



# City of Fayetteville, Arkansas

113 West Mountain Street  
Fayetteville, AR 72701  
(479) 575-8323

## Legislation Text

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**File #:** 2023-1593

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### **Create a project budget for an extension of Stearns Street**

A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT TO CREATE A PROJECT BUDGET FOR AN EXTENSION OF STEARNS STREET BETWEEN VANTAGE DRIVE AND OLD MISSOURI ROAD

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby approves a budget adjustment, a copy of which is attached to this Resolution, to create a project budget for an extension of Stearns Street between Vantage Drive and Old Missouri Road.



**MEETING OF JANUARY 18, 2024**

**TO:** Mayor Jordan and City Council  
**THRU:** Susan Norton, Chief of Staff  
**FROM:** Chris Brown, Public Works Director  
**DATE:**  
**SUBJECT:** Create a project budget for an extension of Stearns Street

**RECOMMENDATION:**

Staff recommends approval of a budget adjustment to create a project budget for an extension of Stearns Street, between Vantage Drive and Old Missouri Road.

**BACKGROUND:**

Stearns Street, between Old Missouri Road and Vantage Drive, has been on the Master Street Plan for many years. The eastern segment, connecting to Old Missouri Road, was constructed in the late 1980's as part of a residential development (Brookhollow Subdivision). The western section, connecting to Vantage Drive, was constructed in 2018 as part of a commercial subdivision (Vantage Office Park), leaving a gap of approximately 260 feet between the two constructed segments. Right of way for the unconstructed segment was dedicated in the late 1990's as part of the Bellafont Gardens development. Since that time, the Bellafont Gardens Property Owners's association has used the right of way for maintenance purposes and has constructed a maintenance shed within the right of way.

During the development of the commercial subdivision, an assessment for construction of the connection was charged to each individual development in the subdivision; the amount of the assessment was based the traffic generated by the development as a percentage of the street capacity. A summary of the amounts and dates of assessments are as follows:

LSD 19-6580 Lot 4	3/25/2019 (PC)	\$3,289.92
LSD 19-6720 Lot 1	7/8/2019 (PC)	\$2,735.27
LSD 20-7106 Lot 2	5/28/2020 (SC)	\$6,564.65
LSD-2023-0003 Lot 3	5/22/2023 (PC)	\$8,263.59
<b>Total Assessed</b>		<b>\$20,853.43</b>

It should be noted that the assessment for Lot 2 was approved as either a street or sidewalk connection; the remaining assessments did not speak to this detail.

Mailing address:

113 W. Mountain Street  
Fayetteville, AR 72701

[www.fayetteville-ar.gov](http://www.fayetteville-ar.gov)

These funds are time limited and must be spend within 7 years of the date they were collected. Therefore, staff needs to proceed with design and construction of the connection in a timely manner, or the collections will need to be refunded to the lot owners.

Public Comment summary: Due to the history of discussions about this connection during lot development of Vantage Office Park, staff initiated a public feedback process that included an online survey and a public meeting near the connection site on July 31 of this year. Attached is a summary of online survey data collected between July 5 and August 4, 2023. In the online survey, participants were asked to vote on support for a full street connection, or a pedestrian/bike only section. The questions were designed to provide an indication of sentiment for these options, as well as for no connection at all.

The responses were quite polarized, with most responses being either “highly supportive” or “highly opposed” to the connection. The survey included questions regarding respondents’ proximity to and usage of Stearns Street, along with demographic data. As would be expected, those living within a ½ mile of the street were generally supportive than those living further away, indicating concerns regarding traffic impacts to residents along and near the street.

The public meeting held on Stearns Street was mostly attended by those opposed to the street (a poll or survey was not taken; rather, the residents who attended were directed to the online survey). Approximately half of the attendees were residents of Bellafont Gardens, the remaining half resided on Stearns or adjacent streets in the Brookhollow Subdivision. It should be noted that Bellafont Gardens streets will not connect to Stearns; therefore, this neighborhood will not be impacted by additional traffic, nor will it have any additional street access. The only impact will be due to the use of the City right of way that is currently being used for neighborhood maintenance services.

Finally, there was general neighborhood support for sidewalk improvements, and to a lesser extent traffic calming, if the street connection is made.

Planning Commission Review: The Planning Commission reviewed the proposed extension on September 11, 2023. The Planning Commission review was primarily related to the merits of the street connection and the potential traffic impacts, both positive and negative, of the connection. The Planning Commission did not consider cost as a factor or make any recommendation regarding prioritizing the construction of this connection. After much consideration and discussion, the Planning Commission voted 8-1 to forward the confirmation of the Master Street Plan connection of Stearns Street to the Transportation Committee.

Transportation Committee Review: The Transportation Committee reviewed the connection at the September 26, 2023 and the November 28, 2023 Committee meetings. The first meeting, questions were raised about tree impacts, traffic generation estimates, and project costs. After these and other questions were answered in November, the Committee voted 4-0 to recommend approval of the connection to the City Council.

#### **DISCUSSION:**

Implementation of the Stearns Street connection would include final design to develop construction level plans, and procurement of a construction contractor for construction. The proposed budget for the project includes the cost of design and construction for the connection. In addition, the Transportation Committee recommended budgeting for additional mitigation trees to be planted at a location to be determined to replace the lost canopy in the project area. 25 trees will need to be removed, and 41 trees are needed to replace this lost canopy. Finally, the Committee recommended sidewalk improvements to and traffic calming on the existing section of Stearns Street to keep traffic speeds low and provide for pedestrian safety.

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

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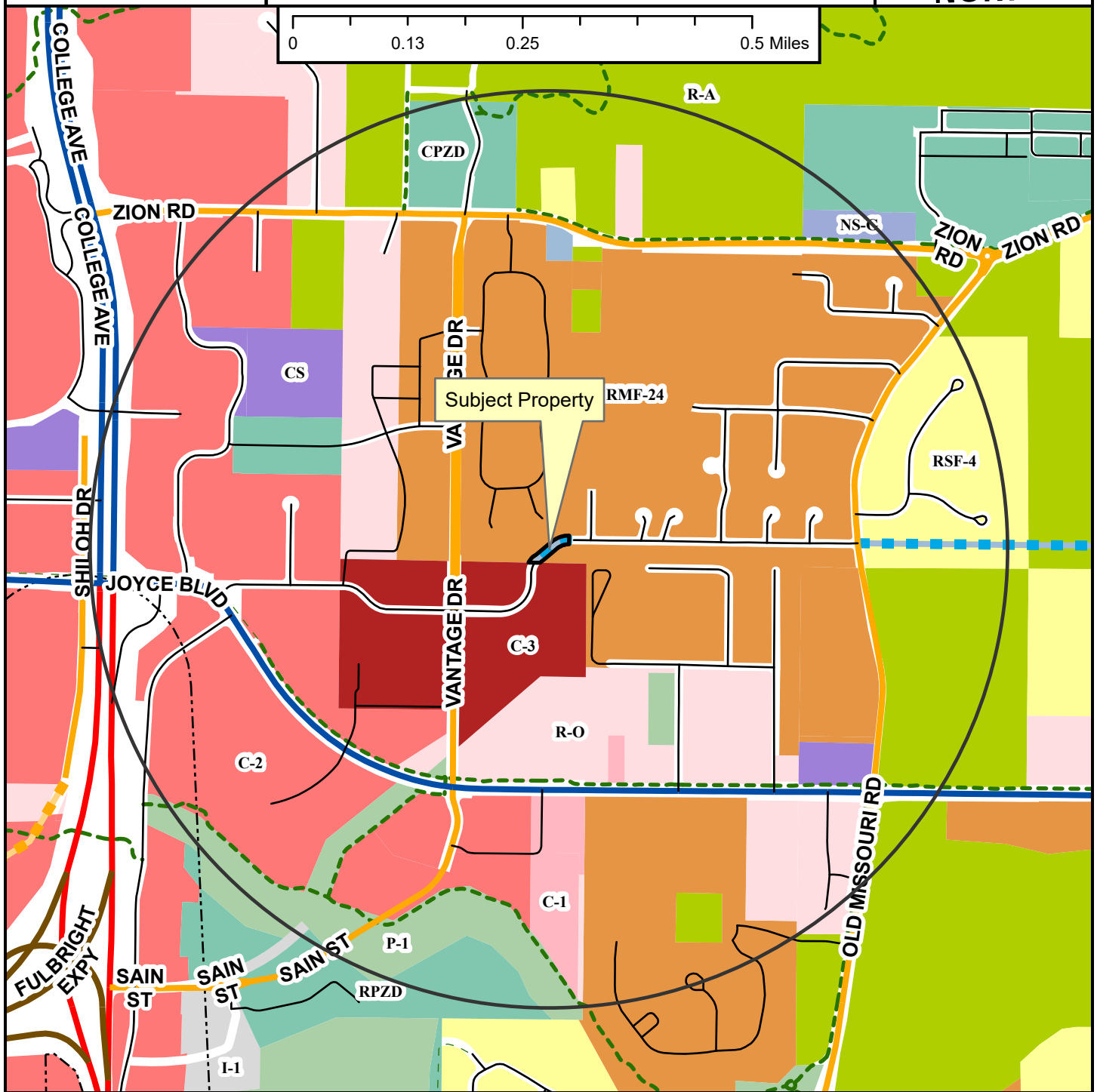
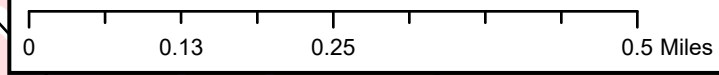
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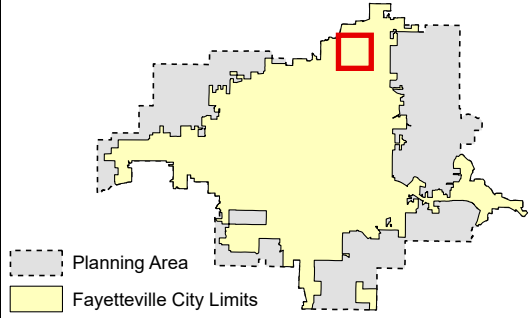
[www.fayetteville-ar.gov](http://www.fayetteville-ar.gov)

The total budget, including elements described above, is \$480,000. Developer payments of \$20,853 will be used, with the remaining funds taken from sales tax capital improvement funds left over from various projects in the 2006 Transportation Bond Project.

**ATTACHMENTS:** SRF (#3), BA (#4), Stearns Information Packet (#5)

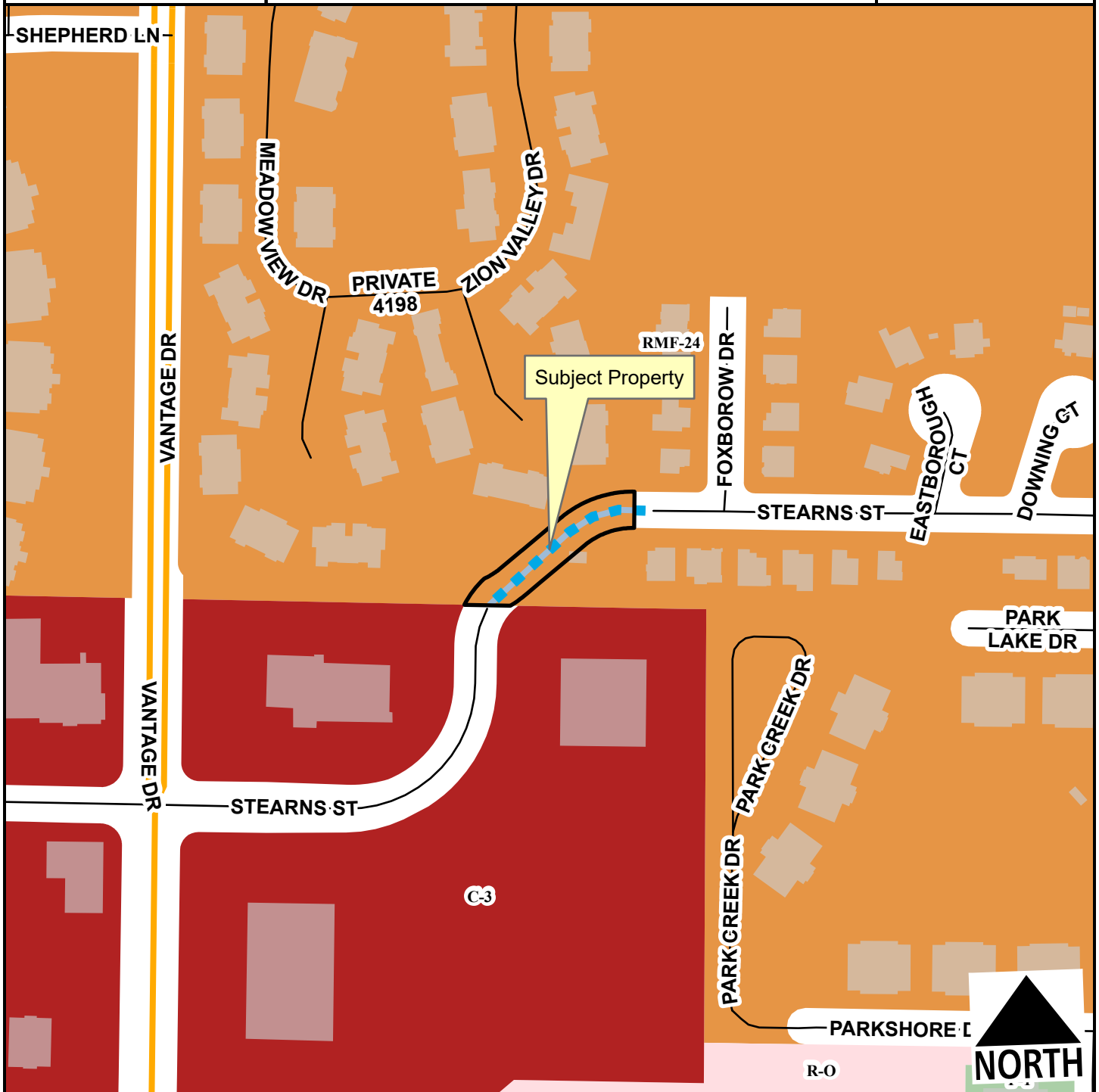








- Regional Link
- Neighborhood Link
- Regional Link - High Activity
- Freeway/Expressway
- Unclassified
- Alley
- Residential Link
- Planned Neighborhood Link
- Planned Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area

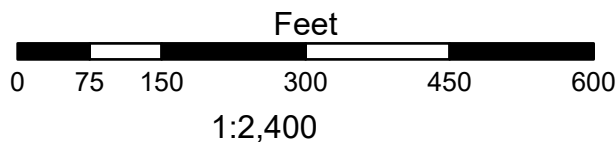






- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
  - NS-G
  - RH-U
  - RSF-1
  - RSF-2
  - RSF-4
  - RSF-7
  - RSF-8
  - RSF-18
- RESIDENTIAL MULTI-FAMILY**
  - RMF-6
  - RMF-12
  - RMF-18
  - RMF-24
  - RMF-40
- INDUSTRIAL**
  - I-1 Heavy Commercial and Light Industrial
  - I-2 General Industrial
- EXTRACTION**
  - E-1
- COMMERCIAL**
  - Residential-Office
  - C-1
  - C-2
  - C-3
- FORM BASED DISTRICTS**
  - Downtown Core
  - Urban Thoroughfare
  - Main Street Center
  - Downtown General
  - Community Services
  - Neighborhood Services
  - Neighborhood Conservation
- PLANNED ZONING DISTRICTS**
  - Commercial, Industrial, Residential
- INSTITUTIONAL**
  - P-1

Close Up View



-  Neighborhood Link
-  Unclassified
-  Residential Link
-  Planned Residential Link
-  Planning Area
-  Fayetteville City Limits








-  RMF-24
-  Residential-Office
-  C-3
-  P-1

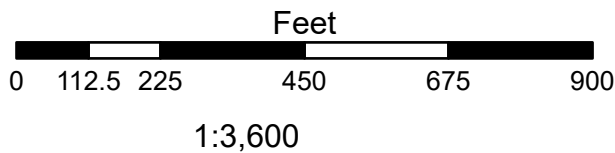






Current Land Use



-  Neighborhood Link
-  Unclassified
-  Residential Link
-  Planned Residential Link
-  Planning Area
-  Fayetteville City Limits



**FEMA Flood Hazard Data**

-  100-Year Floodplain
-  Floodway





**TO:** Fayetteville Planning Commission

**FROM:** Chris Brown, Public Works Director  
Jessie Masters, Development Review Manager

**MEETING DATE:** September 11, 2023 **Updated with results from 9/11/2023 PC Meeting**

**SUBJECT:** **ADM-2023-0033: Administrative Item (E. STEARNS STREET/CITY OF FAYETTEVILLE, 136):** Submitted by CITY STAFF for property NORTH OF VANTAGE OFFICE PARK AND WEST OF BROOKHOLLOW SUBDIVISION. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is for confirmation of the Master Street Plan connection for Stearns Street.

**RECOMMENDATION:**

Staff recommends forwarding **ADM-2023-0033** to the Transportation Committee with a recommendation of approval.

**RECOMMENDED MOTION:**

*"I move to forward **ADM-2023-0033** to the Transportation Committee with a recommendation of approval."*

**BACKGROUND:**

Stearns Street, between Old Missouri Road and Vantage Drive, has been on the Master Street Plan for many years. The eastern segment, connecting to Old Missouri Road, was constructed in the late 1980's as part of a residential development (Brookhollow Subdivision). The western section, connecting to Vantage Drive, was constructed in 2018 as part of a commercial subdivision (Vantage Office Park), leaving a gap of approximately 260 feet between the two constructed segments. Right-of-way for the unconstructed segment was dedicated in the late 1990's as part of the Bellafont Gardens development. Since that time, the Bellafont Gardens Property Owners' Association has used the right-of-way for maintenance purposes, and has constructed a maintenance shed within the right-of-way.

During the development of the commercial subdivision, an assessment for construction of the connection was charged to each individual development in the subdivision; the amount of the assessment was based the traffic generated by the development as a percentage of the street capacity. The total of these assessments is \$20,853.43. A summary of the amounts and dates of assessments are as follows:

LSD 19-6580 Lot 4	3/25/2019 (PC)	\$3,289.92
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LSD 20-7106 Lot 2	5/28/2020 (SC)	\$6,564.65
LSD 20-7141 Lot 5	7/2/2020 (SC)	\$0.00
LSD-2023-0003 Lot 3	5/22/2023 (PC)	\$8,263.59
	<b>Total Assessed:</b>	<b>\$20,853.43</b>



It should be noted that the assessment for Lot 2 was approved as either a street or sidewalk connection; the remaining assessments did not speak to this detail.

These funds are time limited and must be spent within 7 years of the date they were collected. Therefore, staff needs to proceed with design and construction of the connection in a timely manner, or the collections will need to be refunded to the lot developers.

*Proposal:* Staff requests a recommendation from the Planning Commission to the Transportation Committee affirming the planned Stearns Street connection on the Master Street Plan.

**DISCUSSION:**

Implementation of the Stearns Street connection would include final design to develop construction level plans, and procurement of a construction contractor for construction. Due to the history of discussions about this connection during lot development of Vantage Office Park, staff initiated a public feedback process that included an online survey and a public meeting near the connection site on July 31 of this year.

*Public Comment summary:* Attached is a summary of online survey data collected between July 5 and August 4, 2023, and a summary of the results. In the online survey, participants were asked to vote on support for a full street connection, or a pedestrian/bike only section. The questions were designed to provide an indication of sentiment for these options, as well as for no connection at all. The responses were quite polarized, with most responses being either “highly supportive” or “highly opposed” to the connection. The survey included questions regarding respondents’ proximity to and usage of Stearns Street, along with demographic data. As would be expected, those living within a ½ mile of the street were generally supportive than those living further away, indicating concerns regarding traffic impacts to residents along and near the street.

The public meeting held on Stearns Street was mostly attended by those opposed to the street (a poll or survey was not taken; rather, the residents who attended were directed to the online survey). Approximately half of the attendees were residents of Bellafont Gardens, the remaining half resided on Stearns or adjacent streets in the Brookhollow Subdivision. It should be noted that Bellafont Gardens streets will not connect to Stearns; therefore, this neighborhood will not be impacted by additional traffic, nor will it have any additional street access. The only impact will be due to the use of the City right-of-way that is currently being used for neighborhood maintenance services.

Finally, there was general neighborhood support for sidewalk improvements, and to a lesser extent traffic calming, if the street connection is made.

**RECOMMENDATION: Staff recommends forwarding ADM-2023-0033 to the Transportation Committee with a recommendation of approval.**

<b>PLANNING COMMISSION ACTION:</b>	Required	<u>YES</u>
Date: <u>September 11, 2023</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> <del>Approved</del> <input type="checkbox"/> Denied
Motion: <b>Sparkman</b>		<b>FORWARDED</b>
Second: <b>Brink</b>		<b>TO THE TRANSPORTATION</b>
Vote: <b>8-1-0 (Commissioner Payne voting no)</b>		<b>COMMITTEE WITH A</b>
		<b>RECOMMENDATION OF</b>
		<b>APPROVAL</b>



**TO:** Chris Brown, Public Works Director

**THRU:** Matt Mihalevich, Active Transportation Manager  
Mellissa Boyd, Staff Engineer

**FROM:** Dane Eifling, Mobility Coordinator

**DATE:** 4 August 2023

**SUBJECT: Stearns Street Extension Public Feedback Summary**

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**RECOMMENDATION:**

Present public feedback to Transportation Committee.

**BACKGROUND:**

At the direction of the City Council's Transportation Committee City staff has worked to engage with residents and collect feedback on the proposed connection of East Stearns Street between Old Missouri Road and Vantage Drive.

Public outreach has consisted of an online survey, a media release, social media posts, mailers and an in-person neighborhood meeting. The Speak Up Fayetteville survey opened on July 5<sup>th</sup> and as of August 4<sup>th</sup> has received 168 responses. Mailers were sent out to approximately 80 addresses of adjacent residents and property owners which included a QR code for the online survey and time/date information for the in-person input session. The in-person inputs session was held the evening of July 31<sup>st</sup> and was hosted by 3 staff members and was attended by approximately 50 residents and was covered by KNWA news.

**DISCUSSION:**

General take-aways from the online survey results:

1. Polarized results with most responses either "highly supportive" or "highly opposed" to the project.
2. Respondents that identified as living within ½ mile of the project were much less supportive of the street connection and much more supportive of the pedestrian/bike only connection.
3. Respondents identifying as being under the age of 40 were significantly more supportive of all project options compared to respondents identifying as being 40 years old or older.

Question #1 “What option describes your level of support for the following:”

Option	% supportive	% opposed	Net Support
Connection of Stearns Street with standard design including sidewalks and driving lanes	60%	36%	+24%
Pedestrian ONLY connection, such as	48%	36%	+12%
Improvements to the sidewalks if/when the street is connected	63%	21%	+39%
Addition of traffic calming (speed humps, et.) on Stearns if/when street is connected	47%	38%	+9%

Question # 1 when filtered for those self-identifying as living within ½ mile of the project:

Option	% supportive	% opposed	Net Support
Connection of Stearns Street with standard design including sidewalks and driving lanes	35%	62%	-27%
Pedestrian ONLY connection, such as	57%	36%	+21%
Improvements to the sidewalks if/when the street is connected	46%	36%	+10%
Addition of traffic calming (speed humps, et.) on Stearns if/when street is connected	49%	46%	+3%

Question # 1 when filtered for those self-identifying as under the age of 40:

Option	% supportive	% opposed	Net Support
Connection of Stearns Street with standard design including sidewalks and driving lanes	70%	21%	+49%
Pedestrian ONLY connection, such as	52%	22%	+30%
Improvements to the sidewalks if/when the street is connected	81%	11%	+70%
Addition of traffic calming (speed humps, et.) on Stearns if/when street is connected	54%	32%	+19%

Question # 1 when filtered for those self-identifying as over the age of 40:

Option	% supportive	% opposed	Net Support
Connection of Stearns Street with standard design including sidewalks and driving lanes	53%	44%	+9%
Pedestrian ONLY connection, such as	46%	40%	+6%
Improvements to the sidewalks if/when the street is connected	51%	27%	+24%
Addition of traffic calming (speed humps, et.) on Stearns if/when street is connected	42%	41%	+1%

General Noted from the in-person meeting:

1. Residents who attended expressed a general opposition to the street connection
2. Approximately half of those in attendance were residents of the Bellafont Gardens neighborhood and half residents of Stearns and adjoining streets
3. Residents expressed concerns about potential cut-through traffic and speeding
4. Residents expressed desire for a traffic study or projections that would consider new apartment developments on Old Missouri Rd and the new office park on Vantage Dr
5. Residents expresses interest in sidewalk/trail connection for improved pedestrian and bicycle connection.
6. Residents expressed general desire for a final resolution of the issue/question of whether the street will be extended or not.

Opposition to the street extension has come primarily from residents of Stearns and adjoining streets as well as residents of Bellafont Gardens neighborhood to the north west of the project. It is important to note that neither the proposed street connection nor trail/sidewalk would connect to Bellafont Gardens streets and would have no impact on existing traffic patterns or access for this neighborhood. However, Bellafont Gardens neighborhood residents have constructed privacy fences and Property Owners Association maintenance shed within city right of way. These structures would be removed if the street were extended. A trail or sidewalk connection could be made without full removal of the existing structures.

**Attachments:**

Speak Up Fayetteville survey response summary

# Stearns Street Extension - Public Input Survey

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## SURVEY RESPONSE REPORT

08 August 2018 - 03 August 2023

### PROJECT NAME:

Stearns Street Extension

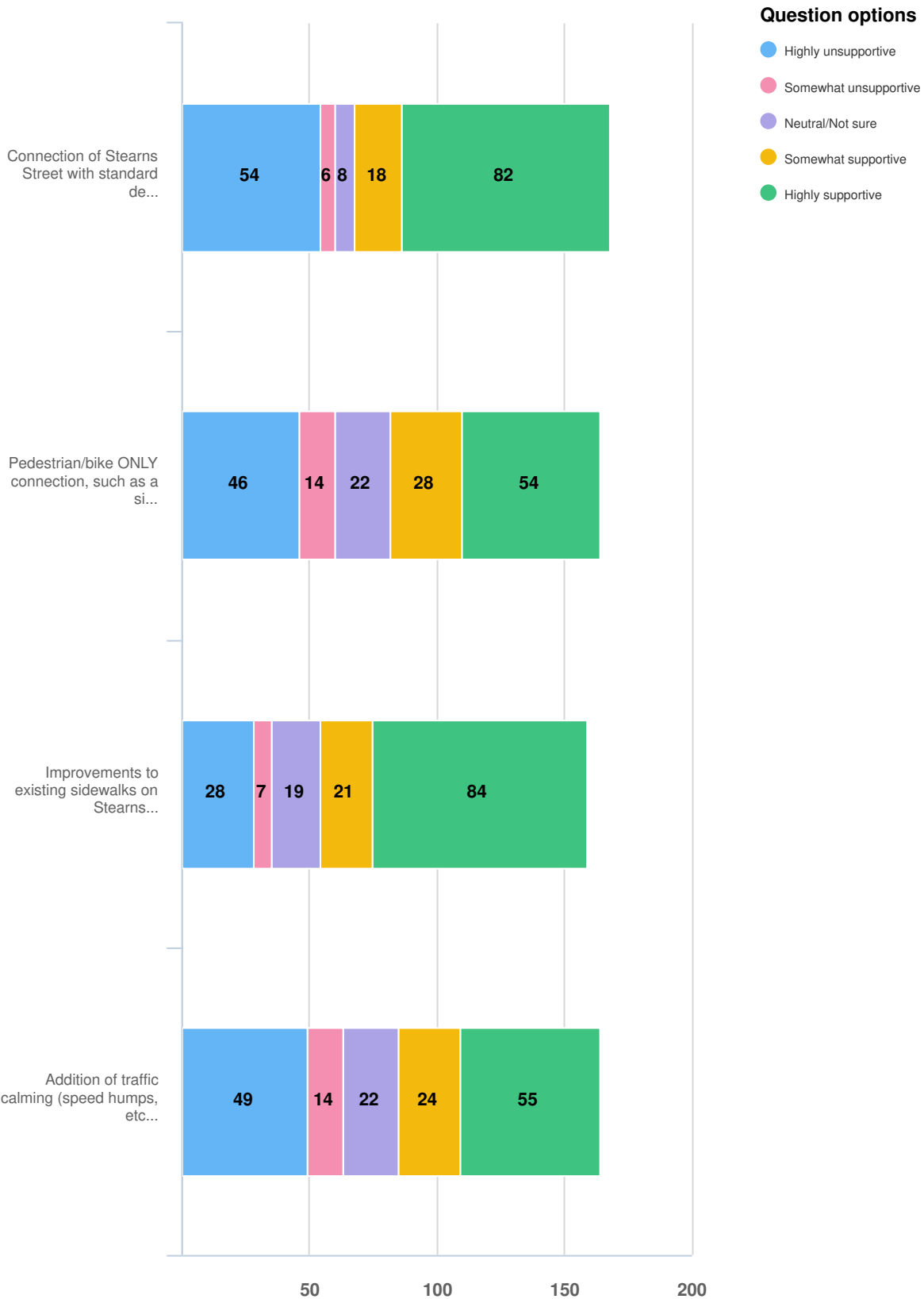






# SURVEY QUESTIONS

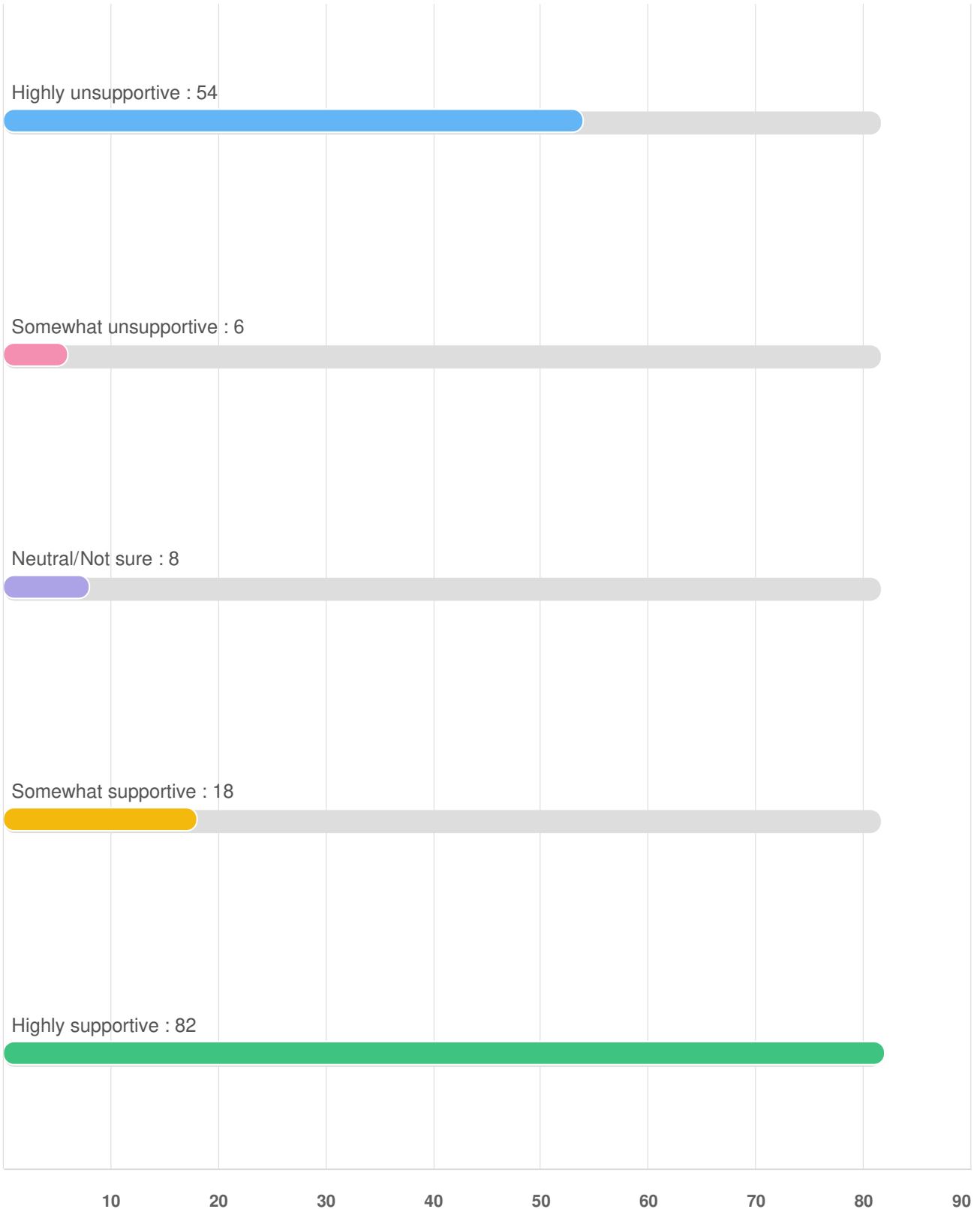
**Q1 | What option describes your level of support for the following statements:**



Optional question (168 response(s), 0 skipped)  
Question type: Likert Question

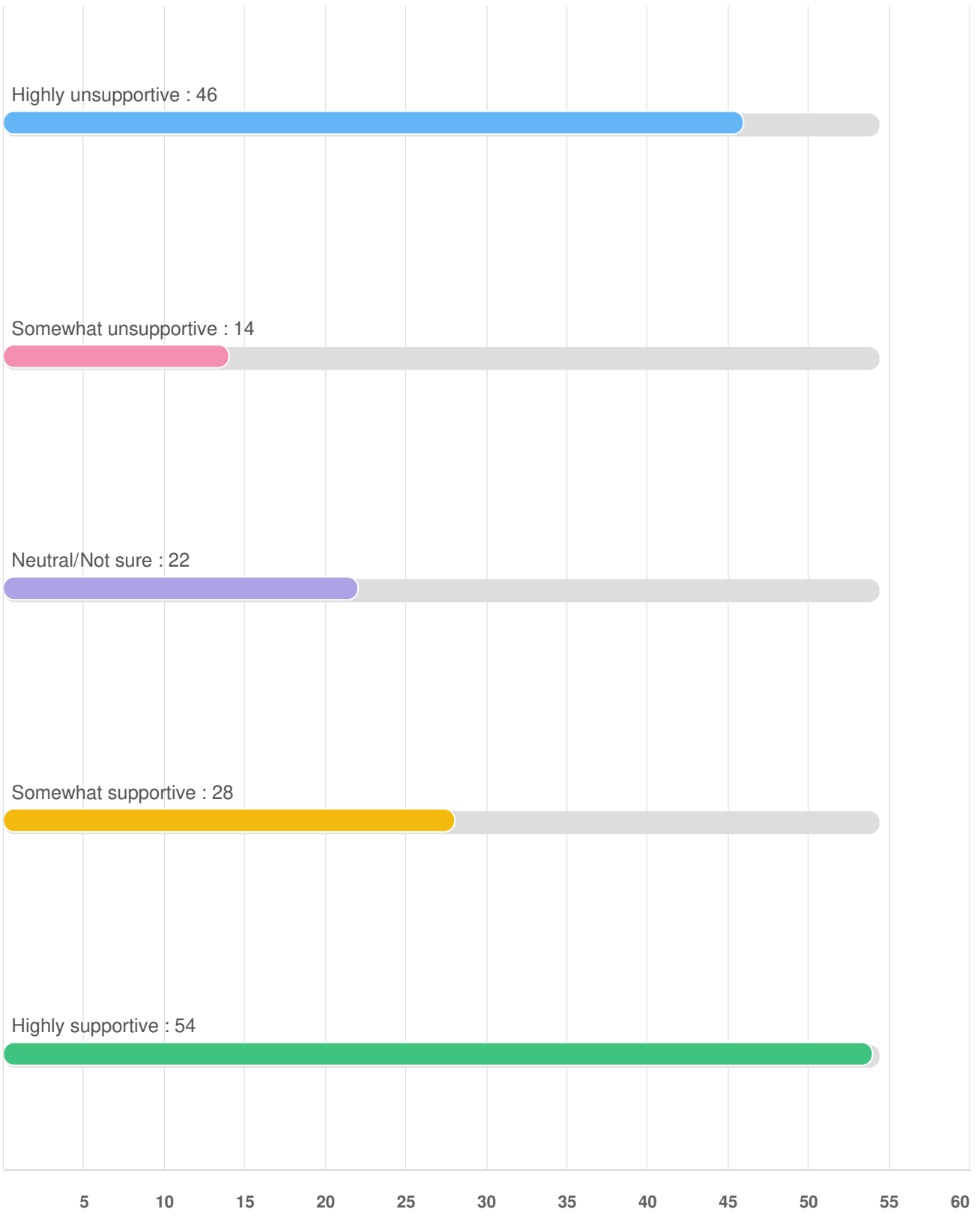
**Q1 | What option describes your level of support for the following statements:**

**Connection of Stearns Street with standard design, including sidewalks and driving lanes.**



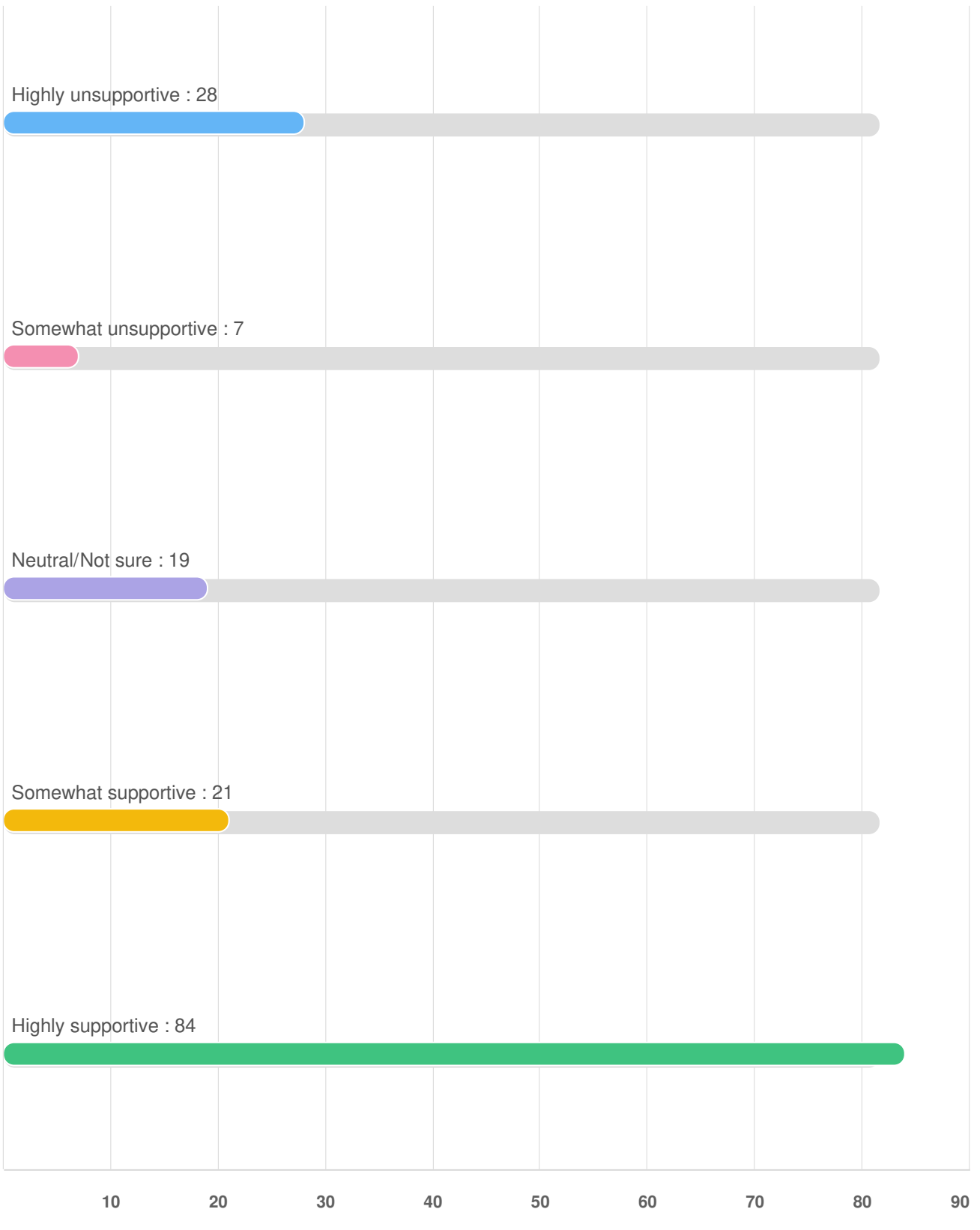


**Pedestrian/bike ONLY connection, such as a sidewalk or trail.**

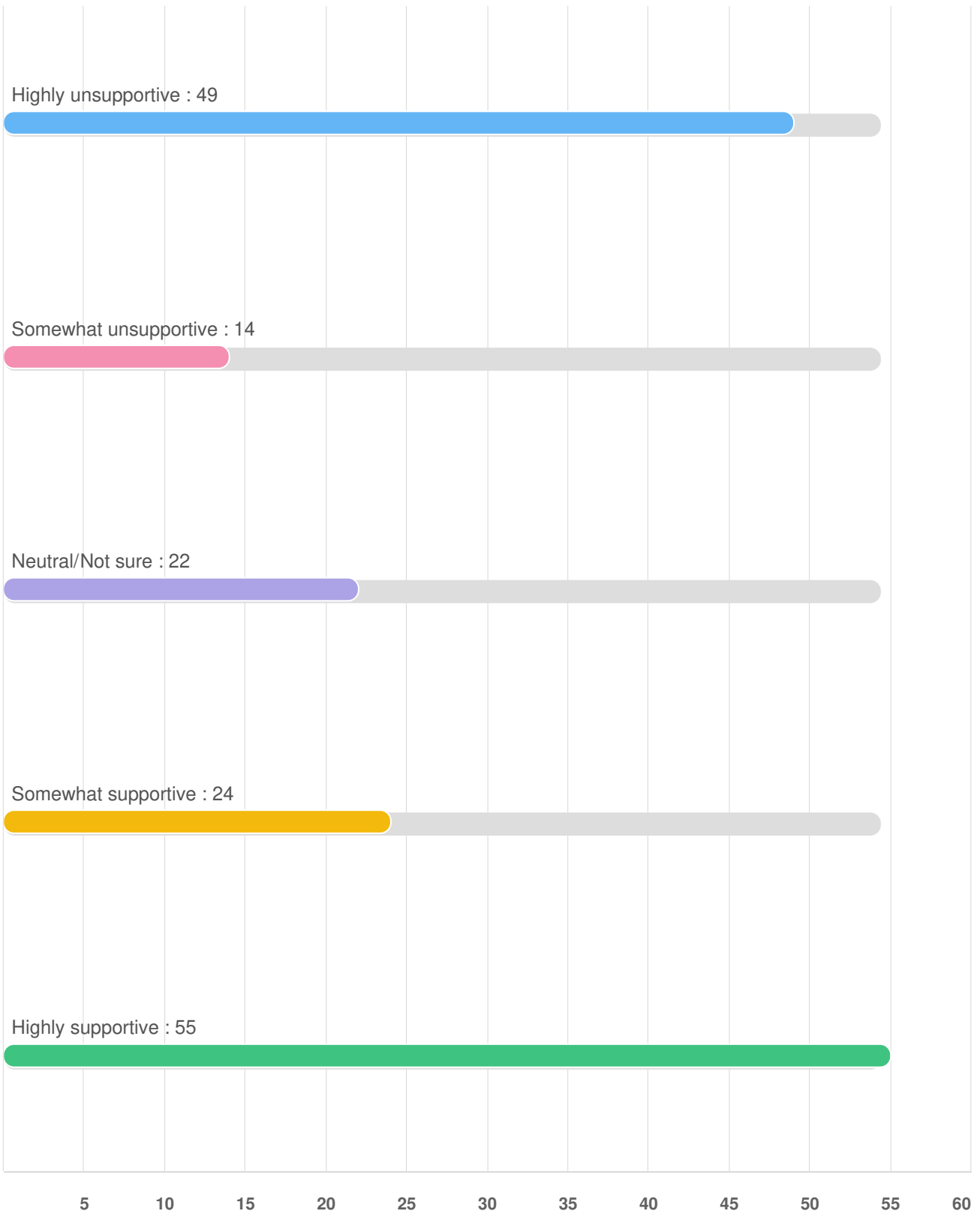




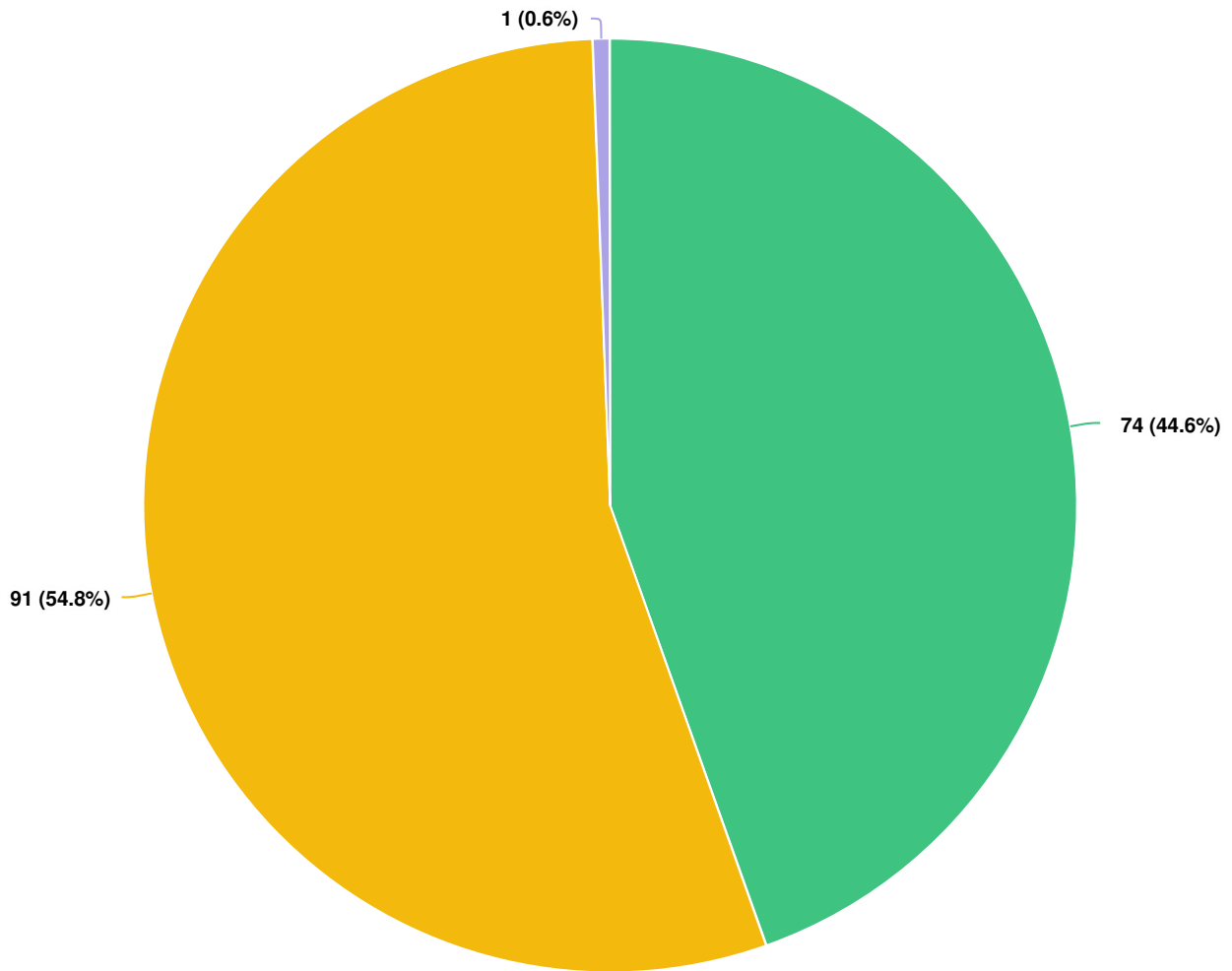
### Improvements to existing sidewalks on Stearns Street if/when the street is connected.



**Addition of traffic calming (speed humps, etc.) on Stearns Street if/when the street is connected.**



**Q2** Do you live within 1/2 mile of Stearns Street?

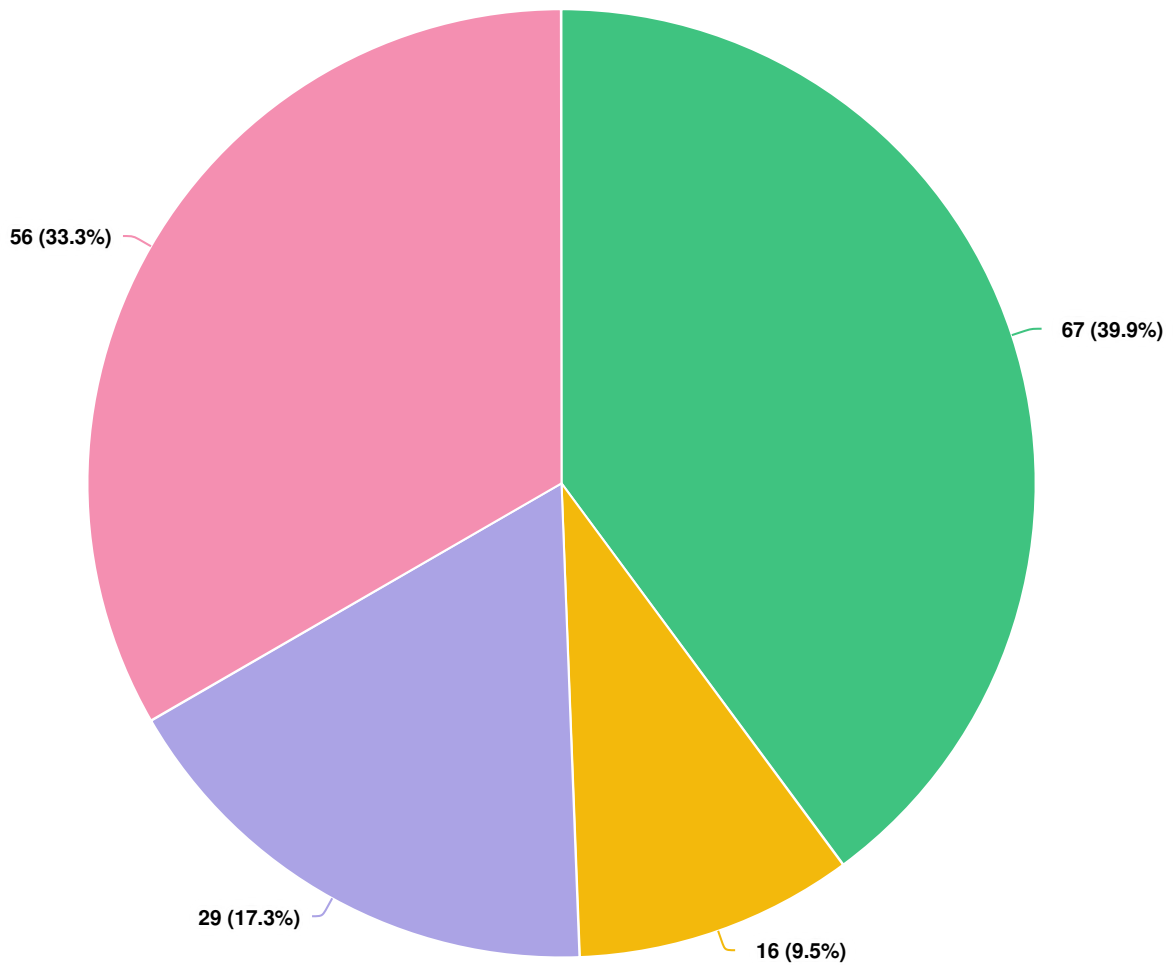


**Question options**

- Not sure
- No
- Yes

Optional question (166 response(s), 2 skipped)  
Question type: Radio Button Question

**Q3** How often do you travel along Stearns Street?

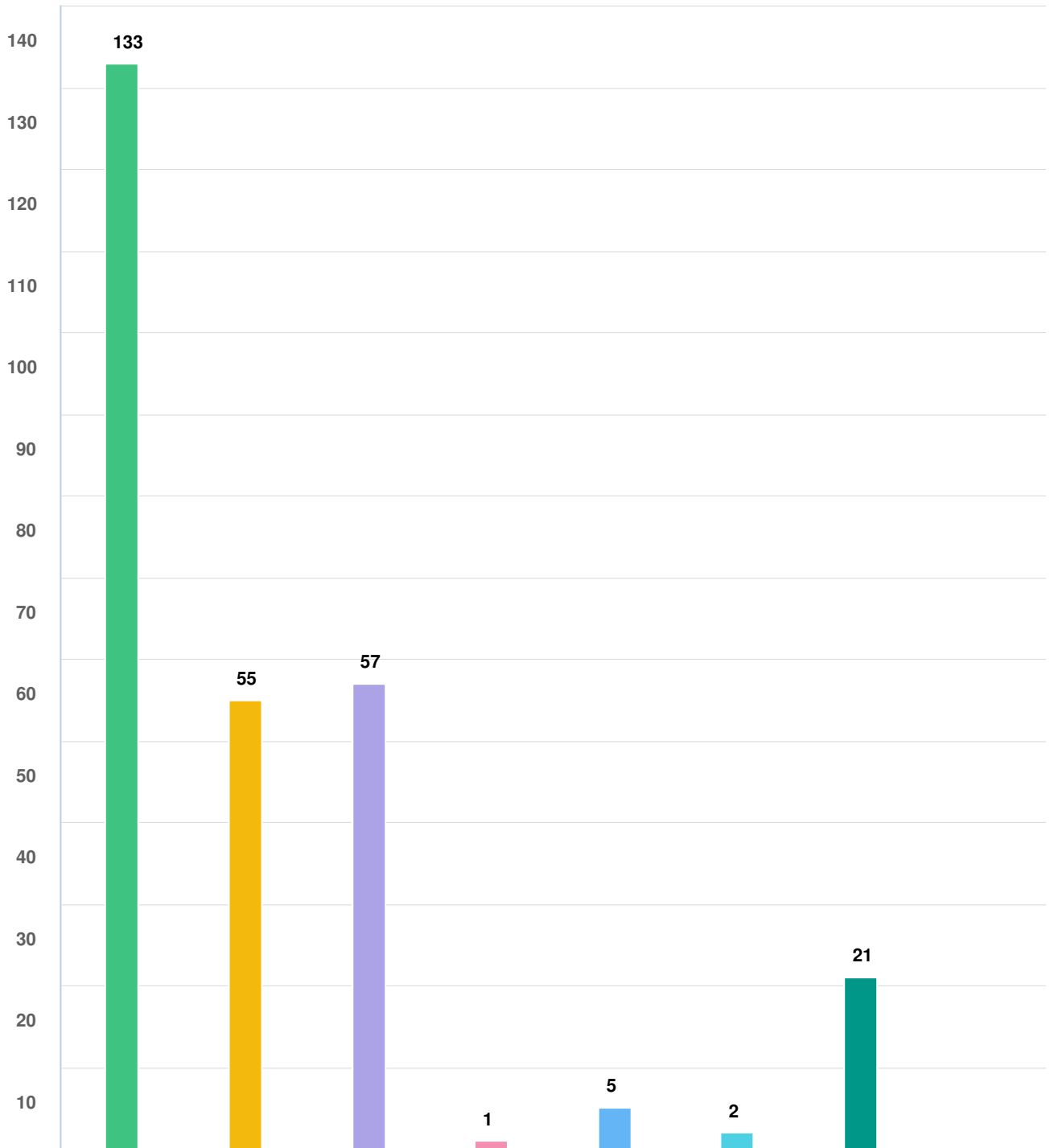


**Question options**

- Less than monthly or not at all
- Monthly
- Weekly
- Daily

Optional question (168 response(s), 0 skipped)  
Question type: Radio Button Question

**Q4 How have you traveled along Stearns Street? Choose all that apply:**



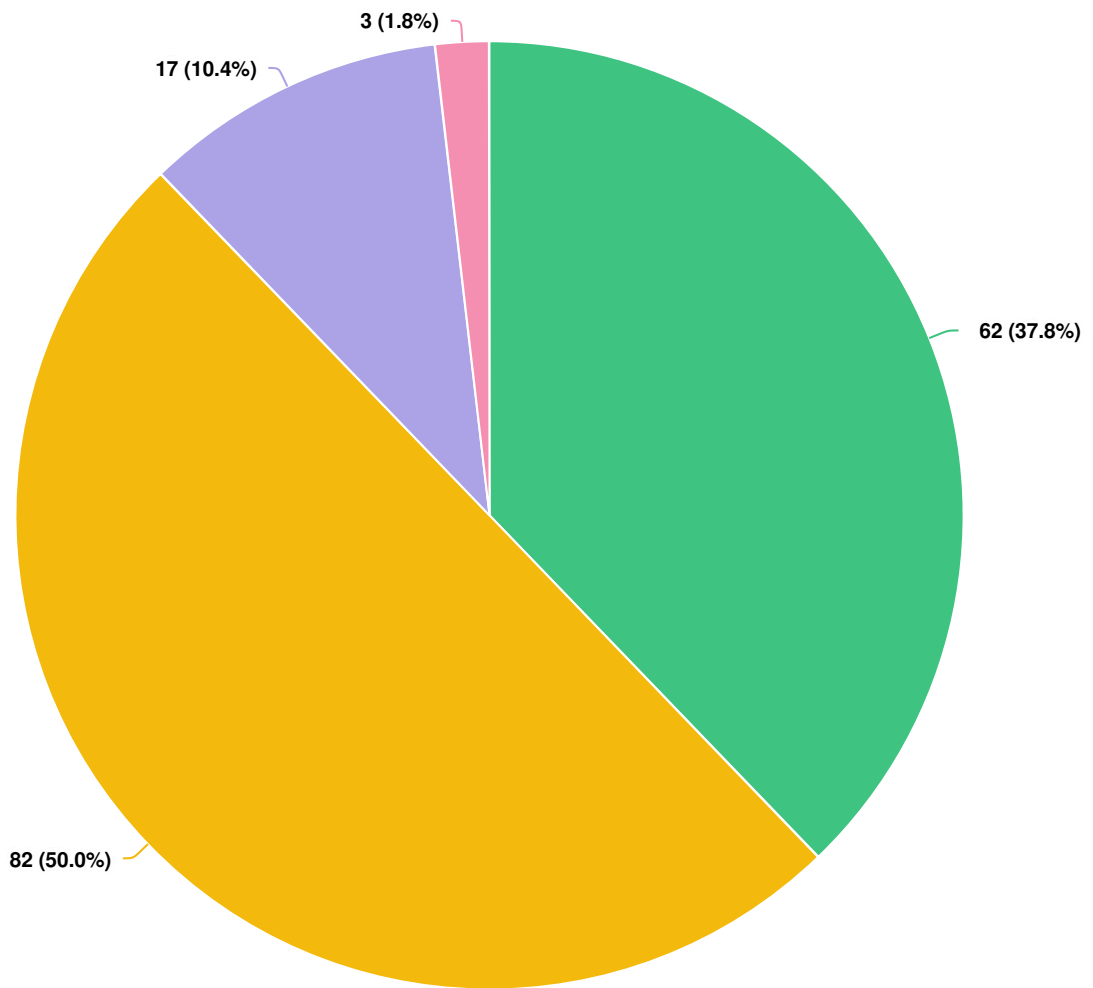
**Question options**

- Other (please describe)
- N/A
- Transit or taxi
- E-Scooter or other mobility device
- Wheelchair
- Walk
- Bicycle
- Drive

Optional question (166 response(s), 2 skipped)  
Question type: Checkbox Question



**Q5** What is your gender?

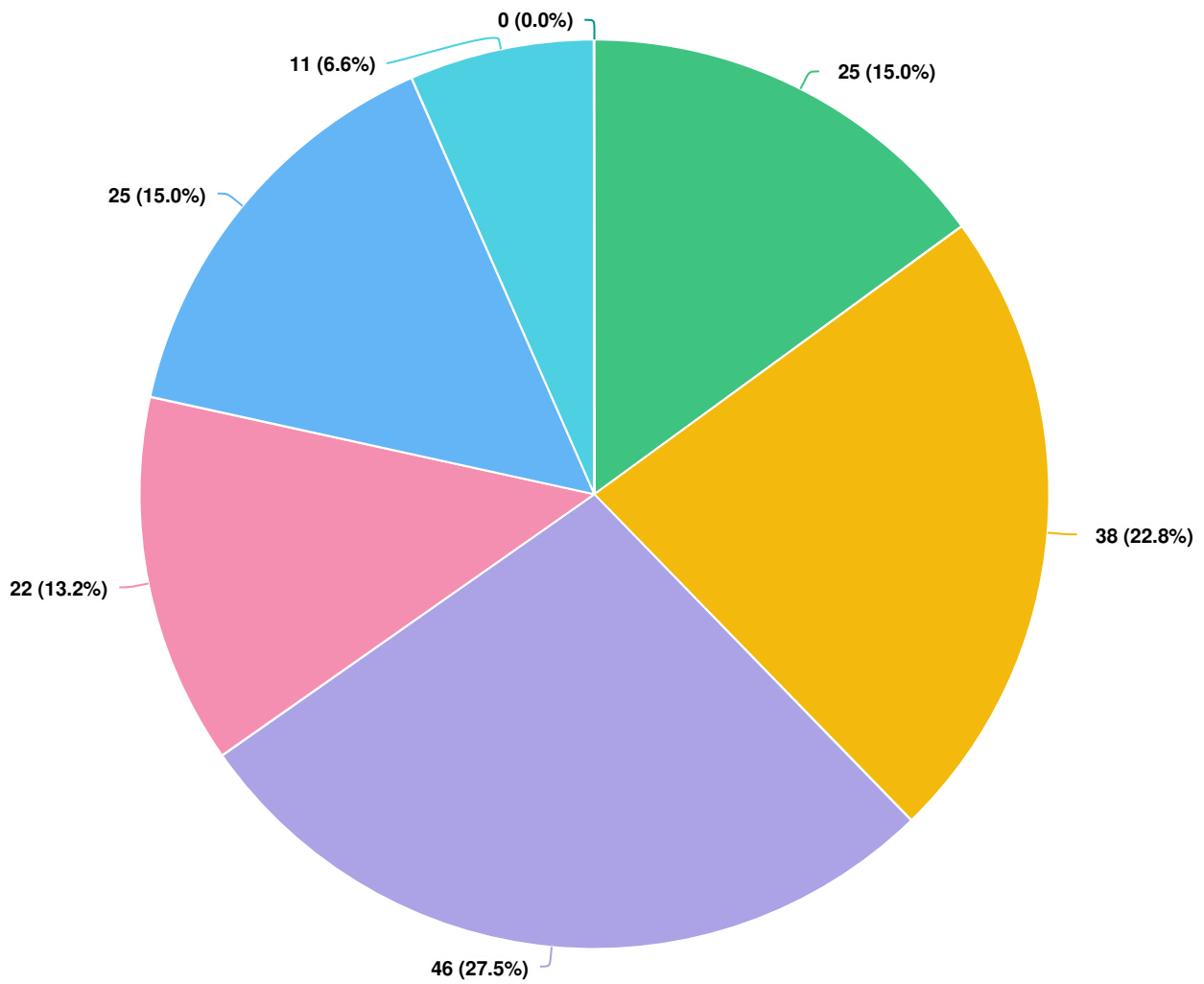


**Question options**

- Non-binary
- Prefer not to say
- Male
- Female

Optional question (164 response(s), 4 skipped)  
Question type: Radio Button Question

**Q6** What is your age?

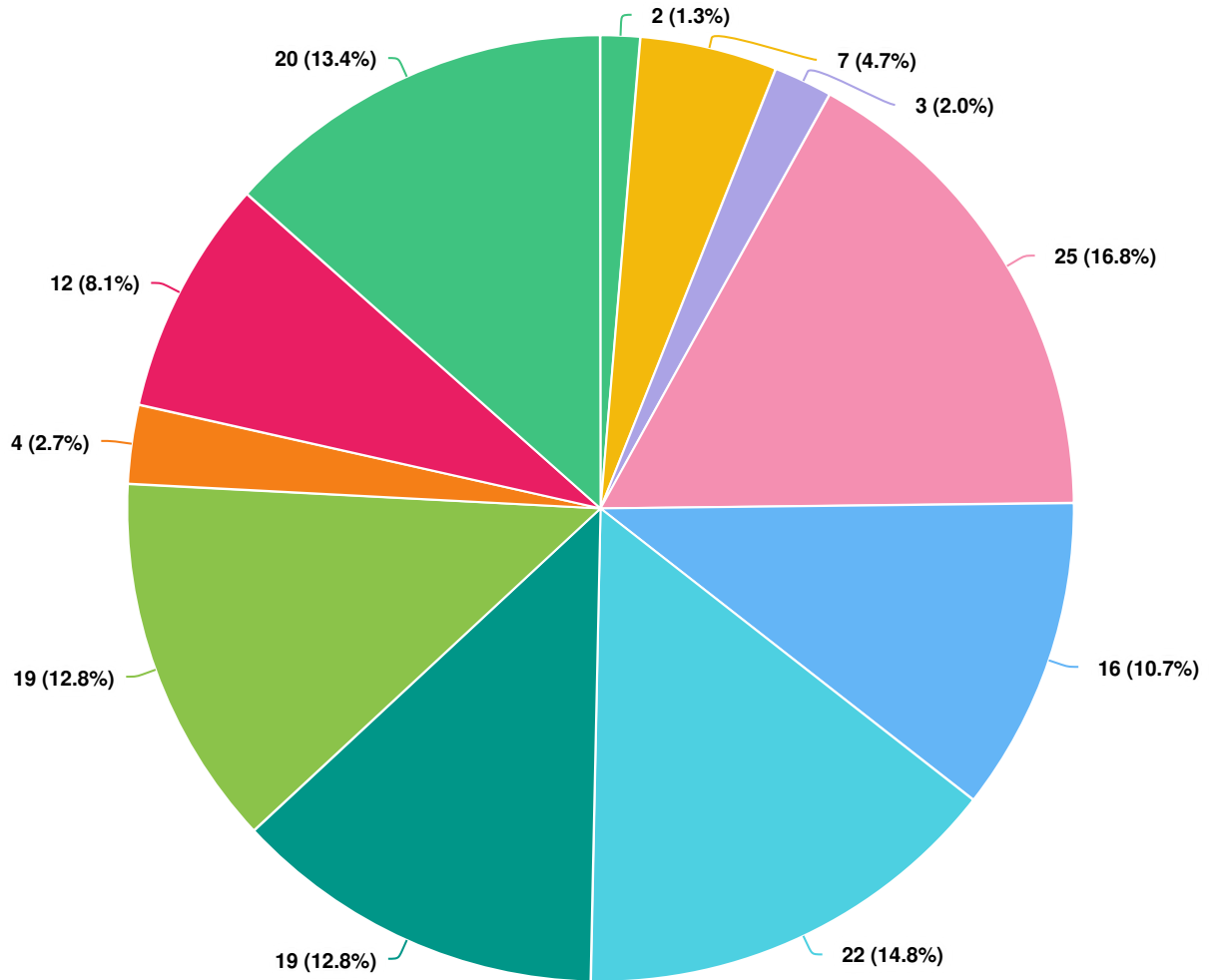


**Question options**

- Under 18
- 70 or greater
- 60-69
- 50-59
- 40-49
- 30-39
- 18-29

Optional question (167 response(s), 1 skipped)  
Question type: Radio Button Question

**Q7 | What is your annual household income?**

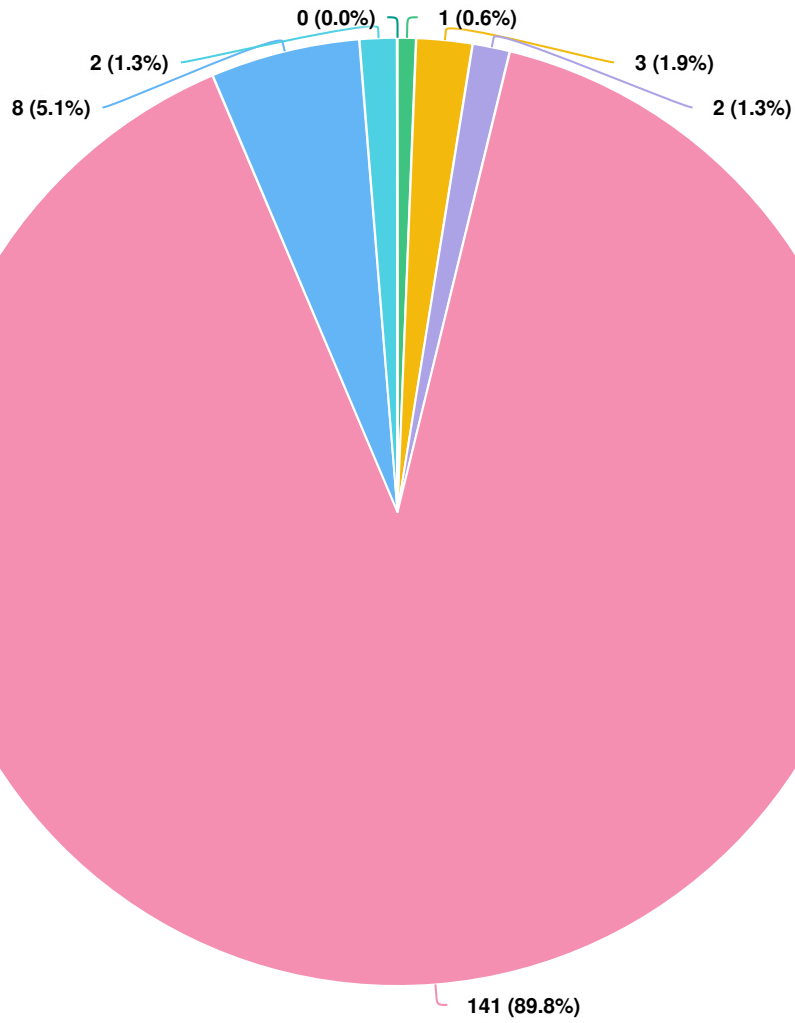


**Question options**

- \$200,000 or greater    
 ● \$155,000 to \$199,999    
 ● \$135,000 to \$154,999    
 ● \$115,000 to \$134,999
- \$95,000 to \$114,999    
 ● \$75,000 to \$94,999    
 ● \$55,000 to \$74,999    
 ● \$35,000 to \$54,999    
 ● \$25,000 to \$34,999
- \$11,880 to \$24,999    
 ● Less than \$11,880

Optional question (149 response(s), 19 skipped)  
 Question type: Radio Button Question

**Q8** What is your race/ethnicity?

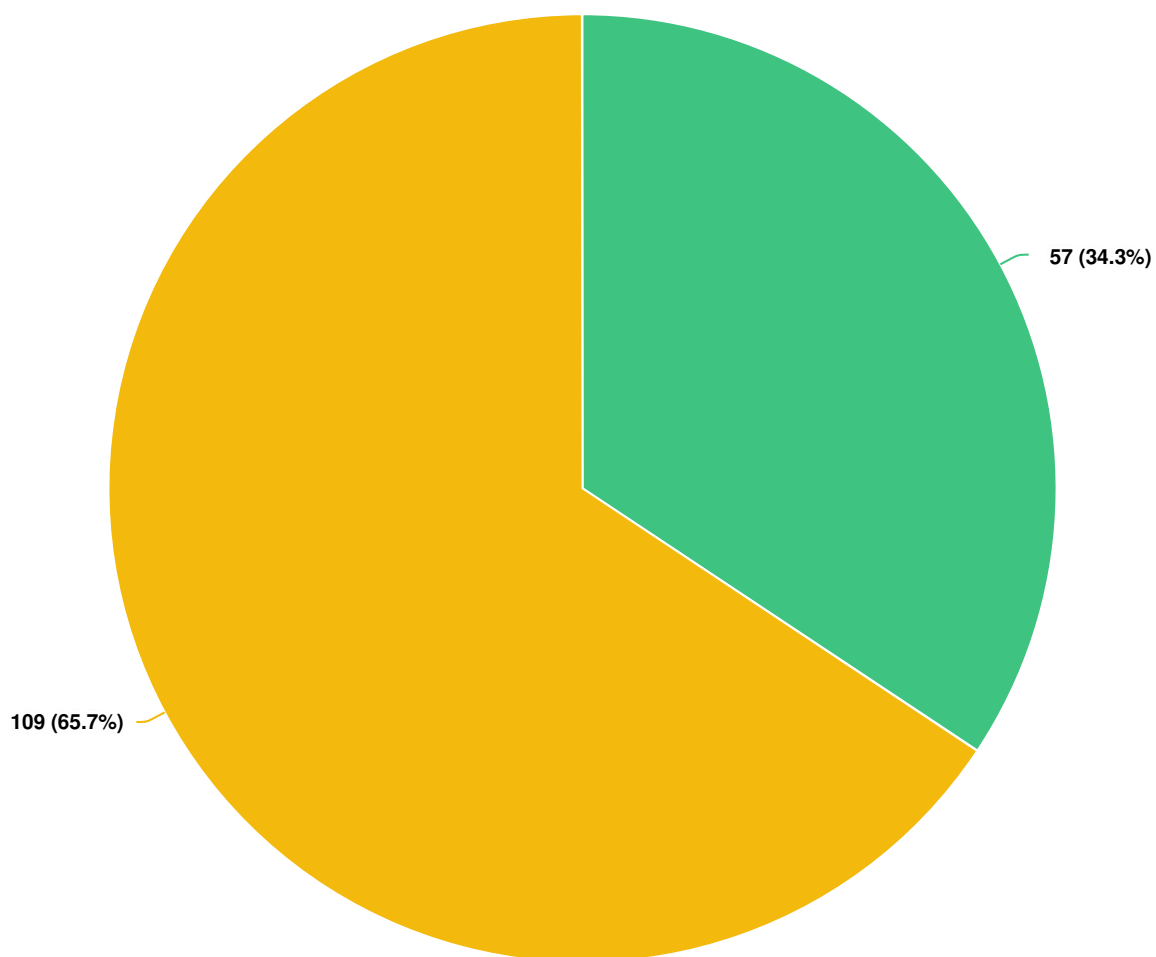


**Question options**

- Asian or Pacific Islander
- Other (please specify)
- Two or more races
- White
- Native American or Alaska Native
- Hispanic or Latino
- Black or African-American

Optional question (157 response(s), 11 skipped)  
Question type: Radio Button Question

**Q9** | Would you like to be contacted with future updates on this project?



**Question options**

- No
- Yes

*Optional question (166 response(s), 2 skipped)  
Question type: Radio Button Question*



# 2040 Master Street Plan Exhibit

