

City of Fayetteville Staff Review Form

2020-0775

Legistar File ID

10/6/2020

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

Connie Edmonston

9/17/2020

PARKS & RECREATION (520)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approval to name 65.54 acres located on Dean Solomon Road as "Underwood Park" as recommended by Staff and the Parks and Recreation Advisory Board.

Budget Impact:

Account Number	Fund
Project Number	Project Title
Budgeted Item? _____	Current Budget \$ -
	Funds Obligated \$ -
	Current Balance \$ -
Does item have a cost? _____	Item Cost
Budget Adjustment Attached? _____	Budget Adjustment
	Remaining Budget \$ -

V20180321

Purchase Order Number: _____

Previous Ordinance or Resolution # 6334

Change Order Number: _____

Approval Date: 7/21/2020

Original Contract Number: _____

Comments:



MEETING OF OCTOBER 6, 2020

TO: Mayor and City Council
THRU: Susan Norton, Chief of Staff
FROM: Connie Edmonston, Parks and Recreation Director
DATE: September 17, 2020

SUBJECT: Approval to name 65.54 acres located on Dean Solomon Road as "Underwood Park" as recommended by Staff and the Parks and Recreation Advisory Board.

RECOMMENDATION:

Approval to name 65.54 acres located on Dean Solomon Road as "Underwood Park" as recommended by Staff and the Parks and Recreation Advisory Board.

BACKGROUND:

On April 6, 2020, Underwood Development, on the former Razorback Golf Course site, presented to the Parks and Recreation Advisory Board (PRAB) a 602 multi-family development for approval of the Park Land Dedication Ordinance (PLD) requirement. The proposal included approximately 27.5 acres for park land given to meet current and future PLD requirements along with approximately 37.5 acres of donated land, all together totaling approximately 65 acres for a new community park in a needed area of town. Parks Board unanimously approved the dedication of over 65 acres for a community park and recommended the park be named Underwood Park for the generous donation. (See attached PRAB Meeting Minutes.)

City Council approved the Underwood Development request for a Commercial Planned Zoning District designed for mixed use development that include City parkland and 602 multi-family units located NW of Deane Solomon Road and Lori Drive on July 21, 2020 - Ordinance 6334.

DISCUSSION:

Staff commends Craig and Laura Underwood for their visionary planning of the former Razorback Golf Course land and the important inclusion of significant green space. For years, this location has been the scene of several potential developments that resulted in community resistance. Their inclusion of park acreage validates their commitment to the City of Fayetteville as well as the growth and importance of Parks and Recreation. The addition of the new park land eliminates the service gap in this northwest area of Fayetteville as requested by many citizens throughout the years. The new 65.54 acres park represents 52.3% of the total 125.23 acres in the development.

The Underwood's collaborated with Parks and Recreation Staff and neighbors in the selection of the park property. The total park property will be dedicated to the City in separate parcels

based on development milestones. The parcels will be used immediately for the park utilizing a no cost lease agreement, except for the large pond area which will be gifted after completion of the multi-family unit and pond modification for stormwater requirements. This site provides a unique community park with a conservation theme that can provide the people of Fayetteville with some of their highest priorities for parks, including facilities that support an active lifestyle and closeness with nature. Additionally, this park is well suited to help form a significant conservation and trail corridor adding significant value to our community.

Naming the park – Underwood Park - abides by the Naming Parks Facilities Policy:
(See attached Ordinance.)

1. The Underwood's are contributing significantly to the acquisition of the park by donating over 57% (38 acres) of the 65.54-acre park to the City. The Park Land Dedication Ordinance places an average value on park land of \$47,130 per acre, which would equal to \$1,790,940 in value for the donated land. A portion of the land donated will include the pond which is a focal point of the future park where fishing, hiking trails, and a possible kayak/canoe area will be developed.
2. The Underwood's have a long history of providing exceptional service to the park system by allowing recreational trails located on their property adjacent to Mount Sequoyah Park which increased the overall recreation value of the park at no charge to the city or people of Fayetteville.
3. Laura Underwood has provided exceptional service to the park system by serving on the non-profit Friends of the Yvonne Richardson Community Center Board (YRCC) for over 6 years. In 2019, Laura was awarded the Arkansas Recreation and Parks Association Volunteer of the Year for her achievements and dedication in serving the YRCC as a volunteer board member including role as the President. Laura also has served the Fayetteville community as a member of the Fayetteville Public Schools Board of Education.

We are extremely grateful for the passion and dedication that the Underwood's have towards Parks and Recreation and the people of the city of Fayetteville. They have provided lifelong assets for our community to enjoy for decades to come that warrants naming the park – Underwood Park.

BUDGET/STAFF IMPACT:

Development of this park is requested in the 5-Year CIP as a high priority project.

Attachments:

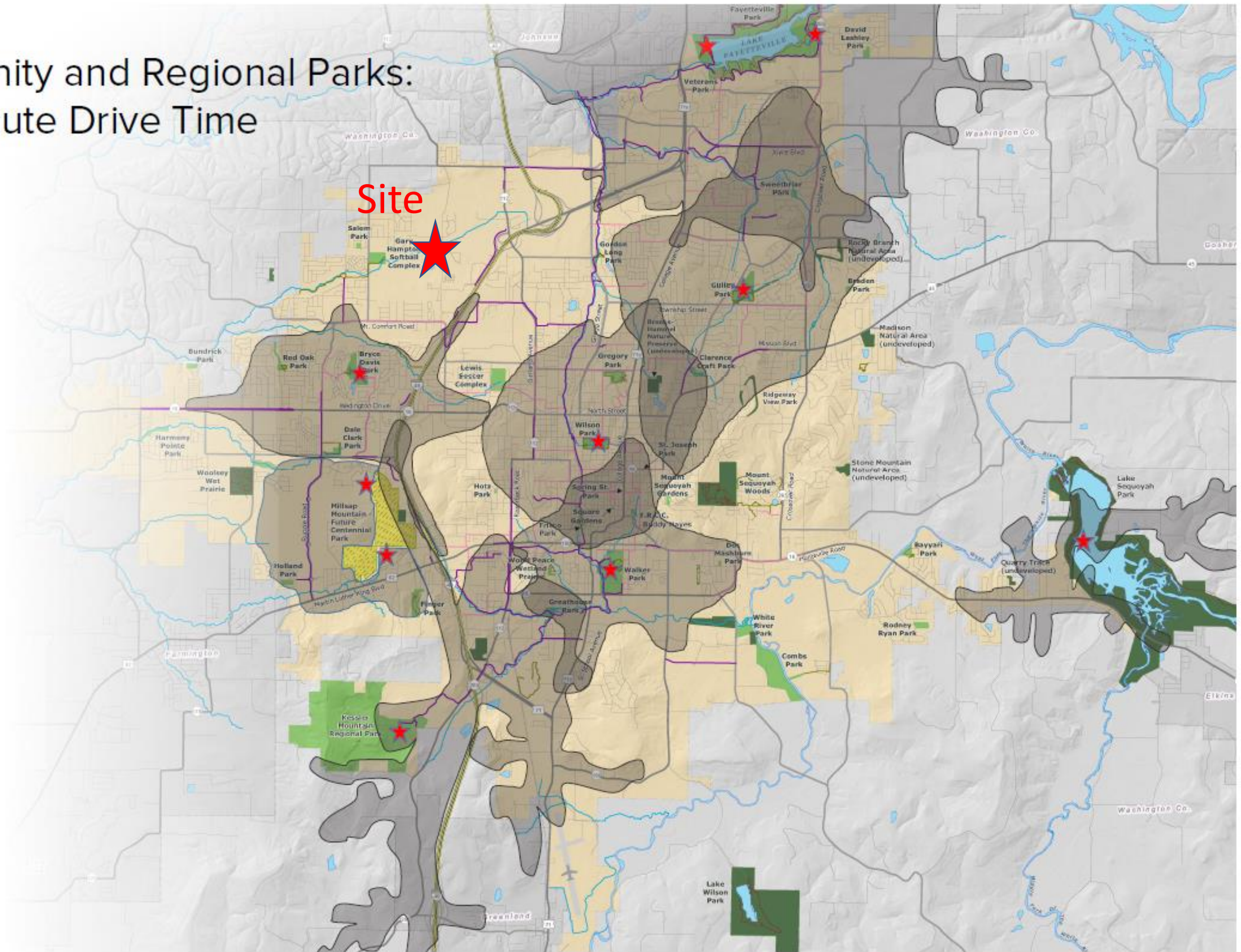
Park Maps
PRAB April 6, 2020 Meeting Minutes
Park Naming Policy



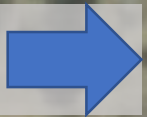
Community and Regional Parks: Five Minute Drive Time

- Bryce Davis Park
- Gulley Park
- Walker Park
- Wilson Park
- Centennial Park – Millsap Mountain
- Kessler Mt. Regional Park
- Lake Fayetteville Park
- Lake Sequoyah Park

Note: Drive Times are approximate from ESRI Business Analyst



Underwood Development and Proposed Park Land

North 

Clabber Creek

Park Site
~ 65 ac

Land to be developed

N Deane Solomon Road



Parks and Recreation Advisory Board

April 6, 2020
5:30 p.m.
Zoom Meeting

Members: Richie Lamb, Nicole Claesen, Will Dockery, Joel Freund, Jennifer Neill, Keith Tenclve, Shay Hopper, Hugh Kincaid, Stephen Sheely

City Staff: Connie Edmonston, Director; Byron Humphry, Maintenance Superintendent; Lee Farmer, Recreation Superintendent; Ted Jack, Park Planning Superintendent, Sonya Morell, Operations Assistant

4. Park Land Dedication

Underwood Development PZD - Ted Jack, Park Planning Superintendent

Development Name:	Underwood Development PZD
Engineer:	Crafton Tull
Owner:	KTB Limited Partnership (Laura and Craig Underwood)
Location:	2514 W Lori Dr, Fayetteville Old Razorback Golf Course Site
Park Quadrant	North West
Units:	602 Multi-family
Total Acres:	128.5+/- acres
Land Dedication Requirement:	12.04 acres for 602 multi family An additional 15.5 acres is to be banked for any future needs in this PZD.
Money in Lieu Requirement:	Developer is dedicating land. 602 units at \$952 is \$573,104.
Existing Parks:	Clabber Creek Trail, Gary Hampton Baseball Complex, Salem Neighborhood Park
Developer's Request:	To dedicate 27.54ac for current and any future PLD requirements in this PZD. Developer is also donating an additional 37.5 acres (22.5ac + 15.0ac).
Staff Recommendation:	Accept land dedication and land donation.
Justification:	

Park facility gap analysis indicates a weakness in park coverage in this rapidly growing area of the city for a community park. This site lends itself towards a new community park, possibly with a conservation theme, that can provide the people of Fayetteville with some of their highest priorities for parks, including facilities that support an active living lifestyle and provide contact with nature. Additionally, it is well suited to help form a significant conservation and trail corridor synergistically increasing the value of it and other community assets.

Additional Staff Recommendation: Recommend naming Park - "Underwood Park"

Justification for naming:

Parks Staff recommends naming the park Underwood Park due to the donation of 37.5 acres for a community park. In addition, Laura Underwood served on the Yvonne Richardson Community Center Board (YRCC) for 5 years. In 2019, Laura was awarded the Arkansas Recreation and Parks Association Volunteer of the Year for her achievements as a volunteer board member of the YRCC. Laura also has served the Fayetteville community as a member of the Fayetteville Public Schools Board of Education. In addition, for many years at Sequoyah Woods Park, Craig and Laura Underwood have allowed recreational trails to be located on their property adjacent to the park increasing the overall recreational value of Sequoyah Woods Park at no charge to the city or people of Fayetteville.

Jack reviewed the PLD:

- Temporary Policy Concerning PLD, per the Mayor, during COVID19, any developer with fee in lieu will go directly to the Planning Commission.
- Active Transportation Plan has plans for this site, having Clabber Creek Trail going through the site.
- Wilson Springs Reserve is adjacent to the site, which enhances the site.
- This will be a Community Park, with a conservation theme, being a unique park for this area.
- Staff would like the park to be named Underwood Park.

Henley, with Crafton Tull, discussed the following:

- The last 15 acres where the major pond is, the intent is to develop that, with 602 apartment units first. The southern acreage, they will need to provide storm water detention and quality, that ponds lends itself to that. The road from Deane Solomon will be dedicated as a ride away, per Mr. Underwood.
- Henley continued to discuss the development with the board.

Lamb read rules for public input and questions.

Humphry read four emails from the public to the board.

The board heard from citizens regarding this development, discussion followed.

Lamb opened discussion with board members regarding the development, discussion followed.

Edmonston added the importance of the park to an under served portion of the city. Staff has received a lot of public input for a park in this area. She appreciates what the Underwood's are doing for this part of town.

PRAB Motion: Lamb moved to accept staff's recommendation, including naming the park Underwood Park. Kincaid seconded the motion. Motion passed 8-0-0.

Exhibit “B”

	Parks and Recreation Department Policies and Procedures Manual		SUBJECT: OPERATIONS POLICY FOR NAMING PARK FACILITIES	
	NUMBER: PRK-	REVISIONS:	EFFECTIVE DATE:	PAGE: 1 OF 1
	SUPERSEDES:		APPROVED BY:	

NAMING PARK FACILITIES

PURPOSE

The purpose of this directive is to provide policies which will govern the naming of park facilities currently owned or acquired by the City of Fayetteville. This policy statement takes precedence over any previous policies and guidelines which may have governed the naming of these facilities.

POLICY

Upon acquisition of a new park, the Director of Parks and Recreation will assign a nondescript temporary working name or subdivision name for the park facility to be used until park development begins.

Once park development begins, the Parks and Recreation Department will receive and forward park facility name suggestions to the Parks and Recreation Advisory Board for review. The Parks and Recreation Advisory Board will discuss and approve the recommendations at their monthly meeting. Once a recommended name has been selected, the Parks and Recreation staff will forward the name to the City Council for its final park name selection including a potentially different name.

The following items should be considered when proposing names for any park facilities:

- Geographic location of the facility
- Outstanding features of the facility
- Commonly recognized historical event, group, or individual
- Individual or group who contributed significantly to the acquisition or development of a facility
- Individual who provided an exceptional service in the interest of the park system

For an individual to be considered, the recommended name must be accompanied by a biographical sketch which provides evidence of historical significance or contributions to the Parks and Recreation Department or City of Fayetteville.

The naming of plaques, markers, and memorials within park facilities must follow the policies as stated above.

Note: A name recommendation from the Active Transportation Committee for trail facilities will be required prior to forwarding to the Parks and Recreation Advisory Board.

(Code 1965, §17A-31; Ord. No. 3677, §2, 3-2-93; Code 1991, §97.088; Ord. No. 5335, 7-20-10; Ord. No. 5778, 6-16-15; >Ord. No. [5828](#), §1(Exh. A), 12-15-15)