayor

By: _____
KARA PAXTON, City Clerk-Treasurer