

City of Fayetteville Staff Review Form

2022-0394

Legistar File ID

6/21/2022

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

Britin Bostick

6/3/2022

LONG RANGE PLANNING (634)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approve ADM-2022-0019: Administrative Item (Amendment to City Plan 2040 – Master Street Plan): The proposed Master Street Plan amendment would provide a new street section for Residential Link - Trealhead Parking. The proposed street section includes on-street parking, and has specific application for S. Smokehouse Trl. between W. Martin Luther King Jr. Blvd. and S. Hoot Owl Ln. to serve the Fayetteville Traverse trailhead on the east side of the street.

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	\$ -

V20210527

Purchase Order Number: _____

Previous Ordinance or Resolution # _____

Change Order Number: _____

Approval Date: _____

Original Contract Number: _____

Comments:



MEETING OF JUNE 21, 2022

TO: Mayor; Fayetteville City Council

THRU: Susan Norton, Chief of Staff
Chris Brown, Public Works Director/City Engineer
Jonathan Curth, Development Services Director

FROM: Fayetteville Planning Commission
Britin Bostick, Long Range Planning/Special Projects Manager

DATE: June 3, 2022

SUBJECT: **ADM-2022-0019:** Administrative Item (Amendment to City Plan 2040 – Master Street Plan): The proposed Master Street Plan amendment would provide a new street section for Residential Link – Trailhead Parking. The proposed street section includes on-street parking and has a specific application for S. Smokehouse Trl. between W. Martin Luther King Jr. Blvd. and S. Hoot Owl Ln. to serve the Fayetteville Traverse trailhead on the east side of the street.

BACKGROUND:

The proposed addition to the Master Street Plan is a new street section for Trailhead Parking on a Residential Link. This street section proposal was brought forward by Commissioner Rob Sharp and presented to the Planning Commission's Long Range Committee for consideration. The City's trail system includes the Fayetteville Traverse Trail, which links W. Martin Luther King Jr. Blvd. at S. Ruppel Road through the Kessler Mountain Regional Park to Cato Springs Road and the Cato Springs Trail. This trail through the southwest portion of the City serves as a linkage not only for residential areas in the western part of the City, but also for park and trail users in and around Kessler Mountain Regional Park. A trail entrance to the Fayetteville Traverse Trail is presently located at the intersection of S. Smokehouse Trl. and S. Hoot Owl Ln. The trailhead does not have dedicated parking, however, and trailhead parking has been to this point accommodated on a privately owned property on the west side of S. Smokehouse Trl. The proposal is to provide parking for the trailhead within the City's right-of-way along a section of S. Smokehouse Trl. When the Long Range Committee considered the proposal they identified potential for a limited application of the new street section in other locations, and forwarded the item.

As the Fayetteville Traverse Trail is suitable for mountain biking, it is expected that trail users who do not have trail access by walking or biking may need parking access to unload bikes and/or other recreational gear for trail and park use. While parking for the trailhead is presently accommodated on a private lot, the private lot is not a viable long-term solution. Additionally, there is an approximately 400-foot long section of future trail identified along Smokehouse Trl. between W. Martin Luther King Blvd. and S. Hoot Owl Ln. When the trail installation for this future section is complete, it will be the last link in a path along Ruppel Road from just north of Wedington Dr. through the Fayetteville Traverse to Cato Springs Trail and from there to the Town Branch Trail

and Razorback Greenway. This would complete a bike and pedestrian trail system for the southwest part of the City. Parking at a trail access point or transition point would improve accessibility for those who are not able to access the trail or trail section via bike or pedestrian routes, and easily accessed from the state highway system. W. Martin Luther King Jr. Blvd. is also U. S. Route 62. Originally known as the “Ozark Trail”, this national highway connects El Paso, Texas to Niagara Falls, New York.

The proposed new street section for S. Smokehouse Trl. has a 94-foot total right-of-way width with an 8-foot sidewalk, six-foot green/furniture zone, a 19-foot parking lane for the 90-degree or head-in parking, a 12-foot drive lane adjacent to the parking lane, an 11-foot drive lane, and two 1.5-foot wide curbs with gutter. A 36-foot wide natural buffer area with tree cover and vegetation to remain completes the section. The 11-foot and 12-foot drive lane widths proposed for the new street section are an increase in width from the 9-foot and 10-foot driveway widths in the current Residential Link street section. The increased lane width is to accommodate the 90-degree on-street parking spaces.

DISCUSSION:

The proposed Master Street Plan amendment would add a new street section including 90-degree parking within the City’s right-of-way for S. Smokehouse Trl. In addition to the proposed right-of-way parking to serve the Fayetteville Traverse trailhead, the section would include an improved trail section on the west side of the street to link to the trail section along Ruppel Rd. to Fayetteville Traverse, and a natural buffer area along the east side of Smokehouse Trl. Master Street Plan sections typically include improved pedestrian sidewalks or trails and street trees on both sides of the right-of-way, and may have parallel parking on one side of the right-of-way depending on the anticipated level of traffic and whether there is sufficient drive lane width to support on-street parking. S. Smokehouse Trl. and S. Hoot Owl Ln. are Residential Links, W. Martin Luther King Jr. Blvd. is a Regional Link – High Activity, and S. Ruppel Rd. is a Regional Link.

Although nearby roads have high volumes of traffic that are not suitable for on-street parking, S. Smokehouse Trl. and S. Hoot Owl Ln. are not through streets and have local traffic only. This lower traffic volume and lack of through traffic is one of the considerations in support of the proposed 90-degree parking in the right-of-way, where such a parking configuration may not be an appropriate solution in other contexts.

At their March 28, 2022 meeting, the Planning Commission evaluated the new street section described above before forwarding to the Transportation Committee, recommending approval. Commissioner Belden made the motion to forward with Commissioner Canada providing the second. A vote of 8-0-0 followed. Discussion was held on all aspects of the street section, with particular focus on the suitability of the 90-degree parking spaces, whether the addition of this street section could have application in other locations, and whether the details of the new street section should be more generally applicable, as this street section for trailhead parking provided parking only on one side of the street and proposed to reserve natural area on the other – a context-specific solution for S. Smokehouse Trl. Ultimately the Commission determined that the application to trailhead parking conditions is appropriate and that this is a needed addition to

Master Street Plan sections. No public comment was made at either the Planning Commission meeting or the preceding Long-Range Committee meetings.

At their April 26, 2022 meeting, the Transportation Committee reviewed the new street section and its application for trailhead parking before forwarding to the City Council, recommending approval. Council Member Kinion made the motion to forward with Council Member Harvey providing the second. A vote of 4-0 followed. Council Member Harvey requested additional detail from staff on the public comments received. Staff described that due to the narrowness of S. Smokehouse Trl. and lack of parking opportunities along the street, residents had noted vehicles turning around in private driveways and that the trailhead entrance was difficult to see from the road, causing confusion. Public comments from nearby property owners encourage strategies to address trailhead visibility and parking so that trail users are more likely to remain on the portion of S. Smoke House Trl. adjacent to the trail access.

BUDGET/STAFF IMPACT:

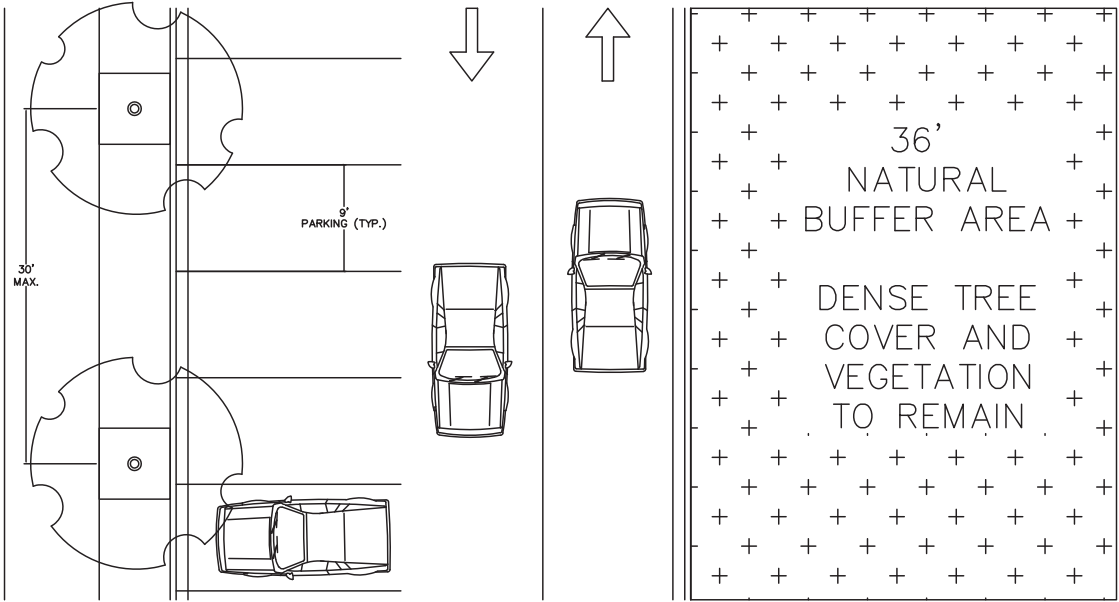
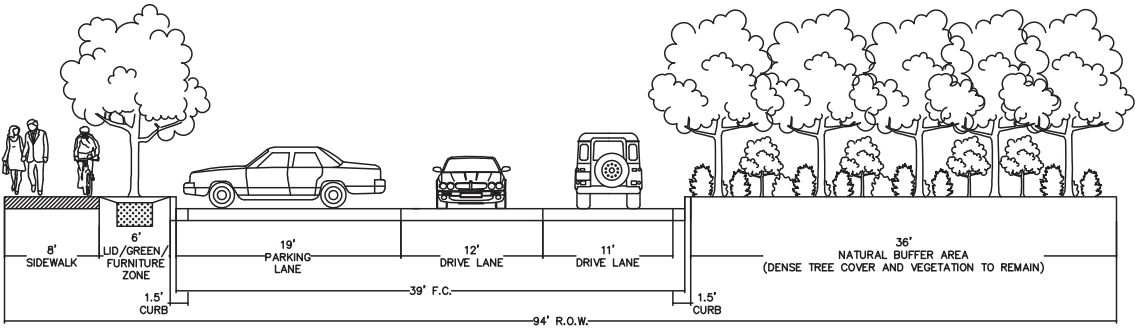
N/A

Attachments:

- Planning Commission Memo
- Location Map
- Master Street Plan Map at intersection of W. Martin Luther King Jr. Blvd. and S. Smokehouse Trl.
- Master Street Plan section – Residential Link
- Kessler Gateway Conceptual Site Plan
- Proposed Master Street Plan Section - Residential Link – Trailhead Parking
- Public Comment

EXHIBIT A

RESIDENTIAL LINK – TRAILHEAD PARKING





TO: Fayetteville Planning Commission

FROM: Long Range Planning Committee
Britin Bostick, Long Range Planning/Special Projects Manager

MEETING DATE: March 28, 2022 **Updated with PC hearing results from 3/28/2022**

SUBJECT: **ADM-2022-0019: Administrative Item (Amendment to City Plan 2040 – Master Street Plan):** The proposed Master Street Plan amendment would provide a new street section for S. Smoke House Trl. between W. Martin Luther King Jr. Blvd. and S. Hoot Owl Ln. The proposed street section includes on-street parking to serve the Fayetteville Traverse trailhead on the east side of the street.

RECOMMENDATION:

Staff recommends forwarding **ADM-2022-0019** to the Transportation Committee with a recommendation of approval.

RECOMMENDED MOTION:

"I move to forward **ADM-2022-0019** to the Transportation Committee with a recommendation of approval."

BACKGROUND:

The proposed addition to the Master Street Plan is a new street section for Trailhead Parking on a Residential Link. This street section proposal was brought forward by Commissioner Rob Sharp and presented to the Planning Commission's Long Range Committee for consideration. The City's trail system includes the Fayetteville Traverse Trail, which links W. Martin Luther King Jr. Blvd. at S. Ruppel Road through the Kessler Mountain Regional Park to Cato Springs Road and the Cato Springs Trail. This trail through the southwest portion of the City serves as a linkage not only for residential areas in the western part of the City, but also for park and trail users in and around Kessler Mountain Regional Park. A trail entrance to the Fayetteville Traverse Trail is presently located at the intersection of S. Smokehouse Trl. and S. Hoot Owl Ln. The trailhead does not have dedicated parking, however, and trailhead parking has been to this point accommodated on a privately owned property on the west side of S. Smokehouse Trl. The proposal is to provide parking for the trailhead within the City's right-of-way along a section of S. Smokehouse Trl. When the Long Range Committee considered the proposal they identified potential for a limited application of the new street section in other locations, and forwarded the item.

PROPOSAL:

As the Fayetteville Traverse Trail is suitable for mountain biking, it is expected that trail users who do not have trail access by walking or biking may need parking access to unload bikes and/or other recreational gear for trail and park use. While parking for the trailhead is presently accommodated on a private lot, the private lot is not a viable long-term solution. Additionally, there is an approximately 400-foot long section of future trail identified along Smokehouse Trl. between W. Martin Luther King Blvd. and S. Hoot Owl Ln. When the trail installation for this future section

is complete, it will be the last link in a path along Ruppel Road from just north of Wedington Dr. through the Fayetteville Traverse to Cato Springs Trail and from there to the Town Branch Trail and Razorback Greenway. This would complete a bike and pedestrian trail system for the southwest part of the City. Parking at a trail access point or transition point would improve accessibility for those who are not able to access the trail or trail section via bike or pedestrian routes, and easily accessed from the state highway system. W. Martin Luther King Jr. Blvd. is also U. S. Route 62. Originally known as the “Ozark Trail”, this national highway connects El Paso, Texas to Niagara Falls, New York.

The proposed new street section for S. Smokehouse Trl. has a 94’ total right-of-way width with an 8-foot sidewalk, six-foot green/furniture zone, a 19’ parking lane for the 90-degree or head-in parking, a 12-foot drive lane adjacent to the parking lane, an 11-foot drive lane, and two 1.5-foot curbs. A 36-foot wide natural buffer area with tree cover and vegetation to remain completes the section. The 11-foot and 12-foot drive lane widths proposed for the new street section are an increase in width from the 9-foot and 10-foot driveway widths in the current Residential Link street section. The increased lane width is to accommodate the 90-degree on-street parking spaces.

DISCUSSION:

The proposed Master Street Plan amendment would add a new street section including 90-degree parking within the City’s right-of-way for S. Smokehouse Trl. In addition to the proposed right-of-way parking to serve the Fayetteville Traverse trailhead, the section would include an improved trail section on the west side of the street to link to the trail section along Ruppel Rd. to Fayetteville Traverse, and a natural buffer area along the east side of Smokehouse Trl. Master Street Plan sections typically include improved pedestrian sidewalks or trails and street trees on both sides of the right-of-way, and may have parallel parking on one side of the right-of-way depending on the anticipated level of traffic and whether there is sufficient drive lane width to support on-street parking. S. Smokehouse Trl. and S. Hoot Owl Ln. are Residential Links, W. Martin Luther King Jr. Blvd. is a Regional Link – High Activity, and S. Ruppel Rd. is a Regional Link.

Although nearby roads have high volumes of traffic that are not suitable for on-street parking, S. Smokehouse Trl. and S. Hoot Owl Ln. are not through streets and have local traffic only. This lower traffic volume and lack of through traffic is one of the considerations in support of the proposed 90-degree parking in the right-of-way, where such a parking configuration may not be an appropriate solution in other contexts.

RECOMMENDATION: Staff recommends forwarding ADM-2022-0019 to Transportation Committee with a recommendation of approval.

PLANNING COMMISSION ACTION:				
	Required	<u>YES</u>		
Date: March 28, 2022	<input type="checkbox"/> Tabled	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> Forwarded
Motion: Belden				to Transportation Committee with recommendation of approval
Second: Canada				
Vote: 8-0-0				

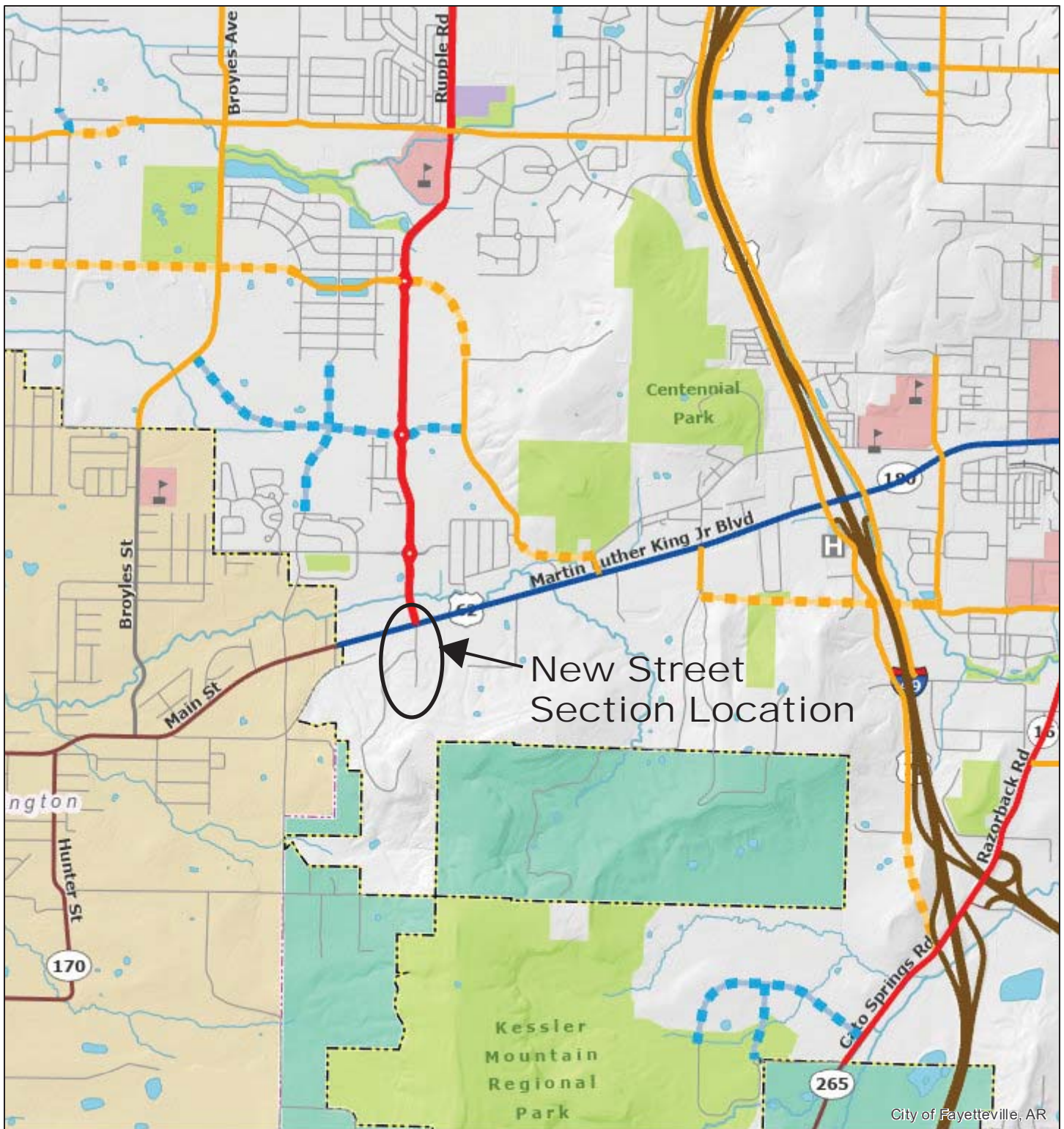
BUDGET/STAFF IMPACT:

N/A

Attachments:

- Location Map
- Master Street Plan Map at intersection of W. Martin Luther King Jr. Blvd. and S. Smokehouse Trl.
- Master Street Plan section – Residential Link
- Kessler Gateway Conceptual Site Plan
- Proposed Master Street Plan Section - Residential Link – Trailhead Parking
- Public Comment

Fayetteville, AR



3/23/2022, 3:33:37 PM

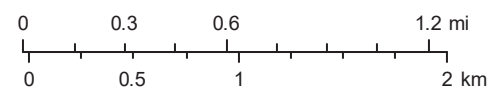
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Existing Street

- Freeway/Expressway
- Regional Link - High Activity
- Regional Link
- Neighborhood Link
- Institutional Master Plan

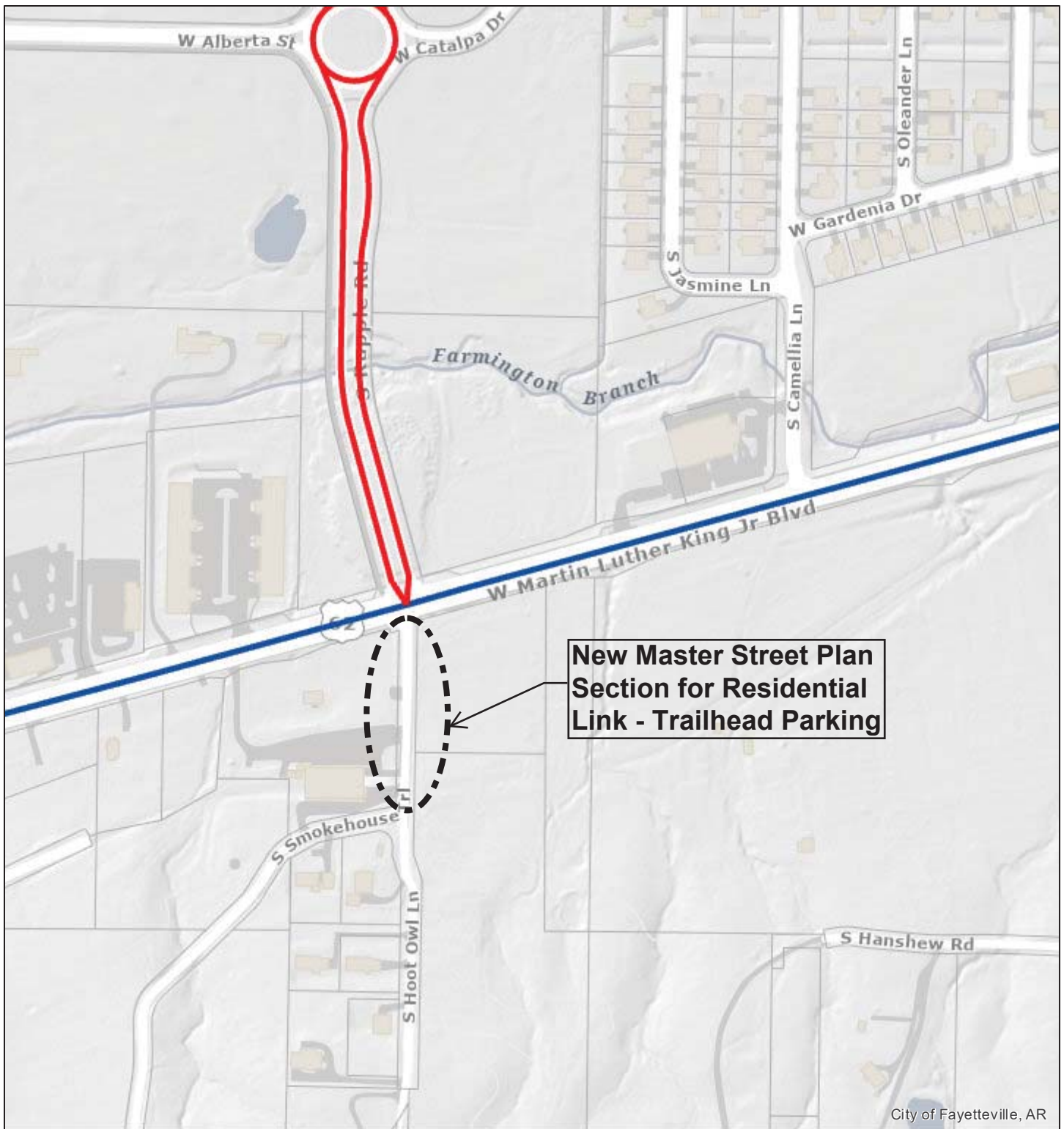
Planned Street

- Urban Center
- Neighborhood Link
- Regional Link
- Residential Link



The data contained herein was compiled from various sources for the sole use and benefit of the City of Fayetteville Geographic Information System and the public agencies it serves. Any use of the data by anyone other than the City of Fayetteville is at the sole risk of the user; and by acceptance of this data, the user does hereby agree to indemnify the City of Fayetteville and hold the City of Fayetteville harmless from and without liability for any claims, actions, cost for damages of any nature, including the city's cost of defense, asserted by user or by another arising from the use of this data. The City of Fayetteville makes no express or implied warranties with reference to the data. No word, phrase, or clause found herein shall be construed to waive that tort immunity set forth under Arkansas law.

Fayetteville, AR



**New Master Street Plan
Section for Residential
Link - Trailhead Parking**

3/22/2022, 8:37:36 AM

Existing Street

Freeway/Expressway

Regional Link - High Activity

Regional Link

Neighborhood Link

Institutional Master Plan

Urban Center

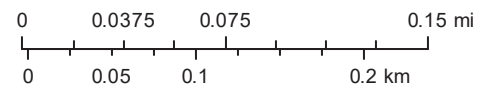
Planned Street

Neighborhood Link

Regional Link

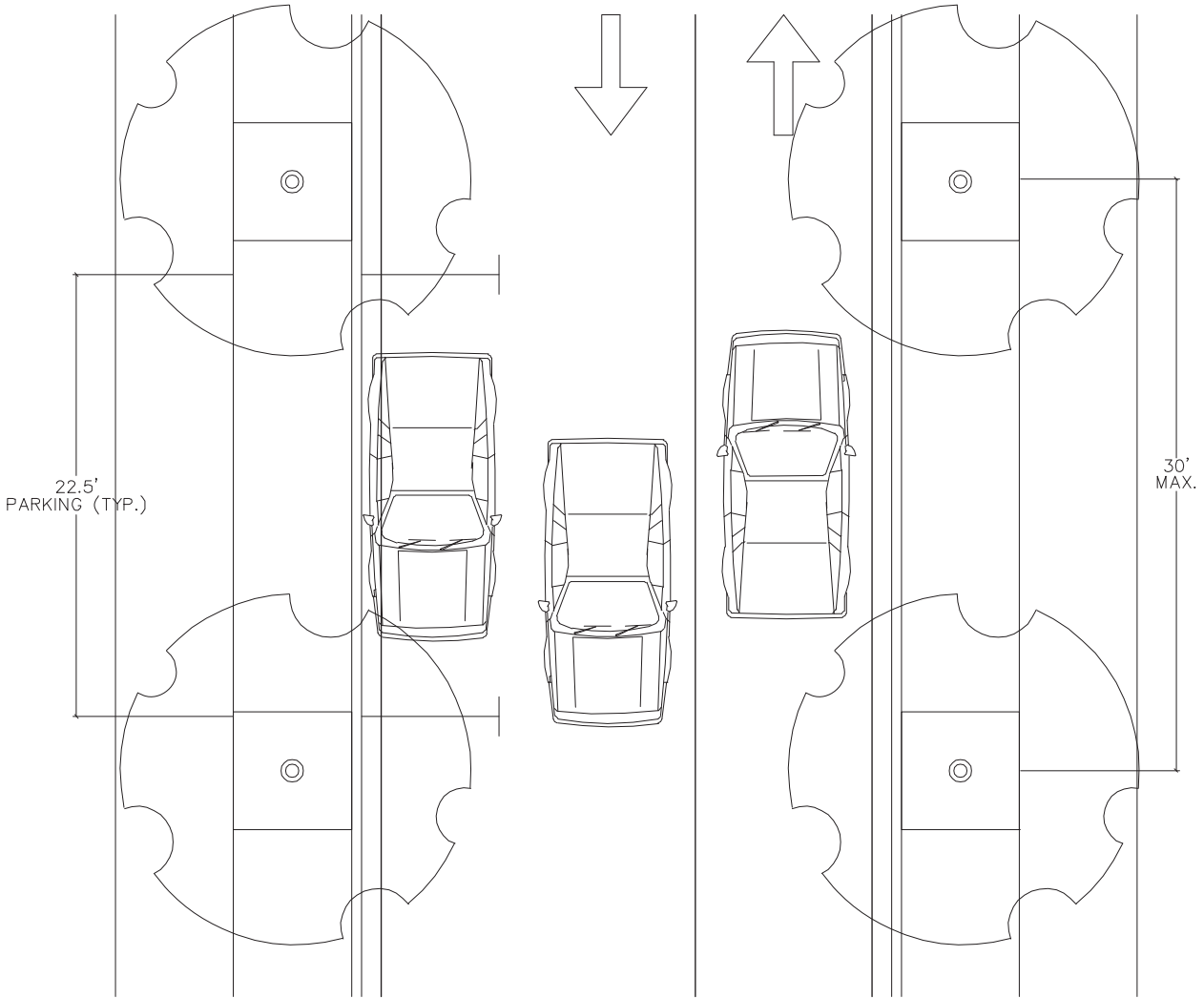
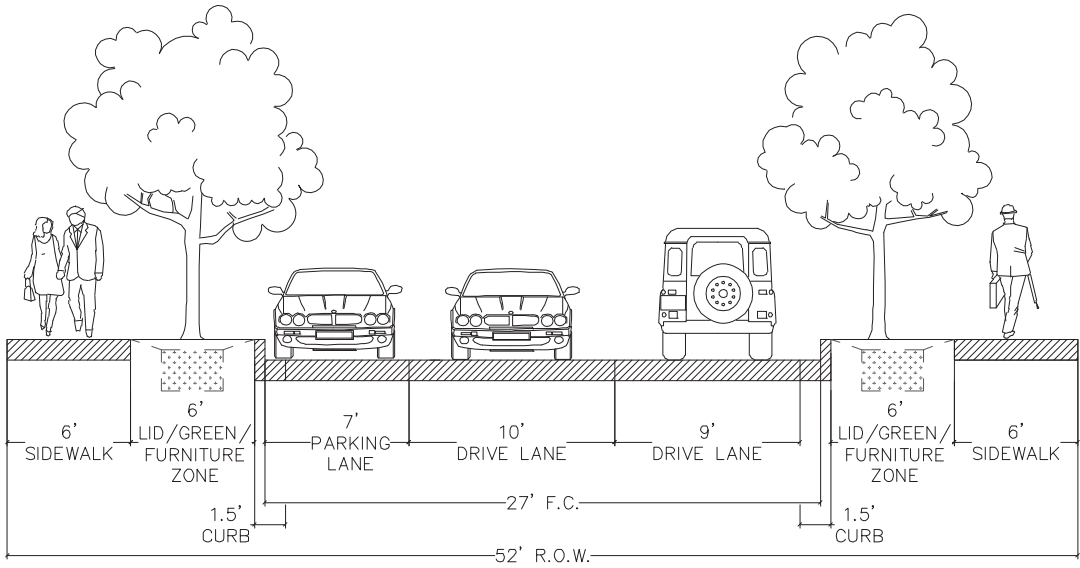
Residential Link

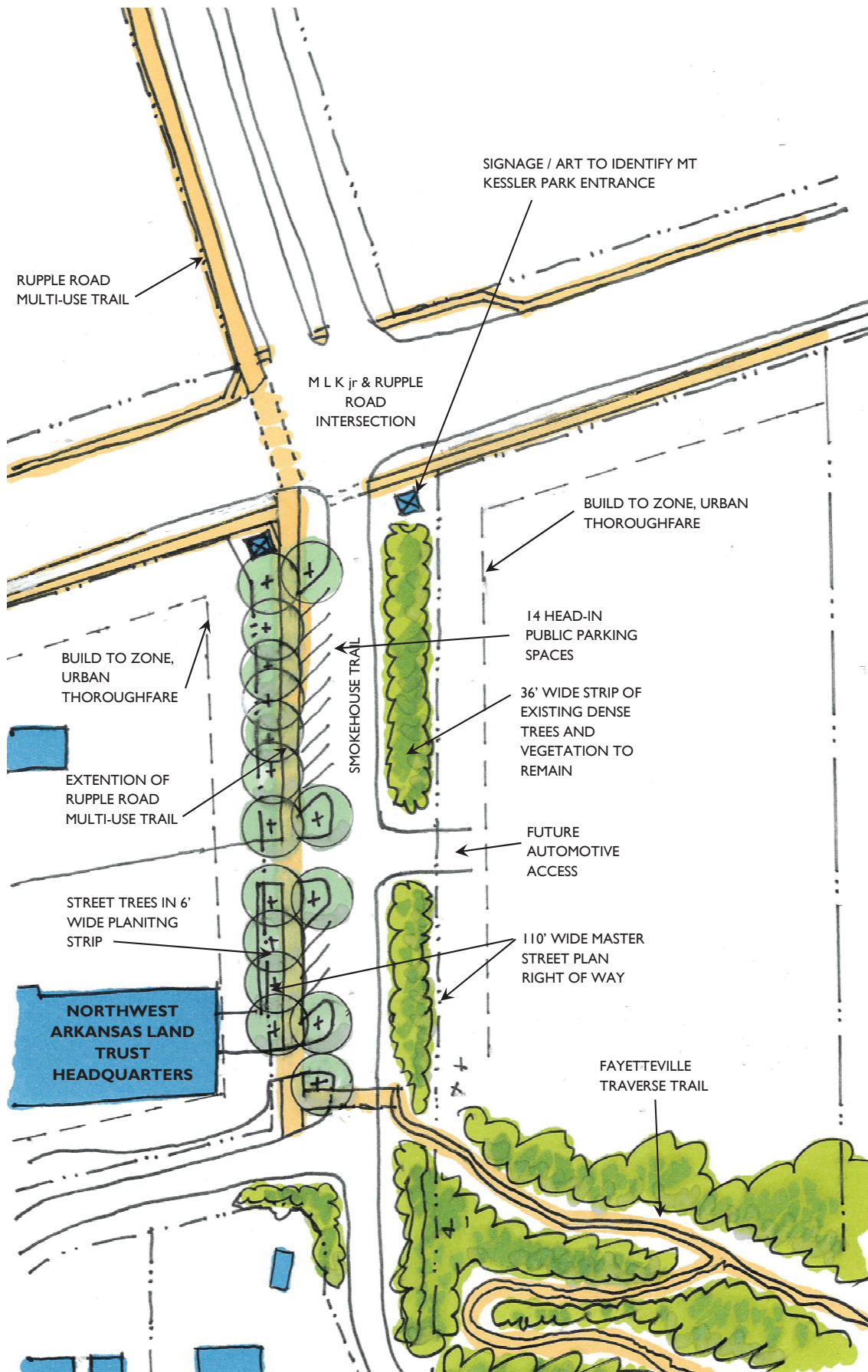
1:4,514



The data contained herein was compiled from various sources for the sole use and benefit of the City of Fayetteville Geographic Information System and the public agencies it serves. Any use of the data by anyone other than the City of Fayetteville is at the sole risk of the user; and by acceptance of this data, the user does hereby agree to indemnify the City of Fayetteville and hold the City of Fayetteville harmless from and without liability for any claims, actions, cost for damages of any nature, including the city's cost of defense, asserted by user or by another arising from the use of this data. The City of Fayetteville makes no express or implied warranties with reference to the data. No word, phrase, or clause found herein shall be construed to waive that tort immunity set forth under Arkansas law.

RESIDENTIAL LINK





CONCEPTUAL SITE PLAN, MT KESSLER PARK GATEWAY

9 JANUARY 2022

1" = 60' when printed at 11x17



RECEIVED

MAR 18 2022

CITY OF FAYETTEVILLE
CITY CLERK'S OFFICE



c/o Frank Sharp
2062 S. Smokehouse Trail
Fayetteville, AR 72701
fsharp@pgtc.com
(479) 957-4069

March 18, 2022

Mrs. Kara Paxton, City Clerk
City of Fayetteville
113 West Mountain Street
Fayetteville, AR 72701

Dear Mrs. Paxton:

Enclosed is a letter from Terri Lane, CEO of the *Northwest Arkansas Land Trust* and *Mt. Kessler Greenways* concerning design on the corner of *Martin Luther King, Jr. Boulevard* and *Smokehouse Trail* to add signage to improve the visibility of the trailhead for the Fayetteville Traverse Trail, provide public parking for trail users and to close the four-hundred foot gap in the trail system.

I would appreciate your sending copies of this letter to the Mayor, the City Council members, members of the Planning Commission, Mr. Johnathan Curst, of *Development Services* and Ms. Allison Jumper of the *Department of Parks and Recreation*.

I appreciate your help and please feel free to contact me at the address above.

Sincerely,

Frank Sharp

cc: Mr. Erin Rushing, CEO, *NWA Trailblazers*

March 17th, 2022



To the members of the Fayetteville City Council and the Planning Commission,

We have a unique opportunity to enhance our city, its park system, and its alternative transportation system.

The *NWA TrailBlazers* have recently purchased a 12 acre tract (parcel 765-16296), which county records indicate a sales price of \$530,000. They are also under contract for a portion of a 14.85 acre tract (parcel 765-16301). On these two tracts they have constructed a fantastic portion of the *Fayetteville Transverse Trail* that begins at the intersection of *Smokehouse Trail* and *Hoot Owl Lane* and makes its way through the woods and then with a series of rustic bridges, scales the bluffs of Kessler Mountain. It then joins the roughly 20 miles of hiking and biking trails on the *Kessler Mountain Reserve*.

Kessler Mountain Regional Park and Reserve is truly the crown jewel of the Fayetteville parks system and together with private lands encompasses hundreds of acres on the mountain, representing a multimillion dollar investment of both public and private funds.

A Front Door to the Traverse Trail:

A welcoming entrance with official parking from MLK to access the Kessler Mountain Reserve trail system via the new Traverse Trail is currently non-existent, but easily achievable with good planning. A 400' long strip of enhanced landscaping, multi-use trail, and public parking could provide tremendous benefit in terms of access and natural beauty.

Signage announcing "*Welcome to Kessler Mountain*" could be placed at MLK to make the Traverse Trail connection visible to the 30,000 vehicles that pass by each day.

Our multi-use trail system has a 400' long gap as currently designed. If that gap could be closed, it would be possible to run, hike, or bike from Kessler Mountain Regional Park all the way to the Clabber Creek trail on the north side of Fayetteville.

We feel that the intersection of MLK and Smokehouse Trail, with the cooperation of adjoining property owners, could be a welcoming "front door" to the Kessler Mountain Traverse Trail. *Mount Kessler Greenways*, the *Northwest Arkansas Land Trust* and other interested parties are urging that the intersection of MLK and Ruppel Road be studied to determine the feasibility of an attractive "*Welcome to Fayetteville*" as well as a "*Welcome to Kessler Mountain*" at this important western entrance to Fayetteville. In addition to providing an attractive entrance and solving for trailhead parking deficiencies, work here helps to make the southwest corner of the Mayor's Box visible. We feel that other corners of the Mayor's Box could also benefit from similar cohesive design efforts.

We look forward to hearing your thoughts in this matter and urge you not to miss this unique opportunity to continue to improve the city that we all love.

Respectfully,

Frank Sharp
Mt. Kessler Greenways

Terri Lane, Executive Director
Northwest Arkansas Land Trust



c/o Frank Sharp
2062 S. Smokehouse Trail
Fayetteville, AR 72701
fsharp@pgtc.com
(479) 957-4069

March 30, 2022

Mrs. Kara Paxton, City Clerk
City of Fayetteville
113 West Mountain Street
Fayetteville, AR 72701

Dear Mrs. Paxton:

Enclosed is a letter from Mo Elliot, CEO and Founder of Fayettechill, concerning design on the corner of *Martin Luther King, Jr. Boulevard* and *Smokehouse Trail* to add signage to improve the visibility of the trailhead for the Fayetteville Traverse Trail, provide public parking for trail users and to close the four-hundred foot gap in the trail system.

I would appreciate your sending copies of this letter to the Mayor, the City Council members, members of the Planning Commission, Mr. Johnathan Curst, of *Development Services* and Ms. Allison Jumper of the *Department of Parks and Recreation*.

I appreciate your help and please feel free to contact me at the address above.

Sincerely,

Frank Sharp

cc: Mr. Erin Rushing, CEO, *NWA Trailblazers*



March 28th, 2022

Mo Elliott, Fayettechill Founder and CEO
1725 S. Smokehouse Trail
Fayetteville, AR 72701

Dear Members of the Fayetteville City Council:

Little did I know when I moved from Texas to Fayetteville to attend the University of Arkansas in 2007 that I would stay in the Ozarks and found a company that has retailers in 13 states, a retail store, & an ecommerce store selling our products all over the world. The company started in my garage and we've moved all over town for our retail, offices, & warehouses over the years.

As we continued to grow, we found the ideal spot for our headquarters; the historic Ozark Mountain Smokehouse. We moved into the Smokehouse in 2013 and its 18,000 square feet gives us the room we need to grow; and since it is based at the foot of Kessler Mountain, this also gives our team an easy access to explore, hike and bike the surrounding trails.

We heartily endorse the effort to have the City consult with us, property owners, trail users and neighbors, and together create a plan that will preserve the character of this important intersection of Smokehouse Trail, Ruppel Road and MLK, Jr. Blvd..

Please take this opportunity for all of us to make this unique corner a true *"Welcome to Kessler Mountain"*.

Sincerely,
Mo Elliott, Founder and CEO



c/o Frank Sharp
2062 S. Smokehouse Trail
Fayetteville, AR 72701
fsharp@pgtc.com
(479) 957-4069

March 30, 2022

Mrs. Kara Paxton, City Clerk
City of Fayetteville
113 West Mountain Street
Fayetteville, AR 72701

Dear Mrs. Paxton:

Enclosed is a letter from Rachel and Matt Gerner concerning design on the corner of *Martin Luther King, Jr. Boulevard* and *Smokehouse Trail* to add signage to improve the visibility of the trailhead for the Fayetteville Traverse Trail, provide public parking for trail users and to close the four-hundred foot gap in the trail system.

I would appreciate your sending copies of this letter to the Mayor, the City Council members, members of the Planning Commission, Mr. Johnathan Curst, of *Development Services* and Ms. Allison Jumper of the *Department of Parks and Recreation*.

I appreciate your help and please feel free to contact me at the address above.

Sincerely,

A handwritten signature in cursive script that reads "Frank Sharp".

Frank Sharp

cc: Mr. Erin Rushing, CEO, *NWA Trailblazers*

RACHEL & MATT GERNER

1939 S Hoot Owl Lane · 479-301-9193

rachel.lynn.gerner@gmail.com | mgerner2007@gmail.com

Fayetteville City Council
113 West Mountain Street
Fayetteville, AR 72701

DEAR MAYOR JORDAN AND MEMBERS OF THE CITY COUNCIL:

We would like to join the other neighbors on Mount Kessler to ask that you consider creating a more visible entrance to the Kessler Mountain trail system—currently at the intersection of Smokehouse Trail and Hoot Owl Lane—by moving the trailhead entrance to the intersection of Hoot Owl Lane, Ruppel Road, and Martin Luther King Jr. Blvd.

Although the Fayetteville Traverse Trail currently has a marked entrance, we have noticed that many first-time visitors do not notice it. Even in early spring—the start of the hiking and biking season—we see three to five cars per day drive up Hoot Owl Lane and either ask us for directions or turn around in our yard. This number of lost trail seekers increases during the peak hiking seasons of spring, summer, and fall. Since Hoot Owl Lane dead ends at our driveway with no distinction between our private property and the road, some visitors have driven all the way up our driveway to the patio behind our house, looking for the trailhead.

I also want to express my concern as a parent. Our children and our neighbors' young children play in our yard. Just today, to my dismay, I saw a car narrowly miss my two-year old son who was playing on the grass in front of our home.

We want people to enjoy the trails and beauty of Mount Kessler. In addition to moving the trailhead, please also consider adding a prominent sign to help welcome people and public parking at the intersection of MLK Jr. Blvd. and Hoot Owl Lane. More people could enjoy the trail if the city provided public parking near the trailhead, so visitors do not need to use our private driveways and the Smokehouse parking lot.

We appreciate that the Mount Kessler trail system adds a unique opportunity for locals and visitors alike to enjoy the natural beauty and thoughtful design of our city. Thank you for considering our ideas on how to improve everyone's experience.

Sincerely,
Rachel & Matt Gerner

Rachel & Matt Gerner
1939 S. Hoot Owl Lane
Fayetteville, AR 72701

RECEIVED
APR 05 2022
CITY CLERK'S OFFICE
FAYETTEVILLE



c/o Frank Sharp
2062 S. Smokehouse Trail
Fayetteville, AR 72701
fsharp@pgtc.com
(479) 957-4069

April 5, 2022

Mrs. Kara Paxton, City Clerk
City of Fayetteville
113 West Mountain Street
Fayetteville, AR 72701

Dear Mrs. Paxton:

Enclosed is a petition from the residents of Hoot Owl Lane concerning design on the corner of *Martin Luther King, Jr. Boulevard* and *Smokehouse Trail* to add signage to improve the visibility of the trailhead for the Fayetteville Traverse Trail, provide public parking for trail users and to close the four-hundred foot gap in the trail system.

I would appreciate your sending copies of this letter to the Mayor, the City Council members, members of the Planning Commission, Mr. Johnathan Curst, of *Development Services* and Ms. Allison Jumper of the *Department of Parks and Recreation*.

I appreciate your help and please feel free to contact me at the address above.

Sincerely,

A handwritten signature in dark ink that reads "Frank Sharp". The signature is fluid and cursive.

Frank Sharp

cc: Mr. Erin Rushing, CEO, *NWA Trailblazers*

PETITION TO THE CITY COUNCIL
OF THE
CITY OF FAYETTEVILLE, AR
FROM THE
RESIDENTS OF HOOT OWL LANE

April 1, 2022

We, the residents of Hoot Owl Lane, urge the *City of Fayetteville* to perform a study of the intersection of *Martin Luther King, Jr. Boulevard*, *Ripple Road* and *Smokehouse Trail* and work with the City, property owners, neighbors, trail users and other interested parties to develop a plan prior to the development of this area.

Some reasons for the study are:

1. This is the "*Front Door*" to the Kessler Mountain trail system as well as the western "*Front Door*" to the *City of Fayetteville*.
2. This intersection, with daily traffic counts of 20-30,000, would be a much better location for the *Traverse Trail* sign, than its present location behind the Smokehouse. This sign would also advertise the *Kessler Mountain* trail system to the traveling public.
3. There is a 400 foot gap in the *Traverse Trail* between the existing trailhead and MLK which needs to be filled.
4. There needs to be public parking for trail users
5. This is one of the most important corners of the "Mayor's Box."

We have a unique opportunity to enhance our city, its park system and its alternate transportation system.

The Residents of Hoot Owl Lane

Name(s) Kellyn & Josh Morgan

Street Address 2105 S Smokehouse Trl.

Remarks:

We have 3 kids and we want them to grow up in the country.

Name(s) Roy Emerson, Max Emerson, Darius Emerson

Street Address 1783 S. Hoot owl Lane

Remarks: Last summer while doing a home improvement project I counted 22 cars in 7-hrs on a Sunday that went up to the top of the hill and sped down looking for the trails. The bicycles and children coming out of the trail head are often suprised by the speed of the vehicles and I am afraid someone will get seriously hurt if its not Addressed.

Name(s) Joanna Person-Mitchener

Street Address 1823 South Hoot Owl Lane

Remarks: I am supportive of increased visibility for the public trails on Kessler Mountain along Hwy 62. Designated parking for hikers and mountain bikers would be helpful and reduce traffic on Hoot Owl Lane. ☺

Name(s) Kimberly + Zach
Alwood Knight

Street Address 1801 S Hoot Owl Lane, Fayetteville

Remarks: We would love to keep the beautiful woods & have the trail more visible to guests. This visibility will help prevent guests from driving up & down Hoot Owl & Smokehouse trail.

Name(s) Justin Hoover

Street Address 1859 S Hoot Owl

Remarks: Keep Mt Kessler Green

Name(s) Rachel and Matt Gerner

Street Address 1939 S Hoot Owl Lane

Remarks: Please give the trails increased visibility and improved parking so more people can use the trails the city invested in and traffic on Hoot Owl Lane is reduced.

PETITION TO THE CITY OF FAYETTEVILLE

April 1, 2022

Name(s) Joy and Austin Forsyth

Street Address 1755 S. Hoot Owl lane.

Remarks: We love living here and the feeling of living in the country when we're actually in town. We have 2 kids and the amount of traffic that comes up and down our road on a daily basis worries me. We love the trails, but parking and proper signage is necessary.

Name(s)

Street Address

Remarks:

Name(s)

Street Address

Remarks:

Name(s)

Street Address

Remarks:

PETITION TO THE CITY COUNCIL
OF THE
CITY OF FAYETTEVILLE, AR
FROM THE
RESIDENTS OF SMOKEHOUSE TRAIL

April 7, 2022

We, the residents of Smokehouse Trail, urge the *City of Fayetteville* to perform a study of the intersection of *Martin Luther King, Jr. Boulevard*, *Ripple Road* and *Smokehouse Trail* and work with the City, property owners, neighbors, trail users and other interested parties to develop a plan prior to the development of this area.

Some reasons for the study are:

1. This is the "Front Door" to the Kessler Mountain trail system as well as the western "Front Door" to the *City of Fayetteville*.
2. This intersection, with daily traffic counts of 20-30,000, would be a much better location for the *Traverse Trail* sign, than its present location behind the Smokehouse. This sign would also advertise the *Kessler Mountain* trail system to the traveling public.
3. There is a 400 foot gap in the *Traverse Trail* between the existing trailhead and MLK which needs to be filled.
4. There needs to be public parking for trail users
5. This is one of the most important corners of the "Mayor's Box."

We have a unique opportunity to enhance our city, its park system and its alternate transportation system.

The Residents of Smokehouse Trail

Name(s) *CLIFF BIEDENHARN*

Street Address *2275 SMOKEHOUSE TRL*

Remarks: *TRAIL ENTRANCES SHOULD BE MOVED CLOSER TO MLK, TO GET BIKERS + PEDESTRIANS OFF OF THE ROAD. RIGHT NOW THE ENTRANCE CREATES A 4-WAY INTERSECTION WITH VEHICLE TRAFFIC W/ NO STOP SIGN!*

Rebecca Reynolds

Name(s) *2060 S Smokehouse Trl*

Street Address *I agree with all five reasons for the study. This spot lends itself as a quite unique opportunity to tout the*

Remarks: *City's trail system to the public/visitors. I don't know how many people, when I say I live on SH Trl, have said to me, "how do you get to all the trails up there?" - it should not be a secret to anyone. SH Trl is a road that is often seen by hikers as a trail, giving glances as to why I would be driving on it. A nice parking area & trail hub on the 2 acres on MLK would be wonderful. Maybe a hub for all of the city's trails!*

PETITION TO THE CITY OF FAYETTEVILLE

April 7, 2022

Name(s) Frank Sharp

Street Address 2062 S. Smokehouse Trail

Remarks: The slogan, "As we grow... let's keep some country" has resulted in protecting over 6,000 acres of Kessler Mountain. Let's work with the city to plan how best to develop this important intersection - JS

Name(s) ZAC and Hannah Morgan

Street Address 2039 S. Smokehouse Trail

Remarks: What brought us from the center of Fayetteville to the mountain of Kessler is the country feel of Kessler overall. We would like the city to remain consistent in the beauty the mountain already offers by establishing an entrance that reflects that.

Name(s) Christine + Zachary Nock

Street Address 1746 S. Smokehouse Trail

Remarks: We have lived on Mt. Kessler for 5 years now and my husband Zac was raised on this beautiful mountain. We are thrilled for the opportunity for drivers to experience it and would feel great peace of mind with this traffic solution as we raise our two children here - keeping the roads as safe as possible for all.

Name(s) JESSICA HANK & FAMILY

Street Address 2222 S. Smokehouse Trail

Remarks: Have lived here on Mt. Kessler for over 6 years raising 4 kids. We value the mountain as soon as we turn onto Smokehouse Trail as it begins our unwinding from the city and busy life. We are desiring for the entrance to stay as close to untouched nature as possible. Let there be a way for the acreage to be utilized by the city but not destroyed in order to do so.



PO BOX 8981 FAYETTEVILLE, AR 72703
oorc.club@gmail.com

May, 1, 2022

RE: Intersection of Smokehouse Trail and MLK

Dear Mr Mayor

I am contacting you to voice the support from Ozark Off Road Cyclists (OORC) of a study of the intersection of Ruppel Road, MLK and Smokehouse Trail. We feel that the study should include property owners, neighbors and trail users. We would ask that the study address Public Parking for the Traverse Trail, The location of the existing "Welcome to Kessler Mountain" sign, and the Extension of the trail to MLK.

Sincerely,


Signature

5-1-2022
Date

David VanSandt
Printed Name

President
Title

The Ozark Off Road Cyclists is a registered 501c3 with a mission to advocate for, build, maintain, and preserve sustainable multiuse soft-surface trails. EIN 73-1574424