

City of Fayetteville Staff Review Form

2019-0933

Legistar File ID

1/7/2020

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

Blake Pennington

1/6/2020

CITY ATTORNEY (021)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

City Council approval of the Future Land Use Map.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? NA

Current Budget

\$ -

Funds Obligated

\$ -

Current Balance

\$ -

Does item have a cost? NA

Item Cost

Budget Adjustment Attached? NA

Budget Adjustment

Remaining Budget

\$ -

V20180321

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



OFFICE OF THE
CITY ATTORNEY

DEPARTMENTAL CORRESPONDENCE



Kit Williams
City Attorney

Blake Pennington
Assistant City Attorney

Jodi Batker
Paralegal

TO: **Mayor Jordan**
City Council

FROM: **Blake Pennington**, Assistant City Attorney

DATE: **January 6, 2020**

RE: **Future Land Use Map update**

At the December 17, 2019 City Council meeting, the City Council approved a motion separating City Plan 2040, the Future Land Use Map, the Master Street Plan, and the Active Transportation Plan so each could be considered on its own. The Master Street Plan and Active Transportation Plan were tabled until the January 7, 2020 meeting and City Plan 2040 and the Future Land Use Map were tabled until the January 21, 2020 meeting.

Attached are the staff memo, alternative Future Land Use Map proposals, and some additional comments and recommendations from the Planning Commission.



MEETING OF JANUARY 21, 2020

TO: Mayor; Fayetteville City Council

THRU: Susan Norton, Communications Department Director, Interim Chief of Staff
Garner Stoll, Development Services Director
Andrew Garner, Long Range Planning/Special Projects Manager
Chris Brown, City Engineer

FROM: Jonathan Curth, Development Review Manager

DATE: January 3, 2020

SUBJECT: Planning Commission Recommendation for the Future Land Use Map

RECOMMENDATION:

Following several meetings in 2018 and 2019 in which the Planning Commission functioned as a steering committee for the update to City Plan 2030, the Future Land Use Map, and Master Street Plan, complete draft documents were presented to Commissioners on May 13, 2019. Commissioner feedback was requested on each of the three plan elements outlined above, with comments, recommendations, and critiques provided over the following four weeks.

BACKGROUND:

The current Future Land Use map was adopted by Resolution 116-11 on July 5, 2011, following the adoption of City Plan 2030. This map was itself an update of the Future Land Use Map adopted in 2006 with City Plan 2025, which was developed to reflect the principles and goals of City Plan. The maps adopted with City Plan 2025 and 2030 represented a fundamental change in how the Future Land Use Map functioned. Where Future Land Use Map designations were previously broken down by land uses that reflected conventional zoning principals of separate areas for commercial, industrial, and residential activity, the new maps incorporated key elements of the SmartCode framework, a development ordinance template intended to create context-appropriate urban design that can meld varying uses and create compact, connected neighborhoods.

Among these elements is the system of environments known as the Transect Zone, where habitats are ordered from the most natural to the most urban. City Plan 2025 and 2030 took these zones and translated them into appropriate development patterns as expressed in the comprehensive plan to reflect the unique character of Fayetteville. These Future Land Use Map designations are:

- *Natural Areas (Dark Green) T-1*
- *Rural Areas (Light Green) T-2*
- *Residential Neighborhood Areas (Yellow) T-3*
- *City Neighborhood Areas (Blue) T-4*

- *Urban Center Areas (Purple) T-5*
- *Industrial Areas (Light Blue)*
- *Complete Neighborhood Plans (Red)*
- *Civic and Private Open Space Areas/Parks (Olive)*
- *Civic Institutional Areas (Brown)*
- *Non-municipal Government Areas (Tan)*
- *Industrial Areas (Light Blue)*

UPDATES:

The Future Land Use Map and land use designations as proposed herein are still based on the transect model, the SmartCode framework wherein habitats are ordered from the most natural to the most urban. Staff's goal with this update is to use the existing land use designations and provide multiple iterations of the Future Land Use Map as potential scenarios for growth management. Each alternative poses a different strategy for accommodating Fayetteville's anticipated population growth, from the current discouragement of annexation for urban or suburban development to growth moderated by zoning and annexation tools that moderate the City's expansion with respect to the goals and principals of City Plan 2030.

Alternative #1 (Exhibit 'A') represents the existing Future Land Use Map as adopted with City Plan 2030, and will be updated to reflect changes in existing land use since the map's 2011 adoption. This iteration was created following the economic downturn of the late 2000s and included a reduction of Residential Neighborhood Area at the edge of the City to discourage urban sprawl and a reclassification of portions of north Fayetteville to Urban Center Area to reflect its new "regional" description.

Alternative #2 (Exhibit 'B') incorporates those changes outlined in Alternative #1 along with reclassifying large areas within Fayetteville's Planning Area as Residential Neighborhood Area. This is intended to reflect and accommodate the anticipated population growth of Fayetteville in coming decades in a deliberate manner. Additionally, adoption, application, and implementation of this Future Land Use Map is predicated on the execution of several proposed action items within City Plan 2040. Foremost among these are the development of a formal annexation policy to strategically and deliberately plan for controlled growth and the adoption of zoning districts that can be utilized to manage rural growth and maintain rural character at the City's outer edges. Significant changes to the map include a broad expansion of land within the Planning Area designated as Residential Neighborhood Area.

Alternative #3 (Exhibit 'C') acts as a middle road, to include those changes outlined in Alternative #1 within the City's boundaries and a more moderated expansion of Residential Neighborhood Area in to the Planning Area. While also predicated on adopting a formal annexation policy and rural zoning districts, the additional areas designated as Residential Neighborhood area are currently contiguous to City limits, adjacent to City infrastructure, complimentary to the efficient provision of City services, or a combination thereof.

DISCUSSION:

On July 8, 2019, the Planning Commission forwarded the draft Future Land Use Map, recommending Alternative #1, noting that adoption of Alternatives #2 or #3 that encourage annexation and peripheral development is not appropriate without an existing annexation policy or growth management tools. Further, the Commission recommended revising the visual Complete Neighborhood Area designation from a solid color to a border, inside which properties will receive Future Land Use Map designations similar to other properties citywide. No public comment was presented.

On December 17, 2019, staff also recommended in favor of Alternative #1 of the Future Land Use Map, with an amendment proposed by elected officials ('Exhibit 'D') to expand areas of northwest Fayetteville designated as Residential Neighborhood Area, and deferring review, drafting, and adoption of additional annexation policy and growth management tools to a later date.

Attachments:

- Exhibit A
- Exhibit B
- Exhibit C
- Exhibit D
- Planning Commissioner Recommendation

Exhibit 'A'

Future Land Use Map 2040

Alternative 1

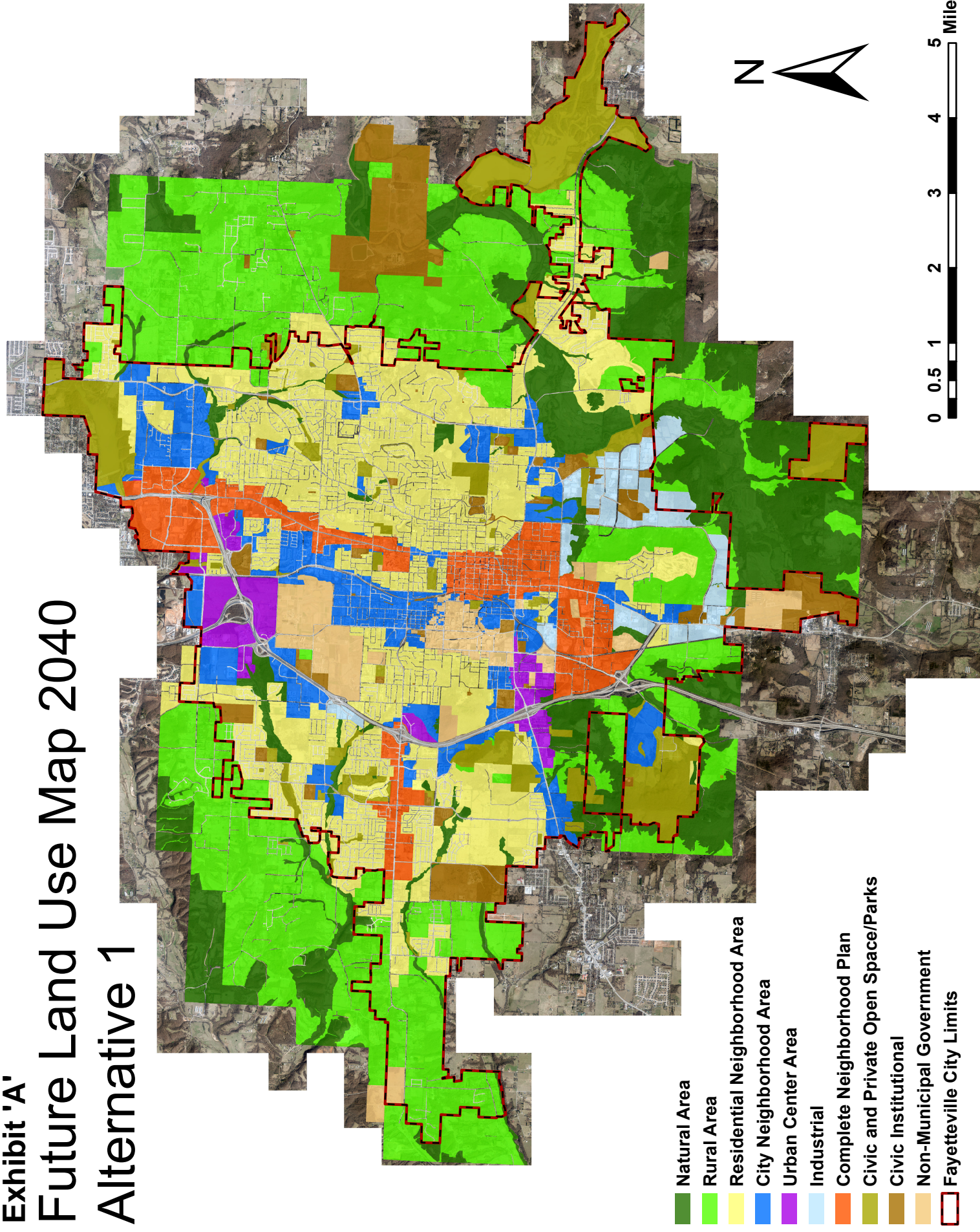


Exhibit 'B'

Future Land Use Map 2040

Alternative 2

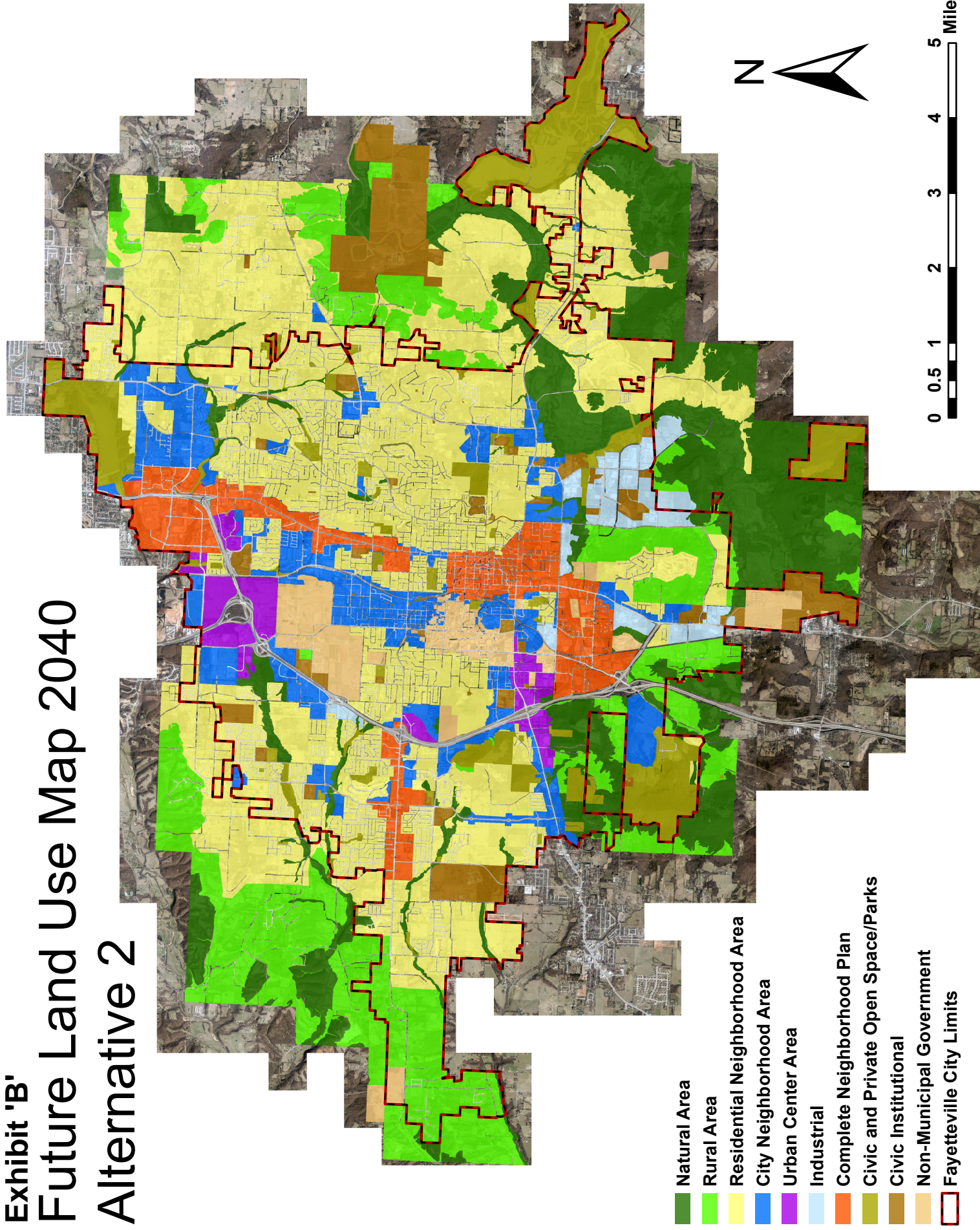


Exhibit 'C'

Future Land Use Map 2040

Alternative 3

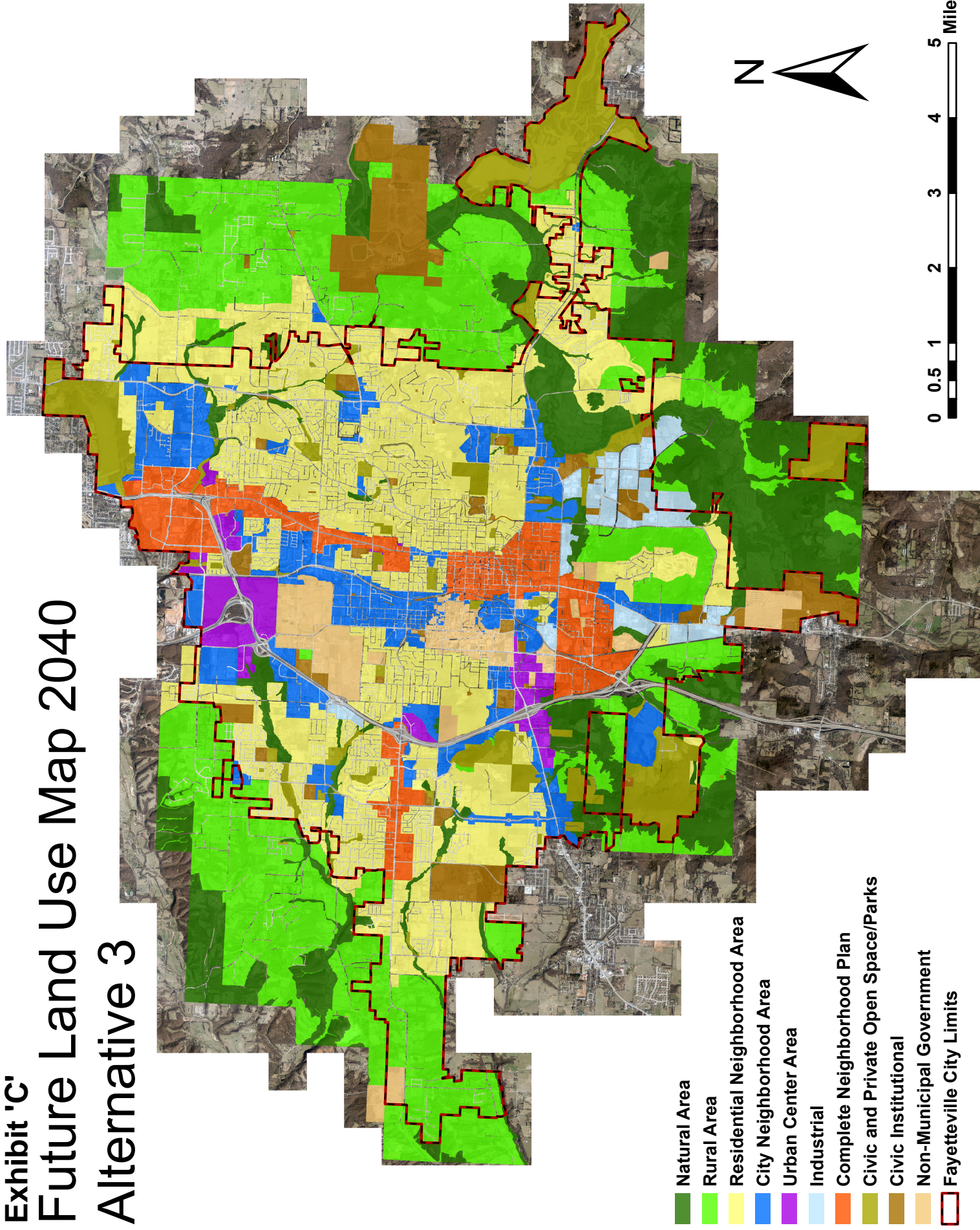
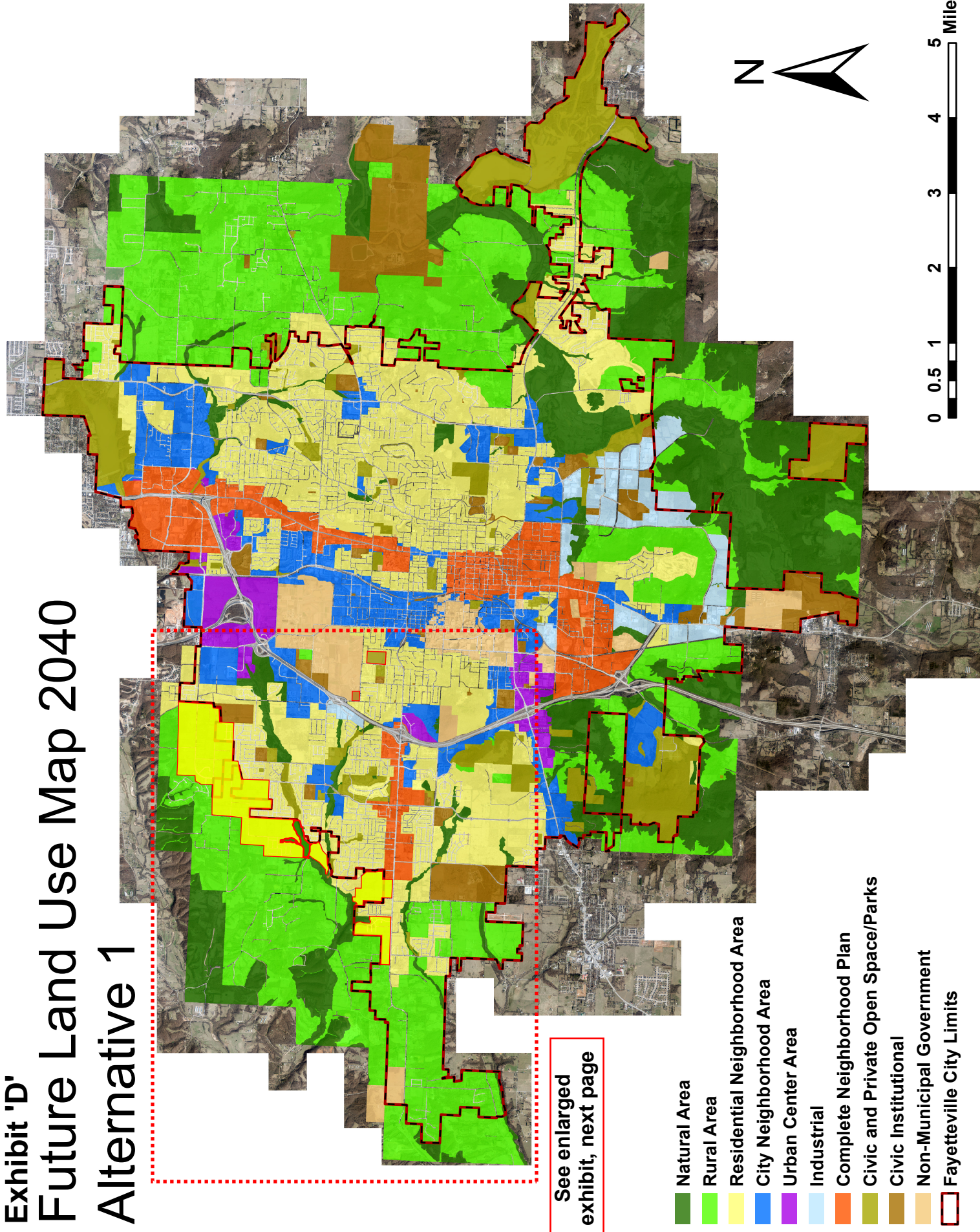


Exhibit 'D'

Future Land Use Map 2040

Alternative 1

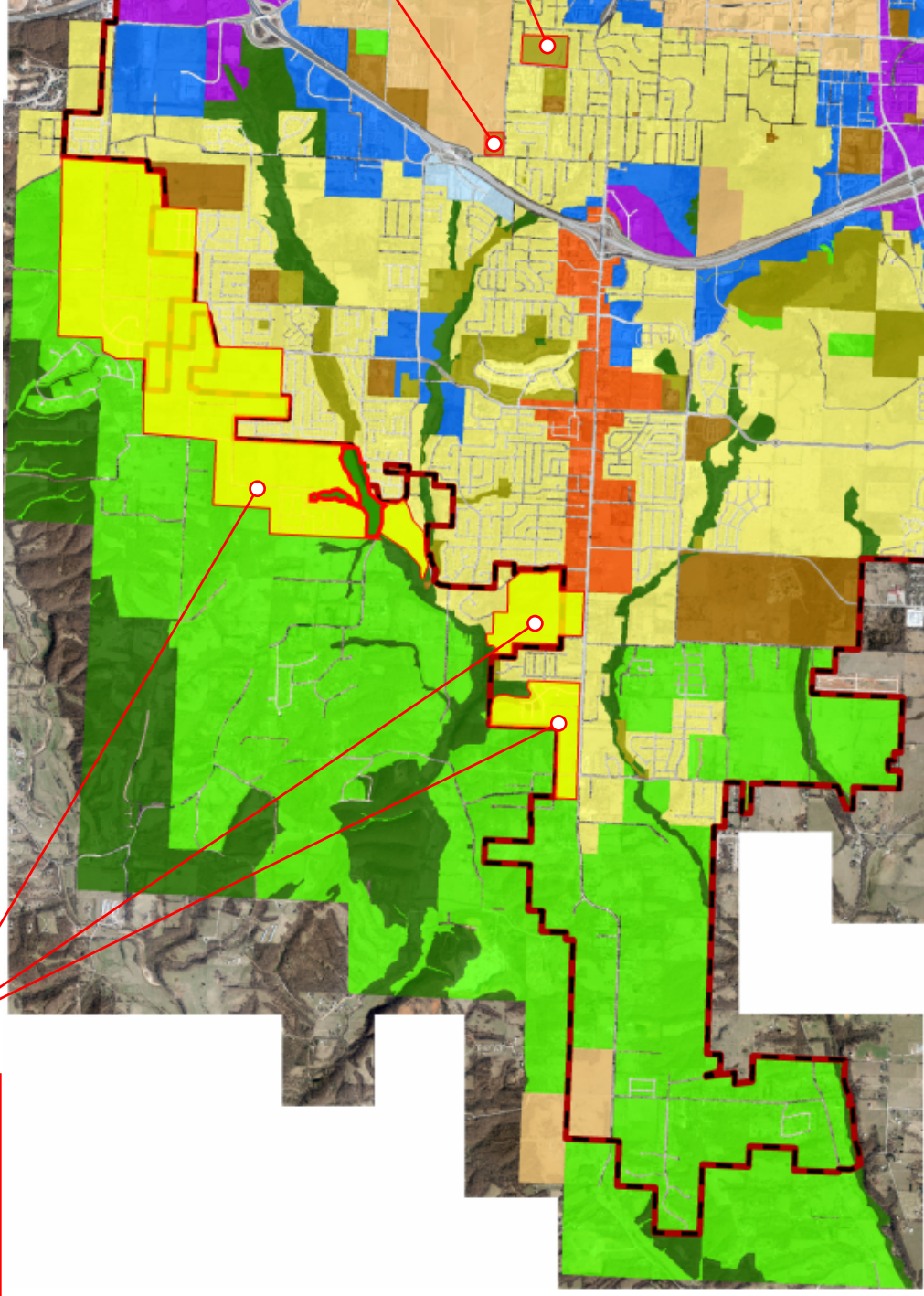


Proposed Amendment

Areas of additional
Residential
Neighborhood Area

Area of additional
Civic Institutional

Area of additional
Civic and Private
Open Space/Parks





MEETING OF DECEMBER 3, 2019

TO: Mayor; Fayetteville City Council

THRU: Don Marr, Chief of Staff
Garner Stoll, Development Services Director
Andrew Garner, City Planning Director
Chris Brown, City Engineer

FROM: Jonathan Curth, Senior Planner

DATE: November 15, 2019

SUBJECT: ~~EXHIBIT 'C'~~ - Planning Commission Recommendation for the Comprehensive Land Use Plan, the Future Land Use Map, and the Master Street Plan.

RECOMMENDATION:

Following several meetings in 2018 and 2019 in which the Planning Commission functioned as a steering committee for the update to City Plan 2030, the Future Land Use Map, and Master Street Plan, complete draft documents were presented to Commissioners on May 13, 2019. Commissioner feedback was requested on each of the three plan elements outlined above, with comments, recommendations, and critiques provided over the following four weeks.

DISCUSSION:

Although staff agreed with and incorporated many of the Planning Commission's recommended amendments to City Plan 2040, the Future Land Use Map, and the Master Street Plan, the following represent substantive changes that either represent significant staff time to implement or matters of policy upon which ultimate decision lay with the City Council.

City Plan 2040

- Infill Development Scoring Matrix:
 - At the Planning Commission Retreat held on May 18, 2019, Commissioners reviewed the proposed Infill Development Scoring Matrix and made recommendations on weighting of the criteria. In addition to providing weights to the proposed criteria, the Commission recommended substituting properties with greater than 15% slope to properties with 100-year floodplain as a negative modifier.
 - Commissioner Brown recommends the following additions or modifications to the draft Infill Development Scoring Matrix:
 - Addition of the Enduring Green Network boundaries instead of Slopes Greater than 15 Percent or 100-year Floodplain. These elements are encompassed within the Enduring Green Network and Commissioner Brown proposed this be assigned the weight previously-proposed by Commissioners for slope/floodplain; and

- Incorporation of Growth Concept Map centers using a buffer of increasing
- Growth Concept Map:
 - Commissioner Brown recommends the following additions or modifications to the draft Growth Concept Map:
 - Addition of the Enduring Green Network;
 - Addition of the Mayor's Box;
 - Highlighting of the Arkansas & Missouri railroad track running north-south through Fayetteville; and
 - Reclassifying the Tier 3 center indicated above Evelyn Hills to a Tier 2 center.
 - The current Growth Concept Map indicates the Evelyn Hills shopping center area as a Tier 3 center. Commissioner Brown recommends this be revised to a Tier 2 center. Currently, all proposed iterations of the Future Land Use Map include a designation of Complete Neighborhood Plan for areas associated with an adopted, locally-targeted plan. Commissioner Brown recommends that this designation be kept as an outline of the existing neighborhood plan areas, but with appropriately delineated Future Land Use Map designations (Urban Center Area, City Neighborhood Area, etc.) applied to the parcels within.
- Chapter 3: Framework:
 - Commissioner Brown recommends assigning a responsible department, division, or committee to each of the proposed City Plan 2040 benchmarks.
 - Commissioner Hoffman recommends maintaining the current language for Goal #3: We will make traditional town form the standards, rather than re-write it as "We will make compact, complete, and connected development the standard."
- General Comment
 - Commissioner Hoffman recommends inclusion of additional language related to open space. Specifically, that shared public spaces ought to be more deliberate in design, encouraging natural surveillance through "eyes on the street" that ensure the safe use of parks, trails, and other spaces.

Future Land Use Map

- Currently, all proposed iterations of the Future Land Use Map include a designation of Complete Neighborhood Plan for areas associated with an adopted, locally-targeted plan. Commissioner Brown recommends that this designation be kept as an outline of the existing neighborhood plan areas, but with appropriately delineated Future Land Use Map designations (Urban Center Area, City Neighborhood Area, etc.) applied to the parcels within.

Master Street Plan

- Commissioner Sharp recommends inclusion of a Parkway Boulevard street section. Although a Parkway Boulevard street section does not exist among the streets in the Master Street Plan or designations in the Master Street Plan Map, it could be done voluntarily and would likely be a municipal project given the cost associated with a larger street. A further consideration is that this section is not currently applied within the Master Street Plan Map, and staff seeks guidance as to which existing or proposed streets, if any,

the Parkway Boulevard designation ought to be applied.

Attachments:

- Planning Commission Infill Development Scoring Matrix Weighting

CityClerk

From: Ethel C. Simpson <esimpson@uark.edu>
Sent: Sunday, January 05, 2020 8:28 PM
To: CityClerk
Subject: RE: Sang Avenue in the new City plan

Categories: Forwarded

Kindly forward this email to members of the Planning Commission, the Mayor, and the members of the City Council. Thank you for your help.

John Williams, architect and University Heights resident, who died in 2008, once recalled to me and others that he (and probably others) had successfully resisted an attempt from the city to extend Sang. He argued on the grounds of the topography, that at both ends of Sang the grade was too steep for safety and for effective drainage, etc. He believed that the Planners simply looked at a flat map and noticed that a straight line could connect the two thoroughfares, Wedington and (what is now) Martin Luther King Boulevard. The map, he imagined, did not show the change in elevation.

I want to call the attention of City planners and government to this earlier episode (that seems to be one of my responsibilities lately). The topography of that section of town has not changed since John's discussion more than 20 years ago. If it was not suitable for road construction then, how can it be now? There are other responses to traffic bound eastward from the new developments west of the Interstate.

Now that Razorback Road is widened and improved, why shouldn't *that* become the connector to MLK? It doesn't seem to me to be necessary to further disrupt the residential, wooded, quiet district where Sang now runs. If there is greater density out west of the Interstate, how does that justify messing up an undense neighborhood for the convenience of those residents? There are frontage roads on each side of the highway. Great sums will be spent to improve the overpass at Wedington and I-49, but why should that justify slicing the land to the south by another throughway? Wedington is a wide, relatively flat highway all the way east to Garland, another wide north-south roadway. Why shouldn't that be the preferred route for through traffic?

Density is destiny (a lucky anagram). I was thinking the other day of the city planners' flexible, or inconsistent, attitudes toward planning, especially density. Whenever I have to go to Emerald City, Fayetteville's medical campus, I think about the medical centers in big cities, which are concentrated in a few skyscrapers. We could have had a lot of dense housing in that section—with walkable access to amenities, shopping, the Interstate.. Now, that land has been undensely used, and the planners seem desperate to look wherever they can for densifying projects. I wonder if they think people living on Sang are going to trudge up and down that hill to MLK in order to eat at a drive-through burger place? Wait—that's walkability. That's another story.

409 N. Oliver Avenue
Fayetteville AR 72701
(479) 442-2925

From: University Heights Neighborhood Association <UNIVERSITY-HEIGHTS-NA@LISTSERV.UARK.EDU> **On Behalf Of** Lisa Orton
Sent: Wednesday, January 1, 2020 12:07 PM
To: UNIVERSITY-HEIGHTS-NA@LISTSERV.UARK.EDU
Subject: City's new master street plan

It looks like the City wants to make Sang continuous from Deane St to MLK as a neighborhood link connector which allows for up to 6000 vehicles per day. Can the University Heights/Haskell Heights neighborhood protest and prevent the City from sending a major street through quiet and secluded Haskell Heights? Can residential neighborhoods not protect themselves from major traffic passing through them? Why not around them instead?

Lisa Orton

[Sent from Yahoo Mail on Android](#)

CityClerk

From: Amelia Burke <mimicburke@yahoo.com>
Sent: Monday, January 06, 2020 10:47 AM
To: CityClerk
Subject: Sang Avenue extension--PLEASE FORWARD TO MEMBERS OF THE CITY COUNCIL

To the members of the City Council,

I am writing to voice my strong opinion AGAINST extending Sang Avenue. It seems so important to protect the peace of residential areas, especially as the city grows. Neighborhoods should not be cut-throughs for traffic. Even though this happens to be in my neighborhood, I am against extensions like this one in any neighborhood; two come to mind that I spoke out against in the past---extending Prospect by Wilson Park and Fletcher on Mt. Sequoyah. Wonderful that those did not happen. And living on Cleveland St I am acutely aware of cut-through traffic, and its speed. Drivers will roar down any new Sang hill in the same way. Let's don't let that happen. Thank you. Mimi Burke

To the city clerk--PLEASE FORWARD THIS EMAIL TO ALL CITY COUNCIL MEMBERS. Thank you.

CityClerk

From: Milton Burke <miltonburke1@gmail.com>
Sent: Monday, January 06, 2020 4:03 PM
To: CityClerk
Subject: Sang extension

Dear Kara Paxton:

I'm writing to express opposition to the Sang Street extension proposal. Please forward my comments to the Planning Commission and City Council members.

My fundamental question is financial. Who will pay for this extension? This question seems germane given the traffic realities that exist on Sang at present. I am aware of present conditions since I live close by on Cleveland Street and use Sang almost every day. Quite a bit of traffic from West Fayetteville and I-49 routes itself down Wedington, turns right (south) on Sang, and then left up Cleveland Hill to get to the University and maybe downtown. But past Cleveland south on Sang there is little traffic. Commuters coming from the west who want to get to MLK will naturally use I-49 or its access road to do so. It is hard to see a need for extending Sang up the north side of Markham Hill unless it is to serve the interests of the proposed development on Markham Hill. The same is true of the south side of Markham. Patrons of Ramay and others on that side have better routes to get to campus, downtown, I-49 and points north and west. Again, that road would seem mainly to be serving the interests of the developer.

Is he or she going to pay for this extension? If not, I find it hard to see how spending public money on it can be justified. A survey of the proposed development will show that the developer has other options for short connecting roads, south, west and north, that he or she could pay for. So if this proposal is based on public funding, then I would encourage city officials to oppose it strongly.

Sincerely,
Milton Burke
1532 W. Cleveland

CityClerk

From: Michelle Price <dmichelleprice@gmail.com>
Sent: Monday, January 06, 2020 6:33 PM
To: CityClerk
Subject: Sang Avenue

Dear City Council,

I am writing to you all about my opposition to using Sang Ave to connect Wedington and MLK. I purchased 1.4 acres and built a home on the corner of Sang and Osage Bend at great expense. I also pay a lot in property taxes to the city. I did that for it's location and the serenity of the location. I can't fathom putting a thoroughfare through the neighborhood to connect those streets. Are you going over the mountain? Is this for easier access for the developers of Pratt Mountain? There's access via Garland to Cleveland to Maple to Razorback. There's access via access road. Access via Ruppel. Access via Broyles. Please don't ruin our neighborhood. Not for some out of state developer, not for anyone. You're the most restrictive city for building and preserving the character and green spaces of you city, Fayetteville. This decision of creating access by going over a treasure of Pratt Mountain and ruining neighborhoods is directly counter to your Green Wokeness.

I respectfully ask you all to reconsider this decision.

John Price
2053 W Osage Bend
Fayetteville, AR 72701

CityClerk

From: Michelle Price <dmichelleprice@gmail.com>
Sent: Monday, January 06, 2020 6:33 PM
To: CityClerk
Subject: Sang Avenue Widening

Dear City Council,

I would like to voice my strong opposition to the widening of Sang Avenue from Wedington to MLK. We live on the corner of Osage Bend and Sang in the Bois D' Arc Subdivision. Widening Sang to make it assessable from Wedington to MLK would greatly impact the peace and serenity of our neighborhood. We did not build our home with any visions of it being on the corner of a major thoroughfare. We built it because of the location to the University, the beauty of the trees and wildlife, the quiet and peaceful upscale subdivision that is easily accessible from I-49. There are many different ways we can get to MLK from our home with little to no trouble.

Please put yourself in our place. You build a million dollar home only to have a major thoroughfare run right next to you? Respectfully, I'm pretty positive none of you would vote to approve that.

Please do not vote for this expansion as it would be a detriment to the beauty that is Markham Hill as well as a terrible invasion to a beautifully tree-scaped, very quiet and peaceful neighborhood.

Michelle Price
2053 W Osage Bend
Fayetteville, Ar

CityClerk

From: John Price <johnprice62@gmail.com>
Sent: Monday, January 06, 2020 6:39 PM
To: CityClerk
Subject: Sang Avenue

Dear City Council,

I am writing to you all about my opposition to using Sang Ave to connect Wedington and MLK. I purchased 1.4 acres and built a home on the corner of Sang and Osage Bend at great expense. I also pay a lot in property taxes to the city. I did that for it's location and the serenity of the location. I can't fathom putting a thoroughfare through the neighborhood to connect those streets. Are you going over the mountain? Is this for easier access for the developers of Pratt Mountain? There's access via Garland to Cleveland to Maple to Razorback. There's access via access road. Access via Ruppel. Access via Broyles. Please don't ruin our neighborhood. Not for some out of state developer, not for anyone. You're the most restrictive city for building and preserving the character and green spaces of you city, Fayetteville. This decision of creating access by going over a treasure of Pratt Mountain and ruining neighborhoods is directly counter to your Green Wokeness.

I respectfully ask you all to reconsider this decision.

John Price

[2053 W Osage Bend](#)
[Fayetteville, AR 72701](#)

CityClerk

From: Pam Earhart <jeffandpamearthart@gmail.com>
Sent: Monday, January 06, 2020 6:53 PM
To: CityClerk
Subject: Extension of Sang Ave.

I Pamela Earhart of 2100 Loren Circle, Fayetteville am against the extension of Sang ave. to MLK Blvd.

Sent from my iPhone

CityClerk

From: Joe Earhart <jearhart912@gmail.com>
Sent: Monday, January 06, 2020 6:58 PM
To: CityClerk
Subject: Sang to MLK

Dear city clerk, I felt the need to send this email in hopes that it will help stop the plans to connect MLK to Sang ave. I have lived on the corner of Loren circle for my entire life. In no way do I approve connecting Sang ave. To MLK.

Please be advised.

Joe Earhart
Phone-
1 (479) 530-3822
E-mail-
josephearthart912@gmail.com

CityClerk

From: Pam Earhart <jeffandpamearhart@gmail.com>
Sent: Monday, January 06, 2020 6:59 PM
To: CityClerk
Subject: Sang extension to MLK

Dear City Clerk,

I'm am completely against the extension of Sang Ave. to MLK! This will disrupt several neighborhoods with families and increase traffic issues on MLK!

Sent from my iPhone

CityClerk

From: Hameed Naseem <hanaseem@gmail.com>
Sent: Monday, January 06, 2020 8:04 PM
To: CityClerk
Subject: Proposed development to widen Sang to connect MLK and Wedington

Dear City Council

I am a resident of 2138 Loren Circle, Fayetteville, AR. I am currently out of town. It was brought to my attention that a new master plan for development of our area streets include connecting MLK to Wedington Ave through widening Sang Ave and connecting it between Halsell and Markham. This is going to create excessive traffic through Sang which is adjacent to our peaceful Loren Circle. I strongly object to this development and vote to object against it.

Hameed Naseem
Resident of 2138 Loren Circle, Fayetteville, AR

CityClerk

From: Mubarka Naseem <mubarkanaseem@gmail.com>
Sent: Monday, January 06, 2020 8:13 PM
To: CityClerk
Subject: Proposed development to widen Sang to connect MLK and Wedington

Dear City Council

> I am a resident of 2138 Loren Circle, Fayetteville, AR. I am currently out of town. It was brought to my attention that a new master plan for development of our area streets include connecting MLK to Wedington Ave through widening Sang Ave and connecting it between Halsell and Markham. This is going to create excessive traffic through Sang which is adjacent to our peaceful Loren Circle. I strongly object to this development and vote to object against it.

> Mubarka Naseem
> Resident of 2138 Loren Circle, Fayetteville, AR

CityClerk

From: Karen Banks <skyebriar@aol.com>
Sent: Monday, January 06, 2020 8:16 PM
To: CityClerk
Subject: Master Street Plan Proposals

Categories: Saved File, Forwarded

Dear City Council:

The proposed connection of Sang and MLK avenues, will increase traffic, noise pollution, and decrease property values in our residential neighborhoods. It could conceivably present increased danger to both travelers, residents, and children. Please consider going around these areas and leave our residential areas intact.

Karen Banks
Fayetteville Resident

Sent from my iPhone

CityClerk

From: Amanda Ashworth <aashwor@uark.edu>
Sent: Monday, January 06, 2020 8:21 PM
To: CityClerk
Subject: Markham Hill development

Dear city Council,

As a homeowner in the Markham Hill area, I am concerned about the widening of Sang Ave. and the subsequent impact on traffic and the environment (e.g., wildlife impact, hydrology, soil erosion, noise, and increased ambient temps due to increased concrete). One of the exceptional things about Fayetteville is the natural spaces and conservation of natural resources.

Thank you for hearing my concerns.

Best wishes,

Amanda Ashworth, PhD

Sent from my iPhone

CityClerk

From: Karen Banks <skyebriar@aol.com>
Sent: Monday, January 06, 2020 8:23 PM
To: CityClerk
Subject: Street Plans

Dear City Council:

Plans to connect MLK and Sang are unacceptable. The connection of these streets will go through residential neighborhoods increasing traffic, noise pollution, potential danger, decreasing property values, and reducing the quality of life for area residents and their children. Go around these areas, no through.

Karen Banks
Fayetteville Resident

Sent from my iPhone

CityClerk

From: Cassidy Lobaugh <cassidylobaugh@me.com>
Sent: Monday, January 06, 2020 8:38 PM
To: CityClerk
Subject: Regarding Tuesdays meeting - Sang/Markham Hill project

Dear Mayor, City Council, Fayetteville Planning Commission,

I object to the development of Markham Hill and the Sang Street pass through.

I believe that the original intentions for that historic land should be preserved and celebrated as an asset to our city and to the University. The landscape of Fayetteville is changing rapidly and we have had some wonderful, pleasing, welcoming additions put in place.

However, I believe a Markham Hill development would be a mistake.

Already, our home on the corner of Sang and Osage Bend, takes on far too much water runoff. Our house is built on 69 piers to help keep it stabilized from the shifting, soft stone underneath. There are many springs on the mountain that I believe should stay intact and preserved as well.

I would love see our city with a grand mountain full of history, parks, monuments, museums, etc for natural and cultural exploration.

I am proud of Fayetteville and love my city. Please consider other usages for our precious Markham Hill.

Thank you,

Cassidy Lobaugh
2022 W Osage Bend
Fayetteville, AR
479-871-6800

Sent from my iPhone

CityClerk

From: Stegall, Bob <bstegall@workrecords.com>
Sent: Monday, January 06, 2020 10:14 PM
To: CityClerk
Subject: Connecting/extending Sage Avenue

Dear Mayor, City Council, Fayetteville Planning Commission,

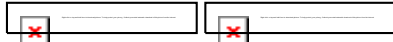
We live on 1764 West Osage Bend in Fayetteville and this email is in regards to your meeting tomorrow on extending Sang from Wedington to MLK. This would have a very negative effect on our neighborhood of Bois D'Arc. We already have a problem with cars speeding down Cleveland Hill and this extension would add 6,000 cars worth of daily noise and traffic to our neighborhood and undoubtedly have many cars cutting through our neighborhood to avoid traffic on Sang. The charm of our quiet neighborhood with children playing and neighbors walking their dogs will be destroyed. This atmosphere is the very reason we built our dream home there last year.

We do not understand how this single change can be recommended until the plans and ultimate impact for the entire Markham Hill development has been studied and the results published for all to consider. We are adamantly opposed to this extension and would be at the meeting in person tomorrow if we were not out of town.

Thank you for your consideration.
Bob and Janet Stegall

--

Bob Stegall



214.402.6782

CityClerk

From: CAROL LIPSMEYER <tooter5@aol.com>
Sent: Monday, January 06, 2020 10:30 PM
To: CityClerk
Subject: Sang Street

Categories: Forwarded

Dear City Council,

I am Carol Lipsmeyer and I live on Archer Drive right off of Sang Ave! I Am Strongly Opposed to the widening of Sang Avenue connecting it with MLK!

Carol Lipsmeyer
1907 W Archer Drive
Fayetteville, AR
479-841-4431
Sent from my iPhone

CityClerk

From: Kevin Hall <natnkev1@att.net>
Sent: Tuesday, January 07, 2020 7:05 AM
To: CityClerk
Subject: Dear City Council--Please do not destroy our neighborhood!

Categories: Forwarded

Dear City Council,

I am writing to appeal to you to protect the Markham hill neighborhoods. Extending Sang Avenue through the hill will not only destroy the beauty of the area but will endanger all of our lives. Several years ago you installed speed humps on Sang to slow down traffic. This was done to protect those of us who walk through these neighborhoods. These speed humps have been successful in slowing down traffic but pushing the road through will destroy these gains. Furthermore, if Sang becomes an artery between Wedington and MLK Blvd my neighborhood in particular (Osage Bend) will become an acceleration ramp as people will "cut through" our neighborhood to circumvent the intersection at Cleveland and Sang.

In addition, pushing a road across the mountain will deforest this area. The magnificent trees and the wildlife that we so enjoy (we love our deer, foxes, and the owls that hoot at night) are endangered by this plan. Further, we have no confidence that developers along the route will respect the unique attributes that make our neighborhoods great places to live. It is appalling how developers on the south side of Markham have denuded beautiful forests only to put up town houses with huge concrete "Parking lots". Pushing Sang through will only increase this eyesore while destroying valuable wildlife and endangering everyone who lives in this area. Note too that it is these types of developments that have created the drainage problems that you are asking us to pay for.

Responsible development and expansion in Fayetteville will take into consideration the natural beauty of the area and the unique topography preserved over the past century that has made our city unique and most desirable among Northwest Arkansas cities.

Please protect our city!

Natalie Hall

CityClerk

From: Theresa Delaplain <trdelaplain@gmail.com>
Sent: Tuesday, January 07, 2020 8:12 AM
To: CityClerk
Subject: Sang Ave

Dear City Council,

I have just learned of a proposal to widen and extend Sang Avenue from Wedington to MLK.

I am greatly OPPOSED to this proposal, as it would adversely affect all the neighborhoods between Wedington and MLK. The greatly increased traffic would create a lot of extra noise, and danger to us and our children who are out walking and playing in the neighborhood daily.

The neighborhoods in this part of town are well-established, and in some cases historic, and are prime locations for faculty, staff, and students from the university, as well as other looking for a neighborhood with mature trees, low traffic, and close access to the university. The wooded area of Markham Hill is a landmark of Fayetteville. Extending Sang Avenue would destroy all this, and for what purpose? The city could build major roads AROUND neighborhoods, not THROUGH the middle of them. Why not make the frontage road on the east side of 49 between Wedington and MLK a 2-way road instead of a 1-way?? That would serve the same purpose in getting cars between Wedington and MLK without disrupt our precious neighborhood that we love.

I urge you to null this proposal and leave Sang Avenue as it is.

Sincerely,

Theresa Delaplain
Faculty, University of Arkansas

CityClerk

From: Caitlin Collier <collierlawoffice@gmail.com>
Sent: Tuesday, January 07, 2020 9:59 AM
To: CityClerk
Subject: Sang extension

Categories: Forwarded

Dear City Council,

Please do not add an extension of Sang Avenue to MLK. Please keep these streets quiet residential areas and stop cutting trees! You are contributing to climate warming and acting against the advice and recommendations of climatologists who warn against creating urban heat sinks!

Sincerely,

Caitlin Collier
On behalf of the Collier family (not Collier Drug)

--

Sincerely,
Caitlin F. Collier

CityClerk

From: cbduty@aol.com
Sent: Tuesday, January 07, 2020 10:30 AM
To: CityClerk

Categories: Forwarded

Dear City Council, I read with sorrow the suggestion of cutting a Sang Avenue connection through the UHN/Markham hill residential neighborhood. This will alleviate nothing but will allow and encourage commercial development, high traffic and loss of residential amenities. The only people who would benefit would be developers. This seems to me to be a move calculated to please and appease the developers wishing to destroy the last urban forest and historically important area in Fayetteville. Ecological studies have not been sufficient or have been ignored in favor of profit for non residents. Please listen to those who live here!
Carolyn Banks, resident on Sunset Drive

CityClerk

From: Charles Leflar <cleflar@uark.edu>
Sent: Tuesday, January 07, 2020 10:33 AM
To: CityClerk
Subject: Sang connection

Dear City Council,

I am a long time Fayetteville resident living at 1717 West Center Street.

I would like to ask that Sang NOT be connected over Markham Hill. It would disrupt my neighborhood and life, as well as the wildlife and environment, while not benefitting Fayetteville. I feel this is very important.

Respectfully submitted, Dr. Charles Leflar

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CityClerk

From: Martha Sutherland <sutherlandmartha@gmail.com>
Sent: Tuesday, January 07, 2020 10:37 AM
To: CityClerk
Subject: Master Street Plan

Dear City Council,

Please don't design a street plan that will destroy our neighborhood. Connecting Sang Ave. to MLK Blvd would do just that. We have an artery already--Razorback Rd., newly upgraded. Keep through traffic in the arteries and out of residential areas. Martha Sutherland

CityClerk

From: Sun Flower <sunflowerwks@gmail.com>
Sent: Tuesday, January 07, 2020 11:36 AM
To: CityClerk
Subject: Sang Avenue extension Please Forward

Categories: Forwarded

Dear Mayor and City Council Member,

I urge you to reconsider the proposed extension of Sang Avenue between Cleveland and MLK.

The 30 - 50% grade of the terrain not changed since the last time this proposal was withdrawn in earlier years. This reality poses danger to drivers and creates the hazard of poorly controlled stormwater runoff.

In addition to previous considerations, the glut of traffic that now exists at the intersection of Sang and MLK would become untenable with new traffic generated by the widened extension.

The historic neighborhood along Markham and Sang as it is today should not have to bear the brunt of a thoroughfare.

I urge you to remove this proposed extension permanently from the traffic planning for Sang Ave.

Margaret Holcomb

Sent from my iPhone

CityClerk

From: april mitchell <apriljh@gmail.com>
Sent: Tuesday, January 07, 2020 11:38 AM
To: CityClerk
Subject: Please do not connect Sang avenue & destroy Markham Hill

Categories: Forwarded

Dear City Council -

Please do not connect Sang avenue & destroy Markham Hill. I am a resident of Loren Circle and my home backs up to Markham and then Markham Hill. We have a beautiful quiet neighborhood where many children and adults are jogging, walking & walking their dogs every day. Already on game days (Football & Basketball), traffic backs up for hours before and after games and we, as home owners simply deal with it for the love of our Razorbacks and fans. We have adapted in that we know when we can leave our homes and walk our dogs on game days so we do not fear getting run over or simply STUCK when we can't turn right or left.

Please route traffic around us, not thru us.

CityClerk

From: Kevin Kellams <kevinjkellams@att.net>
Sent: Tuesday, January 07, 2020 11:53 AM
To: CityClerk
Cc: kellams@uark.edu; stacey@parkco.net
Subject: Master Street Plan Involving Sang Avenue

Categories: Forwarded

Dear City Council,

It is my understanding that the council will be hearing an updated master street plan, which will include an extension and widening of Sang Street. I live at the corner of West Stone and Sang (2108 W. Stone) in a house that's been there over sixty years. We've been in the house for nineteen years.

It's my understanding that the intent is to connect MLK to Wedington via Markham Hill. As a long time owner of the property at 2108 W. Stone I have the following concerns:

- * What kind of right-of-way concessions will be required for the proposed widening of Sang, and how will that affect my property?
- * Will the current section of Sang be required to be "built up", to help offset the steepness of Markham Hill?
- * Regarding the steepness of the slope on Markham Hill, what kind of drainage modifications would be made?
- * What will be done to limit vehicle speeds? This is vitally important since Ramay Junior High borders Sang on the south for an entire block. Is it possible to make the intersection of Sang and W. Stone a 4-way stop? This is already a dangerous intersection with many people running the stop signs on W. Stone Street. Increased vehicular traffic will only make it worse.

Thank you for taking the time to hear my concerns. I look forward to hearing more about the development of the Markham Hill area.

Kevin Kellams
2108 W. Stone Street
Fayetteville, AR 72701

CityClerk

From: landdyke@gmail.com
Sent: Tuesday, January 07, 2020 12:00 PM
To: CityClerk
Subject: City Council Meeting

Categories: Forwarded

Dear Sarah and Sonia

I am writing to let you know I am opposed to trading or selling any of the property in question to any private developer. I also support the idea the Housing Authority has proposed. I am tired of the only people being asked for input that only represent a small portion of the public. My question is why aren't more local artist asked for their input? I am totally opposed to building a parking deck which would destroy or cover up historical structures!

Sincerely

Kathy Benton

Ward 1 resident

Sent from my iPhone

CityClerk

From: Walt Eilers <walt@terrapinphilanthropy.com>
Sent: Tuesday, January 07, 2020 1:15 PM
To: CityClerk
Subject: Sang Avenue plans

Categories: Forwarded

Dear City Council:

I am concerned about the plans I have heard to extend Sang to MLK. I have also heard that it will be broadened. Both of these seem unnecessary with the recent expansion and connection of Razorback and Ruppel Roads to MLK.

Connecting Sand through the neighborhoods would significantly change the residential nature of the communities.

Walt Eilers
2044 West Archer Drive
479.283.2784

CityClerk

From: joel <joellthomas@sbcglobal.net>
Sent: Tuesday, January 07, 2020 2:21 PM
To: CityClerk
Subject: Sang extension project

Categories: Forwarded

Dear Mayor, City Council, Fayetteville Planning Commission:

Just learned of this so please excuse the format. I am 81 and live on W Osage Bend - Sang to Center To Markham to Razorback and thru the campus is my preferred walking trail. We already have a service road from Wedington to MLK. It connects at the interstate and is the service road. Use it. Also Garland to Razorback to Cato Springs. Use it.

Can you imagine the neighborhood traffic on a wider thoroughfare during football, basketball, etc - and the number of cars taking a shortcut thru Osage Bend to avoid Razorback Road?

And we just recently built an extension on Ruppel to MLK. Use it.

Please consider this my request to consider keeping as much of the neighborhood around the campus residential as you can - it will save a lot of big city problems and safety/security issues for the future. And keep Fayetteville a great place to live.

Joel L Thomas
1830 W Osage Bend
479.200.0212
Sent from my iPad

CityClerk

From: Annie Dowling <amdowling@gmail.com>
Sent: Tuesday, January 07, 2020 2:26 PM
To: CityClerk
Categories: Forwarded

Dear City Council

Please consider my concerns as a Fayetteville resident in regard to the connection and the widening of Sang Avenue.

At this point in our city's physical history, recovering from so much development and not necessarily smart growth of the 2010s, we need to protect our Fayetteville neighborhoods. This part of town maintains a quiet rural character that contributes to Fayetteville. So many people come into our town each day driving fast, looking for shortcuts due to traffic congestion that we should look first at other roads to widen and traffic calm. We cannot loose quiet neighborhoods to increased development and detrimental road usage that extending Sang Avenue from Wedington Road to MLK Boulevard will cause. Let's not destroy the community character of Fayetteville with its Master Street Plan. Let's plan something smarter and better than destroying an existing neighborhood with a connecting road.

Thank you for considering my concerns.

Annie Dowling
Fayetteville residence since 2008

CityClerk

From: Fran Alexander <fran@deane-alexander.com>
Sent: Tuesday, January 07, 2020 1:40 PM
To: CityClerk
Subject: Dear City Council (please give to council members)

Categories: Forwarded

Dear City Council Members:

Please accept this written statement from me in place of comments tonight at the meeting in regard to two issues. Because I am not feeling well and don't want to expose anyone if I'm coming down with something, I am staying home tonight.

#1: The Brooks-Hummel trail issue--

First: a transportation corridor is NOT a dirt path meandering through the woods, it's a road. You know, and the conservation easement states, the reserve is to be left in its natural state. A built trail is not a natural path. Transportation planning should never have ever considered this land when planning getting from Point A to Point B.

Second: The main reason humans have for going into nature reserves is for discovery. Rarely do we have any places in urban areas where adults and children both can be surrounded by enough wildness to feel "one with nature." That means no roads, no lights, no prescribed activities. These are the only places we can go where we can see the natural world being---well, natural! Bikes, pavement, even boardwalks disrupt any feelings of discovering something for yourself, and they invade, yet again, the homes of wildlife. PLEASE do not let this transportation corridor and its traffic invade the only nature preserve in this part of town.

#2: All the plans in the University Heights area of extending and widening Sang Ave over the mountain to MLK, etc. will completely chew up the existing

neighborhoods. Is this the intent? Thousands of cars charging through this area will change the entire sense of place, the reason people have lived and loved their neighborhoods for decades. This is barbaric and not even needed except perhaps for the private gain of large scale developers. PLEASE do NOT approve this traffic plan.

Thank You,

Fran Alexander

CityClerk

From: Steve McBee <snmcbee@gmail.com>
Sent: Tuesday, January 07, 2020 4:01 PM
To: CityClerk; Turk, Teresa; Petty, Matthew; Mayor; Marr, Don
Subject: Dear City Council

Categories: Forwarded

Dear Mayor, City Council, Fayetteville Planning Commission:

Just learned of this so please excuse the format. I live on W Osage Bend and own a small business in Fayetteville. Sang to Haskell To Cross To Markham to Razorback and thru the campus is how I commute to work and my preferred cycling, running and dog walking trail. We already have a service road from Wedington to MLK.

MLK to Weddington/North connects at the interstate and is the service road. Use it.

Garland to Razorback to Cato Springs we're all recently improved. Use them.

Sang does not need to be used to access the Specialized Real Estate Project on Markham Hill, nor does it need to be used as a feeder to University of Arkansas parking lots. Can you imagine the neighborhood traffic on a wider thoroughfare during the school year, football, basketball, etc - and the number of cars taking a shortcut thru Osage Bend to avoid Razorback Road? Traffic speeds are already poorly managed on Cleveland and Sage. How will this be addressed?

And we just recently built an extension on Ruppel to MLK. Use it.

Please consider this my request to consider keeping as much of the neighborhood around the campus residential as you can - it will save a lot of big city problems and safety/security issues for the future. And keep Fayetteville a great place to live.

Steve McBee
1767 West Osage Bend
Fayetteville, AR 72701
479-283-6124

CityClerk

From: Katie Simon <katiasimono@gmail.com>
Sent: Tuesday, January 07, 2020 4:23 PM
To: CityClerk
Subject: Sang expansion/connection

Categories: Forwarded

Dear Mayor, City Council, and Planning Commission,

I have lived in Fayetteville since 2006 and am opposed to the creation of a connection to make Sang Ave continuous with Deane St to MLK and the resulting increase in traffic that this proposed link connector would make with upwards of 6000 cars per day through my neighborhood. I walk Sang Ave, Halsell and Markham Roads nearly daily with my dog and find the existing traffic to be the limit of what is safe for pedestrians on these streets. The sporadic sidewalks require frequent street crossings when I walk and the general walkability of the neighborhood as it is results people frequently enjoying walks on the sidewalks and in the streets when required. We mostly feel safe with this lifestyle because the traffic is local and we are careful to watch out for one another. Increased traffic from vehicle that do not care to watch out for us, our children and our pets will present not only eminent danger, but change the lifestyle of the residents of our neighborhood as we won't be as safe walking in our streets.

Infrequently we do have people speed through Sang and around the sharp turn onto Halsell, we know how dangerous those sharp turns are to those who don't care to drive safely. These incidents will undoubtedly increase exponentially with increased traffic. In addition to these dangers, the proposed road widening and expansion will do irreparable damage to some of the last remaining intact urban forest in Fayetteville, and that which is closest to the university. The increase in noise and damage to natural area will needlessly change the character of one of our cities believe seven hills forever.

Please build around our neighborhood, not through it. Please consider preserving the quiet, natural character of this neighborhood that is representative of Fayetteville's character and that we as a community hold core to our identity and cherish about the Natural State as a whole. Prior to my life here, I've watched the character of communities I have deeply loved in the west be destroyed one road and development at a time. Very well intentioned city council and planning commission members made short-sighted development decisions one after another neglecting to realize the cumulative destruction of all the elements that made up the fabric of their beloved community identity and the unique character of place until these places became nearly unrecognizable. It is only in hindsight that they saw the decisions that created this path to destruction. Please do not make the same mistake. Convenience is nice and short term gain from development is nice, conserving the parts of the town such as intact urban forests and quiet walkable neighborhoods for our children and grand children is much better. Build connecting roads around our neighborhood, not through it! Keep our children and pets safe. That is much more valuable to the citizens of this town than a quicker shortcut.

Thank you,
Katie Simon
817 N Sunset Dr
Fayetteville, AR

CityClerk

From: Rodney D. Williams <rdw@uark.edu>
Sent: Tuesday, January 07, 2020 7:23 PM
To: CityClerk
Subject: Sang Avenue

Categories: Forwarded

Dear City Council,

I live just off Sang Avenue on Ora Drive. I am adamantly opposed to widening Sang and punching it through to Markham. The traffic on Sang is already extremely dense from commuters to the U of A and is even worse on game days. This is a residential neighborhood with lots of pedestrian traffic with limited sidewalks, lots of children on bicycles. I am a civil engineer and I anticipate that the development will exacerbate the already overloaded drainage infrastructure that causes flooding on my street as well as the neighboring streets. For the record I am also opposed to further development of Markham Hill, but that is an issue I will address with the planning commission in a future communication. Please take the drainage issues and quality of life for our neighborhood into consideration when making decisions on this issue.

Rodney D Williams, PE, PS, PhD

CityClerk

From: Ethel C. Simpson <esimpson@uark.edu>
Sent: Tuesday, January 07, 2020 10:11 PM
To: CityClerk
Subject: please forward

Categories: Forwarded

Please forward this post to members of the City Council and the Mayor. Many thanks for your help.

Thanks for your patience and congratulations on your endurance during that long council meeting Monday evening,

Thinking about the discussions, of transportation, connectivity, density, and accessibility, I believe that so many of these issues would be less contentious if we had an effective mass-transit system. We would not need to violate nature preserves or people's front yards, we could accommodate those "renters" who are now forced to drive their cars to work just like people who own their own homes, and sorority members who have to get to meetings. I know there isn't a lot government can do to effect mass transit, but surely it should be part of long-range study and planning.

I hadn't attended a public meeting in a while. It is always heartening to see our citizens standing up and talking, even those who might not be the most effective orators. I think it is a positive reflection on our political climate, that citizens have faith that their opinions count. Sometimes, not as much as I would like, but at least we have the procedure in place.

Keep Fayetteville Fayetteville. (whatever that might mean at any given time. The old hippies are dying off at an alarming rate. We will have to work harder on the Funky.)

Ethel C. Simpson

409 N. Oliver Avenue
Fayetteville AR 72701
(479) 442-2925