

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8323



City Council Final Agenda

Tuesday, October 1, 2024

5:30 PM

City Hall Room 219

City Council Members

Council Member Robert B. Stafford Ward 1

Council Member D'Andre Jones Ward 1

Council Member Sarah Moore Ward 2

Council Member Mike Wiederkehr Ward 2

Council Member Scott Berna Ward 3

Council Member Sarah Bunch Ward 3

Council Member Teresa Turk Ward 4

Council Member Holly Hertzberg Ward 4

Mayor Lioneld Jordan

City Attorney Kit Williams

City Clerk Treasurer Kara Paxton

MEETING INFORMATION:

1. **WEBINAR ID: 898 7382 2158**
[PUBLIC REGISTRATION LINK: HTTPS://US06WEB.ZOOM.US/WEBINAR/REGISTER/WN_C4RWMAQUR_YJY-80KZVQPW](https://us06web.zoom.us/join/89873822158)
AGENDAITEMCOMMENT@FAYETTEVILLE-AR.GOV

CALL TO ORDER**ROLL CALL****PLEDGE OF ALLEGIANCE****MAYOR' S ANNOUNCEMENTS, PROCLAMATIONS AND RECOGNITIONS****CITY COUNCIL MEETING PRESENTATIONS, REPORTS AND DISCUSSION ITEMS**

1. **MONTHLY FINANCIAL REPORT - CHIEF FINANCIAL OFFICER**

PROPOSED AGENDA ADDITIONS

1. **ORDINANCE TO AMEND § 161.36 URBAN CORRIDOR:**
AN ORDINANCE TO AMEND § 161.36 URBAN CORRIDOR BY ENACTING A NEW (H) PROTECTIONS FOR SINGLE-FAMILY ZONED DISTRICTS TO PROVIDE THE SAME PROTECTIONS FOR ADJOINING SINGLE FAMILY RESIDENTIAL DISTRICTS AS CURRENTLY REQUIRED FOR URBAN THOROUGHFARE AND ALL MULTI-FAMILY DISTRICTS (2024-585)

A. CONSENT

- A.1. APPROVAL OF THE SEPTEMBER 17, 2024 CITY COUNCIL MEETING MINUTES**

- A.2. VERIZON COMMUNICATIONS, INC. (PURCHASE AGREEMENT):**

A RESOLUTION TO APPROVE THE PURCHASE OF WIRELESS SERVICES AND EQUIPMENT FROM CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS, PURSUANT TO A NATIONAL ASSOCIATION OF STATE PROCUREMENT OFFICIALS VALUEPOINT COOPERATIVE PURCHASING AGREEMENT, ON AN AS NEEDED BASIS THROUGH AUGUST 11, 2025 AND ANY FUTURE RENEWAL PERIODS (2024-511)

- A.3. PREMIER TRAILER SALES, INC. (PURCHASE AGREEMENT):**

A RESOLUTION TO APPROVE THE PURCHASE OF A 20' LOW PROFILE TANDEM AXLE TRAILER FROM PREMIER TRAILER SALES IN THE AMOUNT OF \$17,292.70, PLUS ANY APPLICABLE SURCHARGES, FREIGHT CHARGES, AND DELIVERY FEES UP TO 10% OF THE ORIGINAL PURCHASE PRICE, AND TO APPROVE A BUDGET ADJUSTMENT (2024-515)

A.4. LEWIS FORD SALES, INC. (PURCHASE AGREEMENT):

A RESOLUTION TO APPROVE THE PURCHASE OF A FORD F150 HYBRID FROM LEWIS FORD SALES, INC., PURSUANT TO ORDINANCE 6491, IN THE AMOUNT OF \$53,298.00, PLUS ANY APPLICABLE SURCHARGES, FREIGHT CHARGES, AND DELIVERY FEES UP TO 10% OF THE ORIGINAL PURCHASE PRICE, AND TO APPROVE A BUDGET ADJUSTMENT (2024-516)

A.5. RJN GROUP, INC. (SERVICE AGREEMENT):

A RESOLUTION TO APPROVE A PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH RJN GROUP, INC., PURSUANT TO RFQ #24-01 SELECTION #3, IN AN AMOUNT NOT TO EXCEED \$267,380.00 FOR WATERLINE CONDITION ASSESSMENT PRE-PLANNING SERVICES, AND TO APPROVE A BUDGET ADJUSTMENT (2024-528)

A.6. MCCLELLAND CONSULTING ENGINEERS, INC. (AMENDMENT NO. 1):

A RESOLUTION TO APPROVE AMENDMENT NO. 1 TO THE PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH MCCLELLAND CONSULTING ENGINEERS, INC. IN THE AMOUNT OF \$35,300.00 FOR CONSTRUCTION PHASE SERVICES FOR THE COLLEGE AVENUE WATERLINE REPLACEMENT PROJECT (2024-529)

A.7. WALMART REVENUE RECOGNITION (BUDGET ADJUSTMENT):

A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF \$15,000.00 RECOGNIZING REVENUE RECEIVED FROM WAL-MART (2024-517)

A.8. STATE FIRE PROTECTION SERVICES PROGRAM - ACT 833 (BUDGET ADJUSTMENT):

A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF \$32,658.00 ALLOCATING STATE FIRE PROTECTION SERVICES PROGRAM FUNDS FOR THE PURCHASE OF FIRE EQUIPMENT (2024-510)

A.9. POLICE DEPARTMENT POLICIES (COUNCIL APPROVAL):

A RESOLUTION TO APPROVE FAYETTEVILLE POLICE DEPARTMENT POLICIES 1.1.1 LAW ENFORCEMENT AGENCY ROLE; 1.2.1 LIMITS OF AUTHORITY; 12.1.1 ORGANIZATIONAL STRUCTURE, FUNCTION AND DIRECTION; 12.2.1 POLICIES, PROCEDURES, RULES DEVELOPMENT, &

REVIEW PROCEDURES; 41.1.1 PATROL; 41.2.5 MISSING PERSONS; 41.3.6 NARCOTIC OVERDOSE INTRANASAL NALOXONE; 42.1.1 CRIMINAL INVESTIGATIONS; AND 71.1.1 DETAINEE TRANSPORTATION (2024-521)

B. PUBLIC HEARING

B.1. DON CABRON NIGHT CLUB, INC. (PRIVATE CLUB APPLICATION):

AN ORDINANCE TO APPROVE THE APPLICATION OF JESSICA AGUILAR-HIETT, ON BEHALF OF VIP CLUB D/B/A DON CABRON NIGHT CLUB, FOR A PERMIT TO OPERATE AS A PRIVATE CLUB IN THE CITY OF FAYETTEVILLE AT 326 NORTH WEST AVENUE, SUITE 6 (2024-519)

C. UNFINISHED BUSINESS

C.1. URBAN FORESTRY MANAGEMENT PLAN (APPROVAL):

A RESOLUTION TO APPROVE AND ADOPT THE URBAN FORESTRY MANAGEMENT PLAN (2024-1677)

AT THE FEBRUARY 6, 2024 CITY COUNCIL MEETING THIS RESOLUTION WAS TABLED TO THE AUGUST 6, 2024 CITY COUNCIL MEETING.

AT THE AUGUST 6, 2024 CITY COUNCIL MEETING THIS RESOLUTION WAS TABLED TO THE OCTOBER 1, 2024 CITY COUNCIL MEETING.

D. NEW BUSINESS

D.1. CHAPTER 97.081 - CONDUCT IN PARKS (AMENDMENT):

AN ORDINANCE TO AMEND § 97.081, INTOXICATING BEVERAGES IN CHAPTER 97, PARKS NATURAL RESOURCES, AND CULTURAL AFFAIRS TO CLARIFY THAT THE BOTANICAL GARDEN SOCIETY OF THE OZARKS MAY ALLOW ALCOHOLIC BEVERAGES TO BE SERVED ON ITS PREMISES WITHOUT THE NEED FOR A SPECIAL EVENT PERMIT (2024-513)

D.2. REZONING-2024-0038: (71B CORRIDOR REZONING REQUEST):

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-38 FOR APPROXIMATELY 586 ACRES FOR VARIOUS PROPERTIES WITHIN THE CITY LIMITS ALONG THE 71B CORRIDOR LOCATED PRIMARILY ON NORTH COLLEGE AVENUE AND SCHOOL AVENUE IN WARDS 1, 2, AND 3 FROM VARIOUS ZONING DISTRICTS TO URBAN CORRIDOR AND RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE (2024-527)

D.3. REZONING-2024-0039: (193 W. LAFAYETTE ST/SKOKOS FAMILY LIMITED PARTNERSHIP, 484):

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-39 FOR APPROXIMATELY 0.15 ACRES LOCATED AT 193 WEST LAFAYETTE STREET IN WARD 2 FROM NC, NEIGHBORHOOD CONSERVATION TO NS-G, NEIGHBORHOOD SERVICES-GENERAL (2024-520)

D.4. REZONING-2024-0036: (820 W. MONTGOMERY ST./WEBB, 678):

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-36 FOR APPROXIMATELY 0.60 ACRES LOCATED AT 820 WEST MONTGOMERY STREET IN WARD 1 FROM RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE TO DG, DOWNTOWN GENERAL (2024-522)

E. CITY COUNCIL AGENDA SESSION PRESENTATIONS

**E.1. SALES TAX REPORT - CHIEF FINANCIAL OFFICER
ENERGY REPORT - ENVIRONMENTAL DIRECTOR**

F. CITY COUNCIL TOUR

G. ANNOUNCEMENTS

H. ADJOURNMENT

NOTICE TO MEMBERS OF THE AUDIENCE

All interested persons may appear and address the City Council on Unfinished Business, New Business, and Public Hearings at City Council meetings. If you wish to address the City Council on an agenda item, please wait for the Mayor or Chair to request public comment. When the Mayor or Chair recognizes you, please start your public comment by giving your name and address. Comments are to be addressed to the Mayor or Chair. The Mayor or Chair will direct your comments to the appropriate elected officials, staff, or others for response. Keep your comments respectful, brief, to the point, and relevant to the agenda item being considered. Each speaker from the public will be allowed one turn to speak for discussion of an agenda item.

Below is a portion of the Rules of Order and Procedure of the Fayetteville City Council pertaining to City Council meetings:

Agenda Additions: A new item which is requested to be added to the agenda at a City Council meeting should only be considered if it requires immediate City Council consideration and if the normal agenda setting process is not practical. The City Council may only place such new item on the City Council meeting's agenda by suspending the rules by two-thirds vote. Such agenda addition shall be heard prior to the Consent Agenda.

Consent Agenda: Consent Agenda items shall be read by the Mayor and voted upon as a group without discussion by the City Council. If a Council Member wishes to comment upon or discuss

a Consent Agenda item that item shall be removed and considered immediately after the Consent Agenda has been voted upon.

Unfinished Business and New Business:

Overview Period: Agenda items at a City Council meeting shall be introduced by the Mayor and, if an ordinance, read by the City Attorney. City staff shall then present a report. An agenda applicant (city contractor, rezoning or development applicant, etc.) may present its proposal only during this presentation period, but may be recalled by a Council Member later to answer questions. City staff, Council Members and applicants may use electronic visual aids in the City Council meeting as part of the presentation of the agenda item. City staff's presentation and an Applicant's presentation whether presented by one or more than one presenter shall each be limited to a maximum of ten (10) minutes unless the City Council by unanimous consent or majority vote allows additional time.

Public Comments: Public comment at a City Council meeting shall be allowed for all members of the audience. Speakers shall be limited to a maximum of three (3) minutes to discuss the agenda item being considered by the City Council. Amendments may receive public comments only if approved by the City Council by unanimous consent or majority vote. If public comment is allowed for an amendment, speakers will only be allowed to speak for three (3) minutes. The City Council may allow both a speaker additional time and an unsigned-up person to speak by unanimous consent or majority vote. As part of a person's public comments allowed above, the speaker may use electronic visual aids during their three (3) minutes presentation period concerning the agenda item being considered by the City Council.

Courtesy and Respect: All members of the public, all city staff and elected officials shall accord the utmost courtesy and respect to each other at all times. All shall refrain from comments that are harassing or amount to a personal attack against any identifiable individual including abusive comments and derogatory remarks about integrity or offer any other comments that are also not limited to the discussion of the specific agenda item being considered by the City Council. Any member of the public who violates these standards shall be ruled out of order by the Mayor, must immediately cease speaking and shall leave the podium.

Interpreters or Telecommunications Device for the Deaf (TDD), for hearing impaired are available for all City Council meetings, a 72-hour advance notice is required. For further information or to request an interpreter, please call 479-575-8330.

A copy of the complete City Council agenda is available on our website at www.fayetteville-ar.gov or in the Office of the City Clerk, 113 W. Mountain, Fayetteville, Arkansas (479) 575-8323.

All cell phones must be silenced and may not be used within the City Council Chambers.



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2024-585

Urban Corridor's lack of protection for adjoining single-family zoned districts

AN ORDINANCE TO AMEND § 161.36 URBAN CORRIDOR BY ENACTING A NEW (H) PROTECTIONS FOR SINGLE-FAMILY ZONED DISTRICTS TO PROVIDE THE SAME PROTECTIONS FOR ADJOINING SINGLE FAMILY RESIDENTIAL DISTRICTS AS CURRENTLY REQUIRED FOR URBAN THOROUGHFARE AND ALL MULTI-FAMILY DISTRICTS

WHEREAS, to protect single-family residences adjoining multi-family, commercial, industrial, institutional and office districts, the City Council enacted additional setbacks for portions of buildings taller than two stories facing such residences; and

WHEREAS, these single-family homes protective regulations were omitted from the new **Urban Corridor** zoning district which would now authorize an eight-story tall wall for an apartment building or its parking deck to be constructed only fifteen feet from a single-family residential lot; and

WHEREAS, residents along North College Avenue (including the Washington-Willow Historic District and Wilson Park neighborhood) and along Nelson Hacket Boulevard and South School Avenue deserve the same buffer and protection from eight-story apartment or office buildings that residents adjoining all six of our multi-family districts, Urban Thoroughfare, Residential-Office, Neighborhood Commercial, Thoroughfare Commercial, Industrial and Institutional zoning districts now enjoy.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby amends § 161.36 Urban Corridor by enacting subsection (H) as follows:

“(H) Protections for Single-Family Zoned Districts.

If a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from any boundary line of an adjacent single-family district. The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) stories.”

AGENDA REQUEST FORM

FOR: Council Meeting of October 1, 2024

FROM: Council Member Teresa Turk

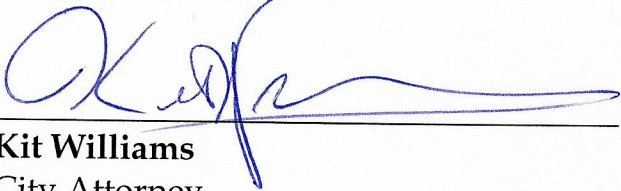
ORDINANCE OR RESOLUTION TITLE AND SUBJECT:

AN ORDINANCE TO AMEND § 161.36 **URBAN CORRIDOR** BY ENACTING A NEW (H) *PROTECTIONS FOR SINGLE-FAMILY ZONED DISTRICTS* TO PROVIDE THE SAME PROTECTIONS FOR ADJOINING SINGLE FAMILY RESIDENTIAL DISTRICTS AS CURRENTLY REQUIRED FOR URBAN THOROUGHFARE AND ALL MULTI-FAMILY DISTRICTS

APPROVED FOR AGENDA:

Approved by email
Teresa Turk
City Council Member

9-26-24
Date


Kit Williams
City Attorney
Approved as to form

September 26, 2024
Date

Williams, Kit

From: Turk, Teresa
Sent: Thursday, September 26, 2024 11:04 AM
To: Barnes, Stacy
Cc: Williams, Kit
Subject: Re: Urban Corridor's lack of protection for adjoining single-family zoned districts

Thank you all for your assistance in drafting this ordinance. I approve of the ordinance.

Teresa

From: Barnes, Stacy <sbarnes@fayetteville-ar.gov>
Sent: Wednesday, September 25, 2024 1:03 PM
To: Turk, Teresa <teresa.turk@fayetteville-ar.gov>
Cc: Williams, Kit <kwilliams@fayetteville-ar.gov>
Subject: Urban Corridor's lack of protection for adjoining single-family zoned districts

Please see attached memo from Kit.

Stacy Barnes

City Attorney Paralegal
City of Fayetteville, Arkansas
113 W Mountain St., Suite 302
Fayetteville, AR 72701
T 479.575.8313 |

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)





OFFICE OF THE
CITY ATTORNEY

DEPARTMENTAL CORRESPONDENCE



Kit Williams
City Attorney

Blake Pennington
Senior Assistant City Attorney

Hannah Hungate
Assistant City Attorney

Stacy Barnes
Paralegal

TO: **Mayor Jordan**
City Council

CC: **Susan Norton**, Chief of Staff
Jonathan Curth, Development Services Director

FROM: **Kit Williams**, City Attorney

DATE: **September 26, 2024**

RE: **Urban Corridor's lack of protection for adjoining single-family zoned districts**

Pursuant to Council Member Teresa Turk's request after the Agenda Session, I drafted an ordinance that would bring the Urban Corridor zoning district into compliance with all six multi-family zoning districts as well as Urban Thoroughfare, Residential Office, Neighborhood Commercial (C-1), Thoroughfare Commercial (C-2), Heavy Commercial and Light Industrial (I-1), General Industrial and Institutional zoning districts, in relation to adjoining single-family zoning districts.

At 8 stories tall, the newly proposed **Urban Corridor** zoning district allows taller buildings than every other zoning district except for **Downtown Core** which is a relatively small area of the Square including the Graduate Hotel. There were many neighborhood concerns about privacy when the City Council was considering regulations authorizing accessory dwelling units. These privacy concerns caused the City Council to enact these limitations for accessory dwelling units:

"A two (2) story accessory dwelling unit shall limit the major access stairs, decks, entry doors, and major windows to the walls facing the principal dwelling, or to the alley if applicable. Windows that impact the

privacy of the neighboring side or rear yard shall be minimized.” § 164.19 (C)(2).

Planning’s new proposals are obviously meant to encourage building taller apartment complexes than previously allowed as of right. Some of these eight story apartment buildings with their parking decks will likely adjoin residential neighborhoods. It makes sense to provide these single family residents with at least the same protection that they would have if the apartment complex would be built in an Urban Thoroughfare or any multi-family zoning district. Therefore, Council Member Teresa Turk has suggested that the same language found in over ten other zoning district to provide some light, air and visual protection to adjoining single family residents now also be enacted into the new Section 161.36 **Urban Corridor** as follows:

“(H) Protections for Single-Family Zoned Districts

If a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from any boundary line of an adjacent single-family district. The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) stories.”

ORDINANCE NO. _____

AN ORDINANCE TO AMEND § 161.36 **URBAN CORRIDOR** BY ENACTING A NEW (H) *PROTECTIONS FOR SINGLE-FAMILY ZONED DISTRICTS* TO PROVIDE THE SAME PROTECTIONS FOR ADJOINING SINGLE FAMILY RESIDENTIAL DISTRICTS AS CURRENTLY REQUIRED FOR URBAN THOROUGHFARE AND ALL MULTI-FAMILY DISTRICTS

WHEREAS, to protect single-family residences adjoining multi-family, commercial, industrial, institutional and office districts, the City Council enacted additional setbacks for portions of buildings taller than two stories facing such residences; and

WHEREAS, these single-family homes protective regulations were omitted from the new **Urban Corridor** zoning district which would now authorize an eight-story tall wall for an apartment building or its parking deck to be constructed only fifteen feet from a single-family residential lot; and

WHEREAS, residents along North College Avenue (including the Washington-Willow Historic District and Wilson Park neighborhood) and along Nelson Hacket Boulevard and South School Avenue deserve the same buffer and protection from eight-story apartment or office buildings that residents adjoining all six of our multi-family districts, Urban Thoroughfare, Residential-Office, Neighborhood Commercial, Thoroughfare Commercial, Industrial and Institutional zoning districts now enjoy.

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PASSED and APPROVED this 1st day of October, 2024.

APPROVED:

ATTEST:

By: _____
LIONELD JORDAN, Mayor

By: _____
KARA PAXTON, City Clerk/Treasurer



MEETING OF OCTOBER 1, 2024

TO: Mayor Jordan and City Council
THRU: Susan Norton, Chief of Staff
FROM: Keith Macedo, IT Director
SUBJECT: **Resolution to authorize the purchase of Verizon service and equipment, on an as-needed basis utilizing Arkansas state contract SP-20-0035 through the National Association of Procurement Officials (NASPO) ValuePoint cooperative.**

RECOMMENDATION:

Resolution to authorize the purchase of Verizon service and equipment, on an as-needed basis, via Arkansas state contract SP-20-0035 through the National Association of Procurement Officials (NASPO) ValuePoint cooperative until 08/11/2025 and any future renewals.

BACKGROUND:

The city utilizes wireless services for both public safety mobile computers, field crew tablets, and cellular phones to support daily operations. Wireless services were bid by the State of Utah for itself and on behalf of NASPO ValuePoint cooperative purchasing program. The State of Arkansas signed a NASPO ValuePoint participating agreement for wireless services and equipment with Verizon which can be utilized by all state agencies and cooperative participants including cities, counties, schools (K-12), colleges and universities via state contract SP-20-0035. Contract SP-20-0035 was signed by the state of Arkansas to allow the State to leverage the NASPO ValuePoint contract.

DISCUSSION:

Monthly wireless invoices are paid by the IT Dept and are charged to individual departments. The city has utilized Verizon for many years and have been very pleased with the performance, reliability, customer service, type of services, and billing. This includes wireless connectivity for all Police, Fire, Animal Services, Construction Inspectors, Engineering Inspector mobile computers, field crew tablets, and cellular phones. Procuring Verizon through the NASPO ValuePoint contract gives the City an opportunity to capitalize on a competitively bid multi-state purchasing cooperative and benefit from the increased purchasing power.

BUDGET/STAFF IMPACT:

Wireless services are budgeted within each department and division and is the bulk of the expenditure related to this item.

ATTACHMENTS: SRF (#3), State of Arkansas - Signed Agreement - Verizon (#4), Term Contract - 4600045706 (#5)



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2024-511

Resolution to authorize the purchase of Verizon service and equipment, on an as-needed basis utilizing Arkansas state contract SP-20-0035 through the National Association of Procurement Officials (NASPO) ValuePoint cooperative.

A RESOLUTION TO APPROVE THE PURCHASE OF WIRELESS SERVICES AND EQUIPMENT FROM CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS, PURSUANT TO A NATIONAL ASSOCIATION OF STATE PROCUREMENT OFFICIALS VALUEPOINT COOPERATIVE PURCHASING AGREEMENT, ON AN AS NEEDED BASIS THROUGH AUGUST 11, 2025 AND ANY FUTURE RENEWAL PERIODS

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 the purchase of wireless services and equipment from Cellco Partnership d/b/a Verizon Wireless, pursuant to a National Association of State Procurement Officials ValuePoint cooperative purchasing agreement, on an as needed basis through August 11, 2025 and any future renewal periods.

City of Fayetteville Staff Review Form

2024-511

Item ID

10/1/2024

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

Keith Macedo

9/3/2024

INFORMATION TECHNOLOGY (170)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Resolution to authorize the purchase of Verizon service and equipment, on an as-needed basis, via Arkansas state contract SP-20-0035 through the National Association of Procurement Officials (NASPO) ValuePoint cooperative until 08/11/2025 and any future renewals.

Budget Impact:

xxxx.xxx.xxxx-5310.01

Multiple

Account Number

Fund

N/A

N/A

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 741,024.00

Expenses (Actual+Encum)

\$ 378,029.43

Available Budget

\$ 362,994.57

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ 362,994.57

V20221130

Purchase Order Number:

Previous Ordinance or Resolution # 20-21

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

PARTICIPATING ADDENDUM
NASPO VALUEPOINT COOPERATIVE PURCHASING PROGRAM
WIRELESS DATA, VOICE, & ACCESSORIES
Administered by the State of Utah
(hereinafter "Lead State")
MASTER AGREEMENT
Master Agreement No: MA152
Cellco Partnership dba Verizon Wireless
(hereinafter "Contractor" or "Contract Vendor")
and
State of Arkansas
Contract No: 4600045706; SP-20-0035
(hereinafter "Participating State/Entity")

1. **Scope:** This Participating Addendum ("PA") covers the NASPO ValuePoint Wireless, Data, Voice and Accessories Master Agreement led by the State of Utah (Master Agreement No: MA152) for use by state agencies and other entities, as provided in the Master Agreement, and as more specifically detailed in Paragraph 2, "Participation," below. There were four categories included in the solicitation:

Category 1: Cellular Wireless Services
Category 2: Equipment and Accessories
Category 3: Turnkey Wireless and IoT Solutions offered as a Product
Category 4: Alternative Wireless Transport Options

Contractor was awarded Categories 1, 2, and 3.

Participating Entity has elected to participate in **Categories 1 & 2.**

2. **Participation:**

All eligible purchasers ("Purchasing Entity" or "Participating Entity") within the State of Arkansas, including State agencies, K-12 educational institutions, and local public procurement units (cities, counties, municipalities), are authorized to purchase products and services under the terms and conditions of this Agreement.

3. **Order of Precedence:**

- A. Arkansas's Participating Addendum (PA); Arkansas's Participating Addendum **shall not** diminish, change, or impact the rights of the Lead State with regard to the Lead State's contractual relationship with the Contractor under the Terms of the Lead State's Master Agreement;
- B. Lead State's Master Agreement (includes negotiated Terms & Conditions);
- C. The Solicitation including all Addendums; and
- D. Contractor's response to the solicitation.

These documents **shall** be read to be consistent and complementary. Any conflict among these documents **shall** be resolved by giving priority to these documents in the order listed above. Contractor terms and conditions that apply to the Master Agreement are only those that are expressly accepted by the Lead State and **must** be in writing and attached to the Master Agreement as an Exhibit or Attachment. Notwithstanding the foregoing, ordering documents (purchase orders) may contain transaction-specific terms and each ordering document that is accepted by the Contractor **shall** become a part of this Agreement as to the products and services listed on the ordering document only. No other terms and conditions **shall** apply, including terms and conditions listed in the Contractor's response to the Solicitation, or terms listed or references on the Contractor's website, in the Contractor's quotation/sales order or in similar documents subsequently provided by the Contractor (unless such terms are referenced in the Master Agreement).

PARTICIPATING ADDENDUM
NASPO VAULEPOINT COOPERATIVE PURCHASING PROGRAM
 MASTER AGREEMENT # MA152

4. Participating State Modifications or Additions to Master Agreement:

These modifications or additions apply only to actions and relationships with the Participating Entity.

- A. **Reporting.** Contractor **must** submit quarterly reports to the Arkansas Office of State Procurement via email to OSP.ITContracts@dfa.arkansas.gov. Reports **shall** be due on or before the last day of the month following the end of the quarter. The contractor **shall** provide an electronic usage report in Excel format which lists, but is not limited to, the following:
- 1) Vendor Contract Number
 - 2) State
 - 3) Customer Type (State, Education, Local Government)
 - 4) Bill to Name
 - 5) Customer PO Number
 - 6) Customer Number
 - 7) Order Date
 - 8) Product/Service Description
 - 9) Baseline Price
 - 10) Discount Applied
 - 11) Discount Unit Price
 - 12) Quantity
 - 13) Total Price
- B. **Payments.** Payments will be submitted to the Contractor at the address shown on the invoice. Payments should be tendered to the contractor within thirty (30) days of the date of invoice. After the sixtieth (60) day from the date of invoice, unless mutually agreed to, interest may be paid on the unpaid balance due to the contractor at the rate of one half (1/2) of one (1) percent per month in accordance with Arkansas Code Annotated §19-11-224. The Purchasing Entity will make a good-faith effort to pay within thirty (30) days after the date of invoice. The State **shall** have the right to dispute billed goods or services and withhold payment for those goods or services that are in dispute. Interest **shall** not be charged on disputed amounts while in dispute.
- C. **Records.** Financial and accounting records relevant to State of Arkansas transactions under this Addendum **shall** be subject to examination by appropriate Arkansas government authorities for a period of five (5) years from the expiration date and final payment under this Addendum or extension thereof, provided, however, that such government authorities will provide thirty (30) days written notice to the Contractor of its intent to conduct such examination contemplated by this section.
- D. **Governing Law.** The laws of the State of Arkansas **shall** govern this Agreement. Nothing under this Agreement or the Master Agreement **shall** be deemed or construed as a waiver of the State's right of sovereign immunity.
- E. **Venue:** Venue for any claim, dispute, or action concerning an order placed against the contract **shall** be Pulaski County, Arkansas. Any claims against the State, whether sounding in tort or in contract, **shall** be brought before the Arkansas State Claims Commission as provided by Arkansas law, and **shall** be governed accordingly.
- F. **Travel Expenses.** Expenses for travel **shall not** be reimbursed unless specifically permitted under the duties of the Contractor. All travel **must** be approved in advance by the State. Approved expenditures made by the contractor for travel will be reimbursed at the current rate paid by the State and in accordance with Arkansas Travel Guidelines and Procedures.
- G. **Software Terms and Conditions:** Purchasing Entities that acquire software **shall** be subject to the license agreements distributed with such software; however, in the event of a conflict in

PARTICIPATING ADDENDUM
NASPO VAULEPOINT COOPERATIVE PURCHASING PROGRAM
MASTER AGREEMENT # MA152

language between an end user license agreement (EULA) and the Master Agreement, the language in the Master Agreement will supersede and control. In addition, any language in a EULA which violates a Purchasing Entity's constitution, statute or other applicable law will be deemed void, and of no force or effect, as applied to the Purchasing Entity.

H. Cancellation.

1. **For Convenience.** Either the State or Contractor may cancel this Agreement for any reason by giving the other written notice of such cancellation sixty (60) days prior to the date of cancellation.
2. **For Cause.** The State may cancel this Agreement for cause when the Contractor fails to perform its obligations under it by giving the Contractor written notice of such cancellation at least thirty (30) days prior to the date of proposed cancellation. In any written notice of cancellation for cause, the State will advise the Contractor in writing of the reasons why the State is considering cancelling the Agreement, and provide the Contractor with an opportunity to avoid cancellation for cause by curing any deficiencies identified in the notice of cancellation for cause prior to the date of proposed cancellation. The parties may endeavor to agree to reasonable modifications in the Agreement to accommodate the causes of the cancellation for cause and avoid the cancellation, to the extent permitted by law, and at the discretion of each party individually.
3. If upon cancellation the Contractor has provided services which the State has accepted, and there are no funds legally available to pay for the services, the Contractor may file a claim with the Arkansas Claims Commission under the laws and regulations governing the filing of such claims.

- I. **Confidential Information.** Under Arkansas law, the release of public records is governed by The Arkansas Freedom of Information Act found at Section 25-19-101 et seq. of the Arkansas Statutes.

- J. **Contingent Fee.** The Contractor guarantees that Contractor has not retained a person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, except for retention of bona fide employees or bona fide established commercial selling agencies maintained by the Contractor for the purpose of securing business.

- K. **Disclosure.** Under Arkansas law, the Office of State Procurement (OSP) is required to have a copy of EO 98-04 Disclosure Form on file for the Contractor. Contractor **must** submit the disclosure form prior to entering into this Addendum. Failure to make any disclosure required by Governor's Executive Order 98-04, or any violation of any rule, regulation, or policy adopted pursuant to that order, **shall** be a material breach of the terms of this Addendum. Any contractor, whether an individual or entity, who fails to make the required disclosure or who violates any rule, regulation, or policy **shall** be subject to all legal remedies available to the State.

- L. **Restriction of Boycott of Israel.** Pursuant to Arkansas Code Annotated § 25-1-503, a public entity **shall not** enter into a contract with a company unless the contract includes a written certification that the person or company is not currently engaged in and agrees for the duration of the contract not to engage in, a boycott of Israel.

By signing this Participating Addendum, a Prospective Contractor agrees and certifies that they do not, and will not for the duration of the contract, boycott Israel.

- M. **Vendor Registration.** In order to receive payment, Contract Vendor **must** register online at <https://www.ark.gov/vendor/index.html>

**PARTICIPATING ADDENDUM
NASPO VAULEPOINT COOPERATIVE PURCHASING PROGRAM
MASTER AGREEMENT # MA152**

N. For Services Only:

1. **Equal Opportunity Policy.** In compliance with Arkansas Code Annotated § 19-11-104, if a state agency is purchasing services, the Office of State Procurement (OSP) is required to have a copy of the Contractor's *Equal Opportunity (EO) Policy* prior to entering into this Addendum. *EO Policies* may be submitted in electronic format to the following email address: eeopolicy.osp@dfa.arkansas.gov or Contractor may submit a hard copy with this Addendum. The submission of an *EO Policy* to OSP is a one-time requirement. Contractor is responsible for providing updates or changes to its policy, and for supplying *EO Policies* upon request to other State agencies that **must** also comply with this statute. If Contractor is not required by law to have an *EO Policy*, Contractor **must** submit a written statement to that effect.
2. **Prohibition of Employment of Illegal Immigrants.** Pursuant to Arkansas Code Annotated § 19-11-105, if a state agency is purchasing services, the Office of State Procurement (OSP) is required to have a certification on file from the Contractor stating that the Contractor does not employ or contract with illegal immigrants.

By signing this Participating Addendum, the Contractor agrees and certifies that they do not employ or contract with illegal immigrants and that they will not employ or contract with illegal immigrants during the aggregate term of the contract.

3. **Performance Standards** Under Arkansas law, all state agencies, boards, commissions, and institutions of higher education **must** include performance standards when purchasing services. Performance standards **shall** be mutually agreed upon by the parties hereto for any services purchased.

O. **Leasing.** Leasing **shall not** be authorized under this Participating Addendum.

P. **Value Added Services.** The Contractor **shall not** propose or provide value-added services unless it meets one (1) or more of the following criteria:

- It is of no cost to the purchasing entity;
- Services are linked to items the entity has purchased through a current or past transaction.

5. Purchase Order Instructions:

All purchase orders issued by Purchasing Entities within the jurisdiction of this participating addendum should include the following:

- A. NASPO Valuepoint/State of Utah Master Agreement number **MA 152**
- B. State contract number **SP-20-0035 4600045706**
- C. Agency Name, Address, Contact, and Phone-Number
- D. Applicable approvals
- E. Orders will be made out to the Contractor

The Purchasing Entities **shall not** be required, by the Contractor or its subcontractors, to sign any additional terms and conditions when utilizing this Agreement.

6. Subcontractors:

The Contractor may use subcontractors; however, the Contractor will be responsible for any agreements with the subcontractors. The Participating State/Entity is not agreeing to and is not

PARTICIPATING ADDENDUM
NASPO VAULEPOINT COOPERATIVE PURCHASING PROGRAM
MASTER AGREEMENT # MA152

responsible for any terms and conditions with a subcontractor. The following subcontractors are authorized to provide product delivery and services:

Subcontractor	Contact Name	Email	Phone
To be provided			

Subcontractors may be updated by mutual agreement

7. Individual Customer:

Each State agency and political subdivision, as a Participating Entity, that purchases products/services **shall** be treated as if they were Individual Customers. Except to the extent modified by a Participating Addendum, each agency and political subdivision **shall** be responsible to follow the terms and conditions of the Master Agreement; and they **shall** have the same rights and responsibilities for their purchases as the Lead State has in the Master Agreement. Each agency and political subdivision **shall** be responsible for their own charges, fees, and liabilities. Each agency and political subdivision **shall** have the same rights to any indemnity or to recover any costs allowed in the contract for their purchases. The Contractor **shall** apply the charges to each Participating Entity individually.

8. Orders:

Any Order placed by a Participating Entity or Purchasing Entity for a Product and/or Service available from this Master Agreement **shall** be deemed to be a sale under (and governed by the prices and other terms and conditions) the Master Agreement unless the parties to the Order agree in writing that another contract or agreement applies to such Order.

9. Terms:

The Participating State/Entity is agreeing to the terms of the Master Agreement only to the extent the terms are not in conflict with Arkansas law.

10. Primary Contacts:

The primary contact individuals for this Participating Addendum are as follows (or their named successors):

Lead State	Name	Chris Jennings
	Address	
	Telephone	801-538-3157
	E-mail	ctjennings@utah.gov
Contractor	Name	Cellco Partnership d/b/a Verizon Wireless
	Address	15505 Sand Canyon Ave Bldg D, Irvine, CA USA 92618
	Telephone	949-246-8700
	E-mail	doug.robertson@verizonwireless.com
Participating Entity	Name	Shane Phillips
	Address	1509 West 7 th Street, 3 rd Floor, Little Rock, Arkansas 72201
	Telephone	501-324-9322
	E-mail	Jordan.Phillips@dfa.arkansas.gov

The contacts listed above can be changed by the parties from time to time in writing. Such updates do not require an amendment to this Addendum.

**PARTICIPATING ADDENDUM
NASPO VAULEPOINT COOPERATIVE PURCHASING PROGRAM
MASTER AGREEMENT # MA152**

- 11. Entire Agreement.** This Participating Addendum and the Master Agreement number MA152 (administered by the State of Utah) together with its exhibits (including any terms referenced in the Master Agreement), set forth the entire agreement between the parties with respect to the subject matter of all previous communications, representations or agreements, whether oral or written, with respect to the subject matter hereof. Terms and conditions inconsistent with, contrary or in addition to the terms and conditions of this Addendum and the Master Agreement, together with its exhibits, **shall** not be added to or incorporated into this Addendum or the Master Agreement and its exhibits, by any subsequent purchase order or otherwise, and any such attempts to add or incorporate such terms and conditions are hereby rejected. The terms and conditions of this Addendum and the Master Agreement and its exhibits **shall** prevail and govern in the case of any such inconsistent or additional terms within the Participating State.

IN WITNESS WHEREOF, the parties have executed this Addendum as of the date of execution by both parties below.

Participating State:		Contractor:	
		Cellco Partnership d/b/a Verizon Wireless	
By:	<i>Camber Thompson</i>	By:	<i>Todd Loccisano</i>
Name:	<i>Camber Thompson</i>	Name:	Todd Loccisano
Title:	<i>Sr. Procurement Mgr.</i>	Title:	VP – Contract Management
Date:	<i>3/26/2020</i>	Date:	3/25/2020 12:26 PM MDT



Term Contract

Vendor No. 100160125

Contact

Your reference SP-20-0035

CELLCO PARTNERSHIP
VERIZON WIRELESS
ONE VERIZON WAY
BASKING RIDGE NJ 07920-1097

Contract No. 4600045706

Date 11/04/2019

Contact Tiffany Maddox

Telephone 501-324-9320

Fax 501-682-4242

Our ref. ST

Incoterms FOB

DESTINATION

Send Invoice To:Ship To:

Valid from: 04/01/2020

Valid to: 08/11/2025

Target value 25,000,000.00 USD
REFERENCE TRACKING: SP-20-0035

COMMODITY: Wireless Data, Voice, & Accessories

This is a term contract issued by the Office of State Procurement. This is not authority to ship. A separate purchase order will be issued.

TYPE OF CONTRACT: Term

Contract Period: April 1, 2020 through August 11, 2025. Upon mutual agreement by the contractor and OSP, the contract may be renewed on a year-to-year basis, for up to two (2) additional one (1) year terms or a portion thereof. In no event shall the total contract term be more than seven (7) years.

OSP Buyer Contact Information:

Tiffany Maddox

501-324-9320

Tiffany.Maddox@arkansas.gov

Item	Material/Description	Target Qty	UM	Unit Price	Amount
0001	10100444 TECH SERVICE, TELECOMMUNICATION	10,000,000.00	Lump Sum	1.00	\$ 10,000,000.00

GENERAL CONDITIONS AND INSTRUCTIONS TO VENDOR:

All purchasing rules and regulations defined by the State of Arkansas apply to this document.

Purchasing Official/Fiscal Officer

08/13/2024



MEETING OF OCTOBER 1, 2024

TO: Mayor Jordan and City Council
THRU: Terry Gulley, Asst Public Works Director - Ops
FROM: Ross Jackson, Jr., Fleet Operations Superintendent
SUBJECT: **PREMIER TRAILER SALES INC**

RECOMMENDATION:

RESOLUTION TO APPROVE THE PURCHASE OF A 20' LOW PROFILE TANDEM AXLE TRAILER FROM PREMIER TRAILER SALES OF FAYETTEVILLE ARKANSAS IN THE AMOUNT OF \$17,292.70, PLUS ANY APPLICABLE SURCHARGES, FREIGHT CHARGES AND DELIVERY FEES UP TO 10% OF THE ORIGINAL PURCHASE PRICE AND TO APPROVE A BUDGET ADJUSTMENT.

BACKGROUND:

Trailer 9255 (WSEW_F109) has a FASTER score of 15/15 points and has had increased mechanical failures and downtime.

DISCUSSION:

Due to the evolution of equipment size and weight, this trailer will need to be upgraded to a larger axle and suspension to haul the Water Sewer Department's repair equipment and offload assets.

BUDGET/STAFF IMPACT:

The unit will require a Budget Adjustment from the Water Sewer Department.

This unit was unanimously approved at the September 10th Equipment Committee.

ATTACHMENTS: SRF (#3), BA (#4), FINAL Diamond C Trailers (5)



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2024-515

PREMIER TRAILER SALES INC

A RESOLUTION TO APPROVE THE PURCHASE OF A 20' LOW PROFILE TANDEM AXLE TRAILER FROM PREMIER TRAILER SALES IN THE AMOUNT OF \$17,292.70, PLUS ANY APPLICABLE SURCHARGES, FREIGHT CHARGES, AND DELIVERY FEES UP TO 10% OF THE ORIGINAL PURCHASE PRICE, AND TO APPROVE A BUDGET ADJUSTMENT

WHEREAS, trailer 9255 has reached 15/15 points in the Fleet Management Software and has had increased mechanical failures and downtime; and

WHEREAS, this purchase was unanimously recommended for approval at the September 10th Equipment Committee Meeting.

NOW, THEREFORE, 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 authorizes the purchase of a 20' Low Profile Tandem Axle Trailer from Premier Trailer Sales in the amount of \$17,292.70, plus any applicable surcharges, freight charges, and delivery fees up to 10% of the original purchase price.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby approves a budget adjustment, a copy of which is attached to this Resolution.

City of Fayetteville Staff Review Form

2024-515

Item ID

10/1/2024

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

Ross Jackson

9/6/2024

FLEET OPERATIONS (770)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RESOLUTION TO APPROVE THE PURCHASE OF A 20' LOW PROFILE TANDEM AXLE TRAILER FROM PREMIER TRAILER SALES OF FAYETTEVILLE ARKANSAS IN THE AMOUNT OF \$17,292.70, PLUS ANY APPLICABLE SURCHARGES, FREIGHT CHARGES AND DELIVERY FEES UP TO 10% OF THE ORIGINAL PURCHASE PRICE AND TO APPROVE A BUDGET ADJUSTMENT. 9255 TO BE 9359 WSEW_F109.

Budget Impact:

9700.770.1920-5802.00

FLEET FUND

Account Number

Fund

02080.2024

OTHER VEHICLES/ EQUIPMENT

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 281,800.00

Expenses (Actual+Encum)

\$ 36,893.81

Available Budget

\$ 244,906.19

Does item have a direct cost? Yes

Item Cost

\$ 17,292.70

Is a Budget Adjustment attached? Yes

Budget Adjustment

\$ 15,000.00

Remaining Budget

\$ 242,613.49

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

Budget Year	Division	FLEET OPERATIONS (770)	Adjustment Number
2024	/Org2		
	Requestor:	Ross Jackson	

Trailer 9255 (WSEW_F109) has a FASTER score of 15/15 points and has had increased mechanical failures and down time. Fleet is recommending replacement with an upgraded trailer that is more capable for the Water Sewer Department.

	COUNCIL DATE:	10/1/2024
	ITEM ID#:	2024-515
		<i>Holly Black</i>
		<i>9/13/2024 7:58 AM</i>
	Budget Division	Date
	TYPE:	D - (City Council)
	JOURNAL #:	
	GLDATE:	
	CHKD/POSTED:	/
RESOLUTION/ORDINANCE		

[illegible]



Date: 2024-08-15 12:42:32

Config. ID: 303416

CUSTOMER INFORMATION

Name: Ross Jackson
Email: rjackson@fayetteville-ar.gov
Phone: (479) 879-6221

STORE INFORMATION

Store Name: PREMIER TRAILER SALES
Dealer Salesperson: Danny Debennham
Dealer Email: danny@premiertrailersalesnwa.com
Dealer Phone: (479) 263-4428

YOU'RE ONE STEP CLOSER TO JOINING #TEAMDC!

REVIEW CONFIGURATION

Part Name	QTY	Price Descriptor	Price	Type
Model - LPX				
Package Options - Standard			\$0.00	option
GVWR - 210 Package (20K GVWR)			\$0.00	option
Length/Width - 20' x 82" - 210 pkg			\$19,339.00	
Axles - 2 - 10,000 lb Oil Bath, Torsion				standard
Brakes - Electric Drum				standard
Suspension - Torsion Axles				standard
Pull Type - Bumper Pull				standard
Frame - 8" x 15 lb I-Beam Frame				standard
Ramps - Extra Wide HD Flip-Knee, 24" x 60", Spring-Assisted				standard
Dove - 24" Diamond Plate Dove with Cleats				standard
Paint Type - DM Difference Maker Coating System				standard
Paint Color - Onyx Black				standard
Floor - 2" Treated Lumber				standard
Cross-Members - 3" I-Beam on 12" Centers			\$300.00	option
Jack - 12,000 lb Drop-Leg Jack				standard
Stake Pockets - 2" x 3/8" Rub Rail w/ Stake Pockets				standard
Coupler - Flat-Mount Adjustable Pintle Ring			\$64.00	option
Winch - No Winch				standard
Fenders - 3/16" Diamond Plate, Super Heavy Duty			\$418.00	option
Storage - HD V-Tongue Lid				standard
Lights - All LED Lights				standard
Tie Downs - 4 - 5/8" D-Rings				
Tie Downs - Extra 5/8" D-Rings	2	\$32 ea	\$64.00	
Wiring - Sealed Wiring Harness				standard

Part Name	QTY	Price Descriptor	Price	Type
Tire Size - 215/75R17.5 18 Ply Radial				standard
Wheel Color - Black				standard
Spare Mount - Spare Mount (curb side)			\$58.00	option
Spare Tire - Add Matching Spare Tire			\$405.00	add-on
Total MSRP Price:			\$20,648.00	

*MSRP stands for Manufacturer's Suggested Retail Price. MSRP is NOT final sales price - your final sales price varies depending on region and dealer. Excludes taxes, title, license, and registration. International exchange rate may apply based on country.

Comments

I'd like to stay updated with the latest news, offers, and promotions by subscribing to the Diamond C customer newsletter.*

☐

Yes

☐

No

QUOTE

MSRP: \$20648.00	Fees/Credits	Total Sales Price: \$17292.70
Subtotal: \$17292.70		



MEETING OF OCTOBER 1, 2024

TO: Mayor Jordan and City Council
THRU: Terry Gulley, Asst Public Works Director - Ops
FROM: Ross Jackson, Jr., Fleet Operations Superintendent
SUBJECT: **LEWIS FORD SALES, INC. (PURCHASE AGREEMENT):**

RECOMMENDATION:

A RESOLUTION TO APPROVE THE PURCHASE OF A FORD F150 HYBRID FROM LEWIS FORD SALES INC OF FAYETTEVILLE IN THE AMOUNT OF \$53,298.00, PLUS ANY APPLICABLE SURCHARGES, FREIGHT CHARGES AND DELIVERY FEES UP TO 10% OF THE ORIGINAL PURCHASE PRICE AND TO APPROVE A BUDGET ADJUSTMENT. UPON THE APPROVAL OF THE BUDGET ADJUSTMENT, ORDINANCE 6491 WILL BE UTILIZED FOR THE PURCHASE.

BACKGROUND:

The transmission on 1317 (WSEW_F022) is beginning to have intermittent slipping problems and shift flares. It has been deemed the unit is no longer capable of front-line service for the Water Sewer Department.

DISCUSSION:

Unit 1317 is a Chevrolet Traverse crossover small SUV with 81,000 miles and a supervisor vehicle. Fleet Operations and the Water Sewer Department Operations Manager are recommending replacement of this unit with an upgraded Ford F150 Hybrid to better meet the offload requirements and fulfill the mission of the Water and Sewer Department. Daily, Supervisors need to meet repair crews on site for the repairs of city infrastructure and this can often require offload capabilities to reach the repair crews.

BUDGET/STAFF IMPACT:

The unit will require a Budget Adjustment from the Water Sewer Department.

This unit was unanimously approved at the September 10 Equipment Committee.

ATTACHMENTS: SRF (#3), BA (#4), LEWIS Ford F150 Hybrid \$53,298 (#5), Ordinance 6491 (#6)



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2024-516

LEWIS FORD SALES, INC. (PURCHASE AGREEMENT):

A RESOLUTION TO APPROVE THE PURCHASE OF A FORD F150 HYBRID FROM LEWIS FORD SALES, INC., PURSUANT TO ORDINANCE 6491, IN THE AMOUNT OF \$53,298.00, PLUS ANY APPLICABLE SURCHARGES, FREIGHT CHARGES, AND DELIVERY FEES UP TO 10% OF THE ORIGINAL PURCHASE PRICE, AND TO APPROVE A BUDGET ADJUSTMENT

WHEREAS, the transmission on unit 1317 is beginning to have intermittent slipping problems, shift flares, and has been deemed no longer capable of front-line service; and

WHEREAS, this purchase was unanimously recommended for approval at the September 10th Equipment Committee Meeting.

NOW, THEREFORE, 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 authorizes the purchase of a Ford F150 Hybrid from Lewis Ford Sales, Inc., pursuant to Ordinance 6491, in the amount of \$53,298.00, plus any applicable surcharges, freight charges, and delivery fees up to 10% of the original purchase price.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby approves a budget adjustment, a copy of which is attached to this Resolution.

City of Fayetteville Staff Review Form

2024-516

Item ID

10/1/2024

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

Ross Jackson

9/6/2024

FLEET OPERATIONS (770)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

A RESOLUTION TO APPROVE THE PURCHASE OF A FORD F150 HYBRID FROM LEWIS FORD SALES INC OF FAYETTEVILLE IN THE AMOUNT OF \$53,298.00, PLUS ANY APPLICABLE SURCHARGES, FREIGHT CHARGES AND DELIVERY FEES UP TO 10% OF THE ORIGINAL PRUCHASE PRICE AND TO APPROVE A BUDGET ADJUSTMENT.

Budget Impact:

9700.770.1920-5802.00

FLEET FUND

Account Number

Fund

02078.2024

LIGHT/ MEDIUM TRUCKS

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 657,060.00

Expenses (Actual+Encum)

\$ 484,441.76

Available Budget

\$ 172,618.24

Does item have a direct cost? Yes

Item Cost

\$ 53,298.00

Is a Budget Adjustment attached? Yes

Budget Adjustment

\$ 19,329.00

Remaining Budget

\$ 138,649.24

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

Budget Year	Division	FLEET OPERATIONS (770)	Adjustment Number
2024	/Org2		
	Requestor:	Ross Jackson	

A RESOLUTION TO APPROVE THE PURCHASE OF A FORD F150 HYBRID FROM LEWIS FORD SALES INC OF FAYETTEVILLE IN THE AMOUNT OF \$53,298.00, PLUS ANY APPLICABLE SURCHARGES, FREIGHT CHARGES AND DELIVERY FEES UP TO 10% OF THE ORIGINAL PURCHASE PRICE AND TO APPROVE A BUDGET ADJUSTMENT. (WSEW_F022 / unit 2303)

COUNCIL DATE:	10/1/2024
ITEM ID#:	2024-516
Holly Black	
9/13/2024 8:05 AM	
Budget Division	Date
TYPE:	D - (City Council)
JOURNAL #:	
GLDATE:	
CHKD/POSTED:	/

Page 33 of 689

Prepared for: Mr. Ross Jackson, Superintendent, City of Fayetteville
Happy Hollow Rd
Fayetteville, AR 72703
Office: 479-444-3494 | Mobile: 479-879-6221
Email: rjackson@fayetteville-ar.gov
Ordering FIN Code: qc689

2024 F-150 4x4 SuperCrew Cab 5.5' box 145" WB XL Hybrid (W1F)
Price Level: 455



Client Proposal

Prepared by:
CJ MITCHELL
Office: 479-871-9260
Email: CJ.MITCHELL@LEWISAUTOGROUP.COM
Quote ID: 05232024rj
Date: 08/22/2024



Lewis Ford Sales, Inc. | 2479 N Shiloh Dr., Fayetteville, Arkansas, 72704
Office: 479-442-5301

Prepared for: Mr. Ross Jackson

Superintendent, City of Fayetteville

Prepared by: CJ MITCHELL

08/22/2024

Lewis Ford Sales, Inc. | 2479 N Shiloh Dr. Fayetteville Arkansas | 72704



2024 F-150 4x4 SuperCrew Cab 5.5' box 145" WB XL Hybrid (W1F)

Price Level: 455 | Quote ID: 05232024rj

**Mr. Ross Jackson, Superintendent, City of
Fayetteville**

Happy Hollow Rd

Fayetteville, AR 72703

Office: 479-444-3494 | Mobile: 479-879-6221

Email: rjackson@fayetteville-ar.gov

Ordering FIN Code: qc689

Re: Quote ID 05232024rj 08/22/2024

Dear Mr. Jackson,

Thank you very much for your interest in acquiring a vehicle from our dealership. We concur that your interest is well deserved. We hope that an outstanding product lineup and our dedication to customer service will enhance your ownership experience should you decide to buy a vehicle from us.

Attached, please find additional information that I hope will assist you in making a more informed decision. Please feel free to contact me at any time as I would truly appreciate the opportunity to be of service to you.

Approx. wait time 3-6 months

Hard tri fold bed cover from Ford added.

Sincerely,

CJ MITCHELL

Fleet & Commercial Account Manager

479-871-9260

CJ.MITCHELL@LEWISAUTOGROUP.COM

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Mr. Ross Jackson

Superintendent, City of Fayetteville

Prepared by: CJ MITCHELL

08/22/2024

Lewis Ford Sales, Inc. | 2479 N Shiloh Dr. Fayetteville Arkansas | 72704



2024 F-150 4x4 SuperCrew Cab 5.5' box 145" WB XL Hybrid (W1F)

Price Level: 455 | Quote ID: 05232024rj

Selected Equip & Specs

Dimensions

- Conventional Capacity: 10,800 lbs.
- Fifth-wheel towing capacity: 7,100 lbs.
- Front brake diameter: 13.8"
- Cargo box length: 66.0"
- Cargo box volume: 52.8 cu.ft.
- Cargo box max width: 65.2"
- Cargo box length feet: 5.5
- Vehicle body width: 79.9"
- Wheelbase: 145.0"
- Front track: 67.9"
- Frame section modulus: 5.2 cu.in.
- Front bumper to front axle: 37.6"
- Interior rear cargo volume with seats folded: 50.9 cu.ft.
- Total passenger volume: 131.9 cu.ft.
- Headroom second-row: 40.4"
- Leg room second-row: 43.6"
- Shoulder room second-row: 66.0"
- Hip room second-row: 62.6"
- GCWR: 17,100 lbs.
- Gooseneck towing capacity: 7,100 lbs.
- Rear brake diameter: 13.2"
- Cargo box min width: 50.6"
- Pickup box depth: 21.4"
- Cargo box tailgate width: 60.3"
- Vehicle body length: 231.7"
- Vehicle body height: 77.2"
- Vehicle turning radius: 23.9'
- Rear track: 67.9"
- Frame yield strength (psi): 49300.0
- Front bumper to back of cab: 155.8"
- Max interior rear cargo volume: 50.9 cu.ft.
- Headroom first-row: 40.8"
- Leg room first-row: 43.9"
- Shoulder room first-row: 66.7"
- Hip room first-row: 62.5"

Powertrain

- Spark ignition system
- Engine cylinders: V-6
- Auto stop-start engine
- 10-speed automatic
- Four-wheel drive
- Easy Fuel capless fuel filler
- Electronic transfer case shift
- Auto locking hub control
- Hybrid horsepower 6000 RPM
- Hybrid torque 3000 RPM
- 3.5L V-6 port/direct injection, DOHC, variable valve control, twin turbo, engine
- Radiator
- Driver selectable drivetrain mode
- Part-time 4WD
- Recommended fuel: regular unleaded
- All-speed ABS and driveline traction control
- Driver selectable rear locking differential
- 430.0 hybrid net horsepower
- Hybrid torque 570.0 lbs.-ft.

Fuel Economy and Emissions

- Fuel economy (city/highway/combined): 23 mpg/23 mpg/23 mpg
- Fuel economy combined: 23 mpg
- Gasoline secondary fuel type
- Fuel economy city: 23 mpg
- Fuel economy highway: 23 mpg
- LEV3-ULEV70 emissions

Suspension and Handling

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2024 F-150 4x4 SuperCrew Cab 5.5' box 145" WB XL Hybrid (W1F)

Price Level: 455 | Quote ID: 05232024rj

Selected Equip & Specs (cont'd)

- Standard ride suspension
- Heavy-duty rear shock absorbers
- Heavy-duty front shock absorbers

Driveability

- 4-wheel disc brakes
- 4-wheel antilock (ABS) brakes
- Electronic parking brake
- Ford Co-Pilot360 - Post Collision Braking automatic post-collision braking system
- Brake assist system
- Independent front suspension
- Front anti-roll bar
- Rigid axle rear suspension
- Electric power-assist steering system
- 2-wheel steering system
- Front and rear ventilated disc brakes
- Four channel ABS brakes
- Regenerative brakes
- Automatic brake hold
- Hill Start Assist
- Double wishbone front suspension
- Front coil springs
- Leaf spring rear suspension
- Rack-pinion steering

Body Exterior

- Trailer wiring harness
- Standard style pickup box
- Clearcoat paint
- Black side window trim
- Chrome front bumper
- Chrome rear bumper
- Black front bumper rub strip
- Standard style side mirrors
- Conventional left rear passenger door
- Tailgate
- Active aerodynamics
- 17 x 7.5-inch front and rear silver aluminum wheels
- 4 doors
- Pickup bed-rail protectors
- Monotone paint
- Black door handles
- 2 front tow hooks
- Rear bumper step
- Black grille
- Black door mirrors
- Conventional right rear passenger door
- Active grille shutters
- P265/70RS17 AT BSW front and rear tires

Convenience

- Power door locks with 2 stage unlocking
- All-in-one remote fob and ignition key
- Power tailgate/rear door lock
- FordPass Connect smart device vehicle start control
- Power first-row windows
- Integrated pickup box storage
- Rear window defroster
- Front beverage holders
- 8 beverage holders
- Rear door bins
- Keyfob activated door locks
- Auto-locking doors
- Cruise control with steering wheel mounted controls
- Day/Night rearview mirror
- Full floor console
- Tailgate Assist easy lift tailgate
- Fixed rear windshield
- Locking glove box
- Driver and passenger door bins
- Rear beverage holders

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Price Level: 455 | Quote ID: 05232024rj

Selected Equip & Specs (cont'd)

- Instrument panel bin
- Trip computer
- Over the air updates

- Dashboard storage
- Cabback insulator
- PRND in IP

Comfort

- Automatic climate control
- Cabin air filter
- SYNC 4 with Enhanced Voice Recognition voice-activated climate control
- Cloth headliner material
- Full vinyl floor covering
- Cloth rear seat upholstery
- Urethane steering wheel
- Manual telescopic steering wheel

- Dual-zone front climate control
- Rear under seat climate control ducts
- Rear console climate control ducts
- Full headliner coverage
- Full floor coverage
- Carpet rear seatback upholstery
- Manual tilting steering wheel

Seats and Trim

- Seating capacity: 5
- Driver seat with 8-way directional controls
- Height adjustable front seat head restraints
- Front seat center armrest
- Power height adjustable driver seat
- Power driver seat cushion tilt
- Manual passenger seat fore/aft control
- Height adjustable rear seat head restraints
- Driver seat with 2-way power lumbar

- Bucket front seats
- Front passenger seat with 4-way directional controls
- Manual front seat head restraint control
- Manual reclining driver seat
- Power driver seat fore/aft control
- Manual reclining passenger seat
- Fixed rear seats
- Split-bench rear seat
- Cloth front seat upholstery

Entertainment Features

- 2 total number of 1st row displays
- Primary touchscreen display
- * **AM/FM/satellite**
- AM radio
- SiriusXM with 360L satellite radio
- Radio data system (RDS)
- SYNC 4 external memory control
- 3 month satellite trial subscription
- Speakers number: 6
- SYNC 4 voice activated audio controls
- Bluetooth wireless audio streaming

- 12 inch primary display
- SiriusXM with 360L AM/FM/Satellite radio
- In-vehicle audio
- FM radio
- Seek scan
- Auxiliary input jack
- Internet radio capability
- Standard grade speakers
- Steering wheel mounted audio controls
- Speed sensitive volume
- Fixed audio antenna

Lighting, Visibility and Instrumentation

- Digital/analog instrumentation display

- Configurable instrumentation gauges

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Selected Equip & Specs (cont'd)

- Trip odometer
- Compass
- Redundant digital speedometer
- Tachometer
- Engine/electric motor temperature gauge
- Transmission fluid temperature gauge
- Deep tinted windows
- LED low and high beam headlights
- Multiple enclosed headlights
- Auto High Beam auto high-beam headlights
- Variable intermittent front windshield wipers
- Front reading lights
- Daytime running lights
- Remote activated perimeter approach lighting
- Fade interior courtesy lights
- In-radio display clock
- Exterior temperature display
- ECO feedback display gauge
- Oil pressure gauge
- Voltmeter
- Gauge cluster display size (inches): 12.00
- Reflector headlights
- Ford Co-Pilot360 - Autolamp auto on/off headlight control
- Delay-off headlights
- DRL preference setting
- Illuminated entry
- Variable instrument panel light
- High mounted center stop light
- Front LED fog lights
- Pickup box cargo light

Technology and Telematics

- Connected Navigation integrated navigation system with voice activation
- SYNC 4 handsfree wireless device connectivity
- FordPass App mobile app access
- 6 USB ports
- SYNC 4 911 Assist emergency SOS system via mobile device
- SYNC 4 AppLink/Apple CarPlay/Android Auto smart device wireless mirroring
- FordPass Connect 5G mobile hotspot internet access

Safety and Security

- Driver front impact airbag
- Safety Canopy System curtain first and second-row overhead airbags
- Seat mounted side impact front passenger airbag
- 6 airbags
- Front height adjustable seatbelts
- 2 seatbelt pre-tensioners
- Security system
- Lane Keeping Alert
- Pre-Collision Assist with Automatic Emergency Braking (AEB) forward collision mitigation
- Pre-Collision Assist with Pedestrian Detection
- External acoustic pedestrian alert
- Seat mounted side impact driver airbag
- Passenger front impact airbag
- Airbag occupancy sensor
- Rear seat center 3-point seatbelt
- Front seatbelt pretensioners
- SecuriLock Immobilizer
- Remote panic alarm
- BLIS (Blind Spot Information System)
- Reverse Brake Assist collision mitigation
- Driver Alert
- Ford Co-Pilot360 - Reverse Camera rear mounted camera

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Selected Equip & Specs (cont'd)

- AdvanceTrac w/Roll Stability Control electronic stability control system with anti-rollover
- Manual rear child safety door locks
- Reverse Sensing System rear parking sensors

Dimensions**General Weights**

Curb weight.....	5,585 lbs.	Rear curb weight.....	2,324 lbs.
GVWR.....	7,400 lbs.	Payload.....	1,755 lbs.

Trailer Weights

Fifth-wheel towing capacity.....	7,100 lbs.	Gooseneck towing capacity.....	7,100 lbs.
Conventional capacity.....	10,800 lbs.	GCWR.....	17,100 lbs.

Front Weights

Front curb weight.....	3,261 lbs.	GAWR front.....	3,900 lbs.
Axle capacity front.....	3,900 lbs.	Spring rating front.....	3,900 lbs.
Tire/wheel capacity front.....	4,050 lbs.		

Rear Weights

GAWR rear.....	4,150 lbs.	Axle capacity rear.....	4,800 lbs.
Spring rating rear.....	4,150 lbs.	Tire/wheel capacity rear.....	4,498 lbs.

Off Road

Min ground clearance.....	9.4"	Loading floor height.....	34.9"
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Exterior Measurements

Vehicle body length.....	231.7"	Vehicle body width.....	79.9"
Vehicle body height.....	77.2"	Wheelbase.....	145.0"
Front brake diameter.....	13.8"	Cargo box length.....	66.0"
Rear brake diameter.....	13.2"	Cargo box min width.....	50.6"
Cargo box volume.....	52.8 cu.ft.	Pickup box depth.....	21.4"
Cargo box max width.....	65.2"	Cargo box tailgate width.....	60.3"
Cargo box length feet.....	5.5	Front track.....	67.9"
Rear track.....	67.9"	Vehicle turning radius.....	23.9'
Frame section modulus.....	5.2 cu.in.	Frame yield strength (psi).....	49300.0
Front bumper to front axle.....	37.6"	Front bumper to back of cab.....	155.8"

Interior Measurements

Max interior rear cargo volume.....	50.9 cu.ft.	Interior rear cargo volume with seats folded.....	50.9 cu.ft.
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Interior Volume

Total passenger volume.....	131.9 cu.ft.
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Headroom

Headroom first-row.....	40.8"	Headroom second-row.....	40.4"
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Selected Equip & Specs (cont'd)**Legroom**

Leg room first-row..... 43.9" Leg room second-row..... 43.6"

Shoulder Room

Shoulder room first-row..... 66.7" Shoulder room second-row..... 66.0"

Hip Room

Hip room first-row..... 62.5" Hip room second-row..... 62.6"

Powertrain**Engine**

Engine..... 3.5L V-6 port/direct injection, DOHC, variable valve control, twin turbo, engine	Valves per cylinder..... 4
Engine cylinders..... V-6	Engine location..... Front mounted engine
Ignition..... Spark ignition system	Engine mounting direction..... Longitudinal mounted engine
Engine block material..... Aluminum engine block	Cylinder head material..... Aluminum cylinder head

Engine Specs

Displacement..... 3.5L	cc..... 213.3 cu.in.
Bore..... 3.64"	Stroke..... 3.41"
Compression ratio..... 10.5	SAEJ1349..... AUG2004 compliant

Alternator

Alternator amps..... 200A Alternator type..... Regular duty alternator

BatteryBattery amps..... 80Ah Battery type..... HD lead acid battery
Battery rating..... 800CCA Battery run down protection..... Battery run down protection**Engine Extras**Radiator..... Radiator Start-stop engine..... Auto stop-start engine
Drivetrain selectable. Driver selectable drivetrain mode**Transmission**

Transmission..... 10-speed automatic	Transmission electronic control..... Transmission electronic control
Overdrive transmission..... Overdrive transmission	Lock-up transmission..... Lock-up transmission
First gear ratio..... 4.696	Second gear ratio..... 2.985
Third gear ratio..... 2.146	Fourth gear ratio..... 1.769
Fifth gear ratio..... 1.52	Sixth gear ratio..... 1.275
Reverse gear ratio..... 4.866	Seventh gear ratio..... 1
Eighth gear ratio..... 0.854	Ninth gear ratio..... 0.689

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Selected Equip & Specs (cont'd)

Tenth gear ratio.....	0.636	Selectable mode transmission.....	Selectable mode transmission
Sequential shift control.....	SelectShift Sequential shift control		
<i>Drive Type</i>			
4WD type.....	Part-time 4WD	Drive type.....	Four-wheel drive
<i>Drivetrain</i>			
Axle ratio.....	3.73		
<i>Exhaust</i>			
Tailpipe.....	Stainless steel single exhaust		
<i>Fuel</i>			
Fuel type.....	regular unleaded		
<i>Fuel Tank</i>			
Capless fuel filler.....	Easy Fuel capless fuel filler	Fuel tank capacity.....	30.59 gal.
<i>Drive Feature</i>			
Traction control.....	All-speed ABS and driveline traction control	Locking hub control.....	Auto locking hub control
Transfer case.....	Electronic transfer case shift	Rear locking differential.....	Driver selectable rear locking differential
<i>Electric Powertrain</i>			
Hybrid torque.....	Hybrid torque 570.0 lbs.-ft.	Hybrid net horsepower.....	430.0 hybrid net horsepower
Hybrid horsepower RPM.....	Hybrid horsepower 6000 RPM	Hybrid torque RPM.....	Hybrid torque 3000 RPM
Electric motor output.....	47 HP electric motor output	Number of electric motors.....	1
Electric powertrain.....	PowerBoost HEV (hybrid electric vehicle)	Electric motor 1 location.....	Front electric motor location
<i>Electric Vehicle Battery Pack</i>			
Traction battery type.....	lithium ion (Li-ion)	Gross traction battery capacity.....	1.5 kWh gross traction battery capacity

Fuel Economy and Emissions

<i>Fuel Economy</i>			
Secondary fuel type.....	Gasoline secondary fuel type	Fuel economy combined.....	23 mpg
Fuel economy city.....	23 mpg	Fuel economy highway.....	23 mpg
Fuel economy (city/highway/combined).....	23 mpg/23 mpg/23 mpg	Fuel economy status.....	Previous year fuel economy status

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**2024 F-150 4x4 SuperCrew Cab 5.5' box 145" WB XL Hybrid (W1F)**

Price Level: 455 | Quote ID: 05232024rj

Selected Equip & Specs (cont'd)**Emissions**

Emissions.....LEV3-ULEV70 emissions

Emissions tiers.....Tier 3 Bin 70 emissions

Green Values

Energy Impact Score (Barrels per year).....12.9

Carbon FP / Tailpipe and upstream total GHG (CO₂, tons per year).....7.7**Suspension and Handling****Suspension**

Suspension.....Standard ride suspension

Front shock absorbers...Heavy-duty front shock absorbers

Rear shock absorbers...Heavy-duty rear shock absorbers

Driveability**Brakes**

Brake type.....4-wheel disc brakes

Ventilated brakes. Front and rear ventilated disc brakes

ABS brakes.....Four channel ABS brakes

Electronic parking brake. Electronic parking brake

ABS brakes.....4-wheel antilock (ABS) brakes

Post collision braking system...Ford Co-Pilot360 - Post Collision Braking automatic post-collision braking system

Brake Assistance

Hill start assist.....Hill Start Assist

Brake assist system.....Brake assist system

Front Suspension

Front anti-roll.....Front anti-roll bar

Suspension ride type front.....Independent front suspension

Suspension type front.....Double wishbone front suspension

Front Spring

Regular front springs.....Regular front springs

Springs front.....Front coil springs

Rear Spring

Springs rear.....Rear leaf springs

Rear springs.....Regular grade rear springs

Rear Suspension

Suspension type rear.....Leaf spring rear suspension

Suspension ride type rear.....Rigid axle rear suspension

Steering

Steering Electric power-assist steering system

Steering type.....Rack-pinion steering

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Selected Equip & Specs (cont'd)

Steering type number of wheels. 2-wheel steering system

Exterior**Front Wheels**

Front wheels diameter.....17"

Front wheels width.....7.5"

Rear Wheels

Rear wheels diameter.....17"

Rear wheels width.....7.5"

Front And Rear Wheels

Appearance.....silver

Material.....aluminum

Front Tires

Aspect.....70

Diameter.....17"

Sidewalls.....BSW

Speed.....S

Tread.....AT

Type.....P

Width.....265mm

Rear Tires

Aspect.....70

Diameter.....17"

Sidewalls.....BSW

Speed.....S

Tread.....AT

Type.....P

Width.....265mm

Body Exterior**Trailer**

Towing capability.....Trailer towing capability

Towing class.....Class IV tow rating

Towing hitch.....Trailer hitch

Towing wiring harness.....Trailer wiring harness

Towing trailer sway.....Trailer sway control

Exterior Features

Box style.....Standard style pickup box

Number of doors.....4 doors

Body

Body panels.....Aluminum body panels with side impact beams

Spare Tire

Spare tire.....Full-size spare tire with steel wheel

Spare tire location.....Crank-down spare tire

Convenience**Door Locks**

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Selected Equip & Specs (cont'd)

Door locks Power door locks with 2 stage unlocking

All-in-one key All-in-one remote fob and ignition key

Tailgate control Power tailgate/rear door lock

Cruise Control

Cruise control Cruise control with steering wheel mounted controls

Key Fob Controls

Fob remote vehicle controls FordPass Connect smart device vehicle start control

Rear View Mirror

Day/Night rearview mirror Day/Night rearview mirror

Exterior Mirrors

Door mirrors Power door mirrors

Heated door mirrors Heated driver and passenger side door mirrors

Front Side Windows

First-row windows Power first-row windows

Floor Console

Floor console Full floor console

Overhead Console

Overhead console Mini overhead console

Passenger Visor

Visor passenger mirror Passenger visor mirror

Power Outlets

12V power outlets 1 12V power outlet

Pickup Box

Box storage Integrated pickup box storage

Rear Windshield

Rear window defroster Rear window defroster

Storage

Door bins front Driver and passenger door bins

Keyfob door locks ... Keyfob activated door locks

Auto door locks Auto-locking doors

Folding door mirrors Manual folding door mirrors

Floor console storage Locking floor console storage

Overhead console storage Overhead console storage

120V AC power outlets 2 120V AC power outlets

Easy lift tailgate Tailgate Assist easy lift tailgate

Rear windshield Fixed rear windshield

Door bins rear Rear door bins

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Selected Equip & Specs (cont'd)

Number of beverage holders 8 beverage holders
Beverage holders rear Rear beverage holders
Instrument panel storage Instrument panel bin

Beverage holders Front beverage holders
Glove box Locking glove box
Dashboard storage Dashboard storage

Windows Feature

One-touch up window Driver and passenger
one-touch up windows

One-touch down window Driver and passenger
one-touch down windows

Windows Rear Side

Second-row windows Power second-row
windows

Miscellaneous

Trip computer Trip computer
PRND in IP PRND in IP

Cabback insulator Cabback insulator
Over the air updates Over the air updates

Comfort

Climate Control

Climate control Automatic climate control

Cabin air filter Cabin air filter

Rear under seat ducts Rear under seat climate
control ducts

Dual-zone front climate control Dual-zone front
climate control

Voice activated climate control SYNC 4 with
Enhanced Voice Recognition voice-
activated climate control

Rear console climate control ducts Rear console
climate control ducts

Headliner

Headliner material Cloth headliner material

Headliner coverage Full headliner coverage

Floor Trim

Floor covering Full vinyl floor covering

Floor coverage Full floor coverage

Second-Row Seat Trim

Rear seat upholstery Cloth rear seat upholstery

Rear seatback upholstery Carpet rear seatback
upholstery

Steering Wheel

Steering wheel material Urethane steering wheel

Steering wheel telescopic Manual telescopic
steering wheel

Steering wheel tilt Manual tilting steering wheel

Seats and Trim

Seat Capacity

Seating capacity 5

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Selected Equip & Specs (cont'd)

Front Seats

Driver seat direction Driver seat with 8-way directional controls

Driver seat fore/aft control Power driver seat fore/aft control

Passenger seat direction Front passenger seat with 4-way directional controls

Reclining passenger seat Manual reclining passenger seat

Front head restraints Height adjustable front seat head restraints

Armrests front center Front seat center armrest

Height adjustable driver seat Power height adjustable driver seat

Driver seat cushion tilt Power driver seat cushion tilt

Split front seats Bucket front seats

Passenger seat fore/aft control Manual passenger seat fore/aft control

Front head restraint control Manual front seat head restraint control

Reclining driver seat Manual reclining driver seat

Rear Seats

Bench seats Split-bench rear seat
Folding second-row seats 60-40 folding rear seats

Rear seat folding position Fold-up rear seat cushion

Rear head restraint control Manual rear seat head restraint control

Rear seats fixed or removable Fixed rear seats
Rear seat direction Front facing rear seat

Rear head restraints Height adjustable rear seat head restraints

Number of rear head restraints 3 rear seat head restraints

Lumbar Seats

Driver lumbar Driver seat with 2-way power lumbar

Front Seat Trim

Front seat upholstery Cloth front seat upholstery

Front seatback upholstery Cloth front seatback upholstery

Interior Accents

Interior accents Chrome interior accents

Gearshifter Material

Gearshifter material Urethane gear shifter material

Entertainment Features

Displays

Primary touchscreen display Primary touchscreen display

Primary display size 12 inch primary display

Number of first-row displays 2 total number of 1st row displays

Radio Features

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Selected Equip & Specs (cont'd)

Aux input jack Auxiliary input jack

Seek scan Seek scan

Internet radio capability Internet radio capability

Speakers

Speakers Standard grade speakers

Audio FeaturesSteering mounted audio control Steering wheel
mounted audio controlsVoice activated audio SYNC 4 voice activated
audio controlsExternal memory SYNC 4 external memory
control

RDS Radio data system (RDS)

Speakers number 6

Speed sensitive volume Speed sensitive volume

Wireless streaming Bluetooth wireless audio
streaming**Lighting, Visibility and Instrumentation****Instrumentation**

Trip odometer Trip odometer

Configurable instrumentation gauges Configurable
instrumentation gaugesInstrumentation display Digital/analog
instrumentation display**Instrumentation Displays**

Speedometer Redundant digital speedometer

Clock In-radio display clock

Eco feedback ECO feedback display gauge

Temperature display Exterior temperature
display

Compass Compass

Instrumentation Gauges

Tachometer Tachometer

Transmission temperature gauge Transmission
fluid temperature gaugeEngine/electric motor temperature
gauge Engine/electric motor temperature
gauge

Oil pressure gauge Oil pressure gauge

Voltmeter Voltmeter

Gauge cluster display size (inches) 12.00

Instrumentation WarningsEngine temperature warning Engine temperature
warning

Low fuel warning Low fuel warning

Battery charge warning Battery charge warning

Key in vehicle warning Key in vehicle warning

Service interval warning Service interval indicator

Oil pressure warning Oil pressure warning

Low brake fluid warning Low brake fluid warning

Headlights on reminder Headlights on reminder

Door ajar warning Door ajar warning

Low tire pressure warning Tire specific low air
pressure warning**Glass**

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Superintendent, City of Fayetteville

Prepared by: CJ MITCHELL

08/22/2024

Lewis Ford Sales, Inc. | 2479 N Shiloh Dr. Fayetteville Arkansas | 72704



2024 F-150 4x4 SuperCrew Cab 5.5' box 145" WB XL Hybrid (W1F)

Price Level: 455 | Quote ID: 05232024rj

Selected Equip & Specs (cont'd)

Tinted windows Deep tinted windows

Headlights

Headlights. LED low and high beam headlights

Auto headlights. Ford Co-Pilot360 - Autolamp

auto on/off headlight control

Delay off headlights. Delay-off headlights

DRL preference setting. DRL preference setting

Front Windshield

Wipers. Variable intermittent front windshield wipers

Interior Lighting

Illuminated entry. Illuminated entry

Front reading lights. Front reading lights

Lights

Running lights. Daytime running lights

Fog lights. Front LED fog lights

Pickup box cargo light. Pickup box cargo light

Headlight type. Reflector headlights

Multiple headlights. Multiple enclosed headlights

Auto high-beam headlights. Auto High Beam auto high-beam headlights

Variable panel light. Variable instrument panel light

Interior courtesy lights. Fade interior courtesy lights

High mount stop light. High mounted center stop light

Perimeter approach lighting. Remote activated perimeter approach lighting

Technology and Telematics

Navigation

Integrated navigation. Connected Navigation integrated navigation system with voice activation

Connectivity

Handsfree. SYNC 4 handsfree wireless device connectivity

Emergency SOS. SYNC 4 911 Assist emergency SOS system via mobile device

Smart device integration. SYNC 4 AppLink/Apple CarPlay/Android Auto smart device wireless mirroring

Internet Access

Internet access. FordPass Connect 5G mobile hotspot internet access

USB Ports

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Mr. Ross Jackson

Superintendent, City of Fayetteville

Prepared by: CJ MITCHELL

08/22/2024

Lewis Ford Sales, Inc. | 2479 N Shiloh Dr. Fayetteville Arkansas | 72704



2024 F-150 4x4 SuperCrew Cab 5.5' box 145" WB XL Hybrid (W1F)

Price Level: 455 | Quote ID: 05232024rj

Selected Equip & Specs (cont'd)

USB ports: 6 USB ports

Safety and Security

Airbags

Front impact airbag driver..... Driver front impact airbag
Front impact airbag passenger..... Passenger front impact airbag
Front side impact airbag passenger..... Seat mounted side impact front passenger airbag
Overhead airbags..... Safety Canopy System curtain first and second-row overhead airbags

Number of airbags..... 6 airbags

Front side impact airbag driver..... Seat mounted side impact driver airbag
Occupancy sensor..... Airbag occupancy sensor

Seatbelts

3-point seatbelt..... Rear seat center 3-point seatbelt
Seatbelt pretensioners..... Front seatbelt pretensioners

Height adjustable seatbelts..... Front height adjustable seatbelts
Seatbelt pretensioners number..... 2 seatbelt pretensioners

Security System

Immobilizer..... SecuriLock immobilizer
Security system..... Security system

Remote panic alarm..... Remote panic alarm

Active Driving Assistance

Lane departure..... Lane Keeping Alert

Forward collision warning..... Pre-Collision Assist with Automatic Emergency Braking (AEB) forward collision mitigation
Pedestrian detection..... Pre-Collision Assist with Pedestrian Detection
Driver attention monitor..... Driver Alert

Blind spot..... BLIS (Blind Spot Information System)
Rear collision warning..... Reverse Brake Assist collision mitigation

External acoustic pedestrian alert..... External acoustic pedestrian alert

Cameras

Rear camera..... Ford Co-Pilot360 - Reverse Camera rear mounted camera

Traction Control

Electronic stability control..... AdvanceTrac w/Roll Stability Control electronic stability control system with anti-rollover

Parking Sensors

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Mr. Ross Jackson

Superintendent, City of Fayetteville

Prepared by: C.J. MITCHELL

08/22/2024

Lewis Ford Sales, Inc. | 2479 N Shiloh Dr. Fayetteville Arkansas | 72704



2024 F-150 4x4 SuperCrew Cab 5.5' box 145" WB XL Hybrid (W1F)

Price Level: 455 | Quote ID: 05232024rj

Selected Equip & Specs (cont'd)

Parking sensors. Reverse Sensing System rear
parking sensors

Occupant Safety

Child door locks. Manual rear child safety door
locks

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Mr. Ross Jackson

Superintendent, City of Fayetteville

Prepared by: CJ MITCHELL

08/22/2024

Lewis Ford Sales, Inc. | 2479 N Shiloh Dr. Fayetteville Arkansas | 72704

**2024 F-150 4x4 SuperCrew Cab 5.5' box 145" WB XL Hybrid (W1F)**

Price Level: 455 | Quote ID: 05232024rj

As Configured Vehicle

Code	MSRP
W1F	\$47,500.00
104A	\$4,755.00
99D	Included
44H	Included
XL6	Included
STDGV	Included
STDTR	Included
STDWL	Included
U	Included
145WB	STD
STDRD	Included
PAINT	STD
WARANT	N/C
425	STD
US_01	N/C
SUBTOTAL	\$52,255.00
Destination Charge	\$1,995.00
TOTAL	\$54,250.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Mr. Ross Jackson

Superintendent, City of Fayetteville

Prepared by: CJ MITCHELL

08/22/2024

Lewis Ford Sales, Inc. | 2479 N Shiloh Dr. Fayetteville Arkansas | 72704

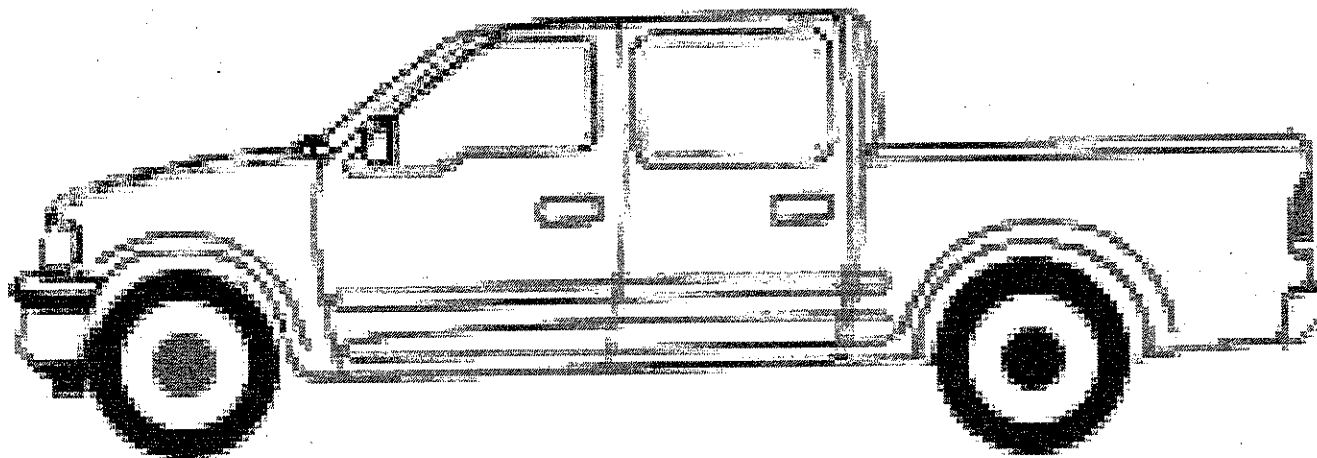


2024 F-150 4x4 SuperCrew Cab 5.5' box 145" WB XL Hybrid (W1F)

Price Level: 455 | Quote ID: 05232024rj

Vehicle Dimension and Performance Summary

Performance predictions in this report represent an estimate of vehicle performance based on standard operating conditions. Variations in customer equipment, load configuration, ambient conditions, and/or operator driving techniques can cause significant variations in vehicle performance. These values are not representative of results that may be shown in actual dynamometer tests. This report should therefore be used as a guide for comparative vehicle performance.



Light Duty

GVWR..... 7,400 lbs

GVW..... Totals

1 Payload - (Added Equipment)..... 0 lbs

Occupants Weight..... 750 lbs

Curb Weight (as configured)..... 5,585 lbs

TOTAL..... **6,335 lbs**

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Mr. Ross Jackson

Superintendent, City of Fayetteville

Prepared by: CJ MITCHELL

08/22/2024

Lewis Ford Sales, Inc. | 2479 N Shiloh Dr. Fayetteville Arkansas | 72704



2024 F-150 4x4 SuperCrew Cab 5.5' box 145" WB XL Hybrid (W1F)

Price Level: 455 | Quote ID: 05232024rj

Vehicle Dimension and Performance Summary (cont'd)

Payload	1,755 lbs
Useable Payload	1,005 lbs

Maximum payload capabilities are for properly equipped vehicles with required equipment and vary based on vehicle configuration, accessories, and option content.

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Mr. Ross Jackson

Superintendent, City of Fayetteville

Prepared by: CJ MITCHELL

08/22/2024

Lewis Ford Sales, Inc. | 2479 N Shiloh Dr. Fayetteville Arkansas | 72704



2024 F-150 4x4 SuperCrew Cab 5.5' box 145" WB XL Hybrid (W1F)

Price Level: 455 | Quote ID: 05232024rj

Pricing Summary - Single Vehicle

		MSRP
Vehicle Pricing		\$54,250.00
Subtotal		\$54,250.00
Service Plan Adjustments		
Code	Description	MSRP
00	Market Adjustment	\$0.00
32-475R	Government Price Consession	-\$2,300.00
01	Doc Fee	\$129.00
	Ford Bed Cover	\$1,219.00
Total		\$53,298.00

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



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

Ordinance: 6491

File Number: 2021-0718

BID WAIVER FOR FLEET VEHICLES:

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE THE PURCHASE OF NEW VEHICLES THROUGH VARIOUS MANUFACTURERS' AUTHORIZED DEALER NETWORKS, BUT TO REQUIRE INFORMAL QUOTES OR BIDS FOR SIMILAR VEHICLES, AND TO AUTHORIZE THE MAYOR TO EXECUTE ANY AGREEMENTS NECESSARY TO PARTICIPATE IN GOVERNMENT FLEET PROGRAMS

WHEREAS, new vehicles are available at a discounted rate directly from various manufacturers' authorized dealer networks through government fleet programs; and

WHEREAS, not all dealers are part of an authorized dealer network and using the government fleet programs ensures consistent pricing and includes other benefits like technician training, access to available inventories statewide, increased standard warranties, and discounts on diagnostic software and parts; and

WHEREAS, dealers do not have pricing prior to an ordering window, which is often not open long enough to complete the full bidding process, and the pricing that would be submitted in the bidding process will be the same as through a government fleet program; and

WHEREAS, authorizing purchases through government fleet programs without competitive bidding will allow the Fleet Division to place orders within short ordering windows, purchase existing inventory when available, obtain quotes quickly from different manufacturers based on the specific needs of a division or department, and ensure staff has the equipment needed to maintain a high level of service to Fayetteville residents and businesses.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF

FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby finds the above circumstances make competitive bidding not feasible or practical and therefore waives the requirements of formal competitive bidding and authorizes the purchase of new vehicles through the various vehicle manufacturers' authorized dealer networks, and further authorizes the Fleet Division to solicit informal bids or quotes prior to the purchase of vehicles without the need for further approval by the City Council.

Section 2: that the City Council of the City of Fayetteville, Arkansas hereby authorizes Mayor Jordan to sign any agreements or documents necessary to participate in the government fleet programs.

PASSED and APPROVED on 10/5/2021

Approved:


Lioneld Jordan, Mayor

Attest:


Kara Paxton, City Clerk Treasurer





City of Fayetteville, Arkansas

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

Text File

File Number: 2021-0718

Agenda Date: 10/5/2021

Version: 1

Status: Passed

In Control: City Council Meeting

File Type: Ordinance

Agenda Number: C.4

BID WAIVER FOR FLEET VEHICLES:

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE THE PURCHASE OF NEW VEHICLES THROUGH VARIOUS MANUFACTURERS' AUTHORIZED DEALER NETWORKS, BUT TO REQUIRE INFORMAL QUOTES OR BIDS FOR SIMILAR VEHICLES, AND TO AUTHORIZE THE MAYOR TO EXECUTE ANY AGREEMENTS NECESSARY TO PARTICIPATE IN GOVERNMENT FLEET PROGRAMS

WHEREAS, new vehicles are available at a discounted rate directly from various manufacturers' authorized dealer networks through government fleet programs; and

WHEREAS, not all dealers are part of an authorized dealer network and using the government fleet programs ensures consistent pricing and includes other benefits like technician training, access to available inventories statewide, increased standard warranties, and discounts on diagnostic software and parts; and

WHEREAS, dealers do not have pricing prior to an ordering window, which is often not open long enough to complete the full bidding process, and the pricing that would be submitted in the bidding process will be the same as through a government fleet program; and

WHEREAS, authorizing purchases through government fleet programs without competitive bidding will allow the Fleet Division to place orders within short ordering windows, purchase existing inventory when available, obtain quotes quickly from different manufacturers based on the specific needs of a division or department, and ensure staff has the equipment needed to maintain a high level of service to Fayetteville residents and businesses.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby finds the above circumstances make competitive bidding not feasible or practical and therefore waives the requirements of formal competitive bidding and authorizes the purchase of new vehicles through the various vehicle manufacturers' authorized dealer networks, and further authorizes the Fleet Division to solicit informal bids or quotes prior to the purchase of vehicles without the need for further approval by the City Council.

Section 2: that the City Council of the City of Fayetteville, Arkansas hereby authorizes Mayor Jordan to sign any agreements or documents necessary to participate in the government fleet programs.

City of Fayetteville Staff Review Form

2021-0718

Legistar File ID

10/5/2021

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

Sara Glenn

9/15/2021

FLEET OPERATIONS (770)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

An ordinance waiving the requirements of formal competitive bidding of vehicles procured through a manufacturer's authorized body of dealers, including but not limited to General Motors/Chevrolet, Ford, Dodge, Toyota, etc. for the purchase of vehicles, within budget, after obtaining quotes from different vehicle manufacturer's authorized dealers, and authorizing the Mayor to execute agreements with manufacturers as necessary to participate in government fleet programs.

Budget Impact:

Various	Various
Account Number	Fund
Various	Various
Project Number	Project Title
Budgeted Item? Yes	Current Budget \$ 10,383,743.00
	Funds Obligated \$ 5,034,204.11
	Current Balance \$ 5,349,538.89
Does item have a cost? No	Item Cost \$ -
Budget Adjustment Attached? No	Budget Adjustment
	Remaining Budget \$ 5,349,538.89

V20210527

Purchase Order Number: _____

Previous Ordinance or Resolution # _____

Change Order Number: _____

Approval Date: _____

Original Contract Number: _____

Comments:



MEETING OF OCTOBER 05, 2021

TO: Mayor and City Council

THRU: Terry Gulley, Director of Transportation

FROM: Sara Glenn, Fleet Operations Superintendent

DATE: September 14, 2021

SUBJECT: Bid Waiver for Fleet Vehicles

RECOMMENDATION:

An ordinance waiving the requirements of formal competitive bidding of vehicles procured through a manufacturer's authorized body of dealers, including but not limited to General Motors/Chevrolet, Ford, Dodge, Toyota, etc. for the purchase of vehicles, within budget, after obtaining quotes from different vehicle manufacturer's authorized dealers, and authorizing the Mayor to execute agreements with manufacturers as necessary to participate in government fleet programs.

BACKGROUND:

New Vehicles are available at a discounted rate directly from the manufacturer's authorized body of dealer networks utilizing various government fleet programs. Using these programs allows a government agency to leverage its spending power by having government pricing that is consistent regardless of dealer and includes numerous other benefits including technician training and searching available inventories statewide, including cancelled orders. Not all dealers are part of a manufacturer's authorized dealer network and the government fleet program pricing can only be guaranteed by ordering from an authorized dealer.

DISCUSSION:

Purchasing new vehicles utilizing these government fleet programs enables the City to secure competitive pricing which is based on a high-volume discount and bid-assist pricing provided to dealers directly from the manufacturer. These programs also increase standard warranties and provide discounts on diagnostic software and parts.

Authorizing the purchases within approved budget allows the City to place orders in short ordering windows, purchase existing inventory when available, and ensure staff has the equipment to maintain operations and continue to provide services to residents.

Competitive bidding is not feasible or practical because dealers do not have pricing prior to the ordering window, the window is often not open long enough for the City to complete its internal bidding process, and the pricing that would be submitted in a bid response is the same as through the government fleet programs. Fleet needs the flexibility to obtain quotes quickly from different manufacturers based on the specific needs of a division or department

Fleet's continued mission is to provide efficient equipment to our user departments, so that they can in turn provide service to the citizens of Fayetteville.

BUDGET/STAFF IMPACT:

Funds will be spent within allowed approved budget authorized by City Council.



MEETING OF OCTOBER 1, 2024

TO: Mayor Jordan and City Council
THRU: Susan Norton, Chief of Staff
FROM: Tim Nyander, Utilities Director
SUBJECT: **RJN Group, Inc. - Waterline Condition Assessment Pre-Planning**

RECOMMENDATION:

Staff recommends award of RFQ 24-01, Selection 9 for an Engineering Services Agreement with RJN Group, Inc. in the amount of \$267,380.00 for Waterline Condition Assessment Pre-planning services, and approval of a budget adjustment.

BACKGROUND:

In August of 2022, after two large breaks on the City's 36-inch water transmission main, a contract amendment with McClelland Engineers was approved to expedite the construction of a new 48-inch diameter west transmission water main. There were three reasons articulated by City staff to justify expediting this large transmission main: poor condition of portions of the 36-inch existing main, growing demands outpacing master plan projections, and the inability to assess or repair portions of the 36-inch line due to these demands. Since this time, the 48-inch waterline project has progressed rapidly towards construction, with the first onsite work anticipated September 2024 and project completion mid-2026.

DISCUSSION:

Now that the 48-inch west transmission water line is funded and being implemented, it is time for the City to perform critical condition assessment of the 36-inch waterline. Furthermore, condition assessment of all the waterlines 24-inch and larger should be considered at this time, as this task has never been performed in Fayetteville to-date. The risk of any infrastructure failing is comprised of two factors: Likelihood of Failure, and the Consequence of Failure. Our larger waterlines consist of approximately 47-miles of waterline 24-inch diameter and larger. The "consequence" of failure on these lines would be tremendous water loss, damage to property, loss of service, boil orders, etc. Emergency repair of these larger lines is very difficult, slow, and costly. The "likelihood" of failure is unknown on these assets and this engineering contract aims to gather data to inform this metric.

The industry best-practice is to perform condition assessments on critical infrastructure so that proactive repairs or replacements can be budgeted and accomplished ahead of catastrophic breaks. Instead of immediately engaging a pipeline scanning technology provider, a preliminary study phase is prudent. The proposed contract with RJN Group would assist the City with determining feasibility, best appropriate technology, and cost estimates for assessing the condition of 47-miles of critical waterlines in our system. Industry-wide, these condition assessment technologies have resulted in pinpointing needed repairs/replacements versus traditional full-replacement alternatives. A more surgical approach to pipeline repair and reconditioning will allow rate payer dollars to stretch further, getting the most life possible out of our pipelines. Some of the key scope items in this contract are:

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

- Review of all available pipeline records, leak histories, and existing conditions/constraints.
- Evaluation of technology alternatives based on pipe size, material, age, location, etc.
- Feasibility recommendations for pipeline access, tapping, dewatering, and all associated site-civil related costs.
- Soil corrosivity investigations along pipe alignments.
- Prioritizations, recommendations, and cost estimates for most critical next steps.

At the completion of this preliminary study the City would be equipped to engage the appropriate technology provider to perform the most effective assessments of our most critical waterline assets with reduced unknowns. The proposed engineering contract is hourly, not-to-exceed \$267,380.00. Staff recommends approval of this engineering contract.

BUDGET/STAFF IMPACT:

Available budgeted funds will be moved from the Water Tank Improvements Project to the Water System Rehabilitation/Replacement to fund this engineering services agreement.

ATTACHMENTS: SRF RJN Group (#3), 2024-528 BA RJN Waterline Condition Assessment (#4), Agreement (#5)

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2024-528

RJN Group, Inc. - Waterline Condition Assessment Pre-Planning

A RESOLUTION TO APPROVE A PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH RJN GROUP, INC., PURSUANT TO RFQ #24-01 SELECTION #3, IN AN AMOUNT NOT TO EXCEED \$267,380.00 FOR WATERLINE CONDITION ASSESSMENT PRE-PLANNING SERVICES, AND TO APPROVE A BUDGET ADJUSTMENT

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 authorizes Mayor Jordan to sign a professional engineering services agreement with RJN Group, Inc., pursuant to RFQ #24-01 Selection #9, in in an amount not to exceed \$267,380.00 for Waterline Condition Assessment Pre-planning services.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby approves a budget adjustment, a copy of which is attached to this Resolution.

City of Fayetteville Staff Review Form

2024-528

Item ID

10/1/2024

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

Tim Nyander

9/12/2024

WATER SEWER (720)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends approval of an Engineering Services Agreement with RJN Group, Inc. in the amount of \$267,380.00 for Waterline Condition Assessment Pre-planning services and approval of a budget adjustment.

Budget Impact:

5400.720.5600-5314.00

Water and Sewer

Account Number

Fund

12009.1

Water System Rehabilitation/Replacement

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 14,233,263.00

Expenses (Actual+Encum)

\$ 13,960,603.95

Available Budget

\$ 272,659.05

Does item have a direct cost? Yes

Item Cost

\$ 267,380.00

Is a Budget Adjustment attached? Yes

Budget Adjustment

\$ 267,380.00

Remaining Budget

\$ 272,659.05

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

Budget Year	Division	Adjustment Number
2024	WATER SEWER (720)	
	Requestor: Cheryl Partain	

A budget adjustment is needed in the Water System Rehabilitation and Replacement project to cover the cost for the Waterline Condition Assessment Pre-Planning by RJN Group, Inc. This contract with RJN would assist the City with determining feasibility, best appropriate technology, and cost estimates for assessing the condition of 47-miles of critical waterlines in the system. Available budgeted funds are being transferred from the Water Tank Improvements project to cover the cost of this assessment.

COUNCIL DATE:	10/1/2024
ITEM ID#:	2024-528
Holly Black	
9/12/2024 2:15 PM	
Budget Division	Date
D - (City Council)	
TYPE:	
JOURNAL #:	
GLDATE:	
CHKD/POSTED:	/

v.2024826

AGREEMENT
For
PROFESSIONAL ENGINEERING SERVICES
Between
CITY OF FAYETTEVILLE, ARKANSAS
AND
RJN GROUP, INC.

THIS AGREEMENT is made as of _____, 2024, by and between City of Fayetteville, Arkansas, acting by and through its Mayor (hereinafter called CITY OF FAYETTEVILLE) and ENGINEER (hereinafter called ENGINEER).

CITY OF FAYETTEVILLE from time to time requires professional engineering services in connection with the evaluation, design, and/or construction supervision of capital improvement projects. Therefore, CITY OF FAYETTEVILLE and ENGINEER in consideration of their mutual covenants agree as follows:

ENGINEER shall serve as CITY OF FAYETTEVILLE's professional engineering consultant in those assignments to which this Agreement applies and shall give consultation and advice to CITY OF FAYETTEVILLE during the performance of ENGINEER's services. All services shall be performed under the direction of a professional engineer registered in the State of Arkansas and qualified in the particular field.

SECTION 1 - AUTHORIZATION OF SERVICES

- 1.1 Services on any assignment shall be undertaken only upon written Authorization of CITY OF FAYETTEVILLE and agreement of ENGINEER.
- 1.2 Assignments may include services described hereafter as Basic Services or as Additional Services of ENGINEER.
- 1.3 Changes, modifications or amendments in scope, price or fees to this contract shall **not** be allowed without a formal contract amendment approved by the Mayor and the City Council **in advance** of the change in scope, costs, fees, or delivery schedule.

SECTION 2 - BASIC SERVICES OF ENGINEER

- 2.1 Perform professional services in connection with the Project as hereinafter stated.
 - 2.1.1 The Scope of Services to be furnished by ENGINEER during the Project is included in Appendix A attached hereto and made part of this Agreement.
- 2.2 ENGINEER shall coordinate their activities and services with the CITY OF FAYETTEVILLE. ENGINEER and CITY OF FAYETTEVILLE agree that ENGINEER has full responsibility for the engineering services.

SECTION 3 - RESPONSIBILITIES OF CITY OF FAYETTEVILLE

- 3.1 CITY OF FAYETTEVILLE shall, within a reasonable time, so as not to delay the services of ENGINEER.
 - 3.1.1 Provide full information as to CITY OF FAYETTEVILLE's requirements for the Project.

- 3.1.2 Assist ENGINEER by placing at ENGINEER's disposal all available information pertinent to the assignment including previous reports and any other data relative thereto.
- 3.1.3 Assist ENGINEER in obtaining access to property reasonably necessary for ENGINEER to perform its services under this Agreement.
- 3.1.4 Examine all studies, reports, sketches, cost opinions, proposals, and other documents presented by ENGINEER and render in writing decisions pertaining thereto.
- 3.1.5 The Utilities Director is the CITY OF FAYETTEVILLE's project representative with respect to the services to be performed under this Agreement. The Utilities Director shall have complete authority to transmit instructions, receive information, interpret and define CITY OF FAYETTEVILLE's policies and decisions with respect to materials, equipment, elements and systems to be used in the Project, and other matters pertinent to the services covered by this Agreement.
- 3.1.6 CITY OF FAYETTEVILLE and/or its representative will review all documents and provide written comments to ENGINEER in a timely manner.

SECTION 4 - PERIOD OF SERVICE

- 4.1 This Agreement will become effective upon the first written notice by CITY OF FAYETTEVILLE authorizing services hereunder.
- 4.2 The provisions of this Agreement have been agreed to in anticipation of the orderly progress of the Project through completion of the services stated in the Agreement. ENGINEER will proceed with providing the authorized services immediately upon receipt of written authorization from CITY OF FAYETTEVILLE. Said authorization shall include the scope of the services authorized and the time in which the services are to be completed. The anticipated schedule for this project is included as Appendix A.

SECTION 5 - PAYMENTS TO ENGINEER

- 5.1 The maximum not-to-exceed amount authorized for this Agreement is **\$ 267,380.00**. The CITY OF FAYETTEVILLE shall compensate ENGINEER based on a Unit Price or Lump Sum basis as described in Appendix A.
- 5.2 Statements
 - 5.2.1 Monthly statements for each calendar month shall be submitted to CITY OF FAYETTEVILLE or such parties as CITY OF FAYETTEVILLE may designate for professional services consistent with ENGINEER's normal billing schedule. Once established, the billing schedule shall be maintained throughout the duration of the Project. Applications for payment shall be made in accordance with a format to be developed by ENGINEER and approved by CITY OF FAYETTEVILLE. Applications for payment shall be accompanied each month by the updated project schedule as the basis for determining the value earned as the work is accomplished. Final payment for professional services shall be made upon CITY OF FAYETTEVILLE's approval and acceptance with the satisfactory completion of the study and report for the Project.

5.3 Payments

- 5.3.1 All statements are payable upon receipt and due within thirty (30) days. If a portion of ENGINEER's statement is disputed by CITY OF FAYETTEVILLE, the undisputed portion shall be paid by CITY OF FAYETTEVILLE by the due date. CITY OF FAYETTEVILLE shall advise ENGINEER in writing of the basis for any disputed portion of any statement. CITY OF FAYETTEVILLE will make reasonable effort to pay invoices within 30 days of date the invoice is approved, however, payment within 30 days is not guaranteed.

5.4 Final Payment

- 5.4.1 Upon satisfactory completion of the work performed under this Agreement, as a condition before final payment under this Agreement, or as a termination settlement under this Agreement, ENGINEER shall execute and deliver to CITY OF FAYETTEVILLE a release of all claims against CITY OF FAYETTEVILLE arising under or by virtue of this Agreement, except claims which are specifically exempted by ENGINEER to be set forth therein. Unless otherwise provided in this Agreement or by State law or otherwise expressly agreed to by the parties to this Agreement, final payment under this Agreement or settlement upon termination of this Agreement shall not constitute a waiver of CITY OF FAYETTEVILLE's claims against ENGINEER or his sureties under this Agreement or applicable performance and payment bonds, if any.

SECTION 6 - GENERAL CONSIDERATIONS

6.1 Insurance

- 6.1.1 During the course of performance of these services, ENGINEER will maintain (in United States Dollars) the following minimum insurance coverages:

<u>Type of Coverage</u>	<u>Limits of Liability</u>
Workers' Compensation Employers' Liability	Statutory \$500,000 Each Accident
Commercial General Liability Bodily Injury and Property Damage	\$1,000,000 Combined Single Limit
Automobile Liability: Bodily Injury and Property Damage	\$1,000,000 Combined Single Limit
Professional Liability Insurance	\$1,000,000 Each Claim

ENGINEER will provide to CITY OF FAYETTEVILLE certificates as evidence of the specified insurance within ten days of the date of this Agreement and upon each renewal of coverage.

- 6.1.2 CITY OF FAYETTEVILLE and ENGINEER waive all rights against each other and their officers, directors, agents, or employees for damage covered by property insurance during and after the completion of ENGINEER's services.

6.2 Professional Responsibility

- 6.2.1 ENGINEER will exercise reasonable skill, care, and diligence in the performance of ENGINEER's services and will carry out its responsibilities in accordance with customarily accepted professional engineering practices. CITY OF FAYETTEVILLE will promptly report to ENGINEER any defects or suspected defects in ENGINEER's services of which CITY OF FAYETTEVILLE becomes aware, so that ENGINEER can take measures to minimize the consequences of such a defect. CITY OF FAYETTEVILLE retains all remedies to recover for its damages caused by any negligence of ENGINEER.

6.3 Cost Opinions and Projections

- 6.3.1 Cost opinions and projections prepared by ENGINEER relating to construction costs and schedules, operation and maintenance costs, equipment characteristics and performance, and operating results are based on ENGINEER's experience, qualifications, and judgment as a design professional. Since ENGINEER has no control over weather, cost and availability of labor, material and equipment, labor productivity, construction Contractors' procedures and methods, unavoidable delays, construction Contractors' methods of determining prices, economic conditions, competitive bidding or market conditions, and other factors affecting such cost opinions or projections, ENGINEER does not guarantee that actual rates, costs, performance, schedules, and related items will not vary from cost opinions and projections prepared by ENGINEER.

6.4 Changes

- 6.4.1 CITY OF FAYETTEVILLE shall have the right to make changes within the general scope of ENGINEER's services, with an appropriate change in compensation and schedule only after Fayetteville City Council approval of such proposed changes and, upon execution of a mutually acceptable amendment or change order signed by the Mayor of the CITY OF FAYETTEVILLE and the duly authorized officer of ENGINEER.

6.5 Termination

- 6.5.1 This Agreement may be terminated in whole or in part in writing by either party in the event of substantial failure by the other party to fulfill its obligations under this Agreement through no fault of the terminating party, provided that no termination may be effected unless the other party is given:
 - 6.5.1.1 Not less than ten (10) calendar days written notice (delivered by certified mail, return receipt requested) of intent to terminate,
 - 6.5.1.2 An opportunity for consultation with the terminating party prior to termination.
- 6.5.2 This Agreement may be terminated in whole or in part in writing by CITY OF FAYETTEVILLE for its convenience, provided that ENGINEER is given:
 - 6.5.2.1 Not less than ten (10) calendar days written notice (delivered by certified mail, return receipt requested) of intent to terminate,
 - 6.5.2.2 An opportunity for consultation with the terminating party prior to termination.

- 6.5.3 If termination for default is effected by CITY OF FAYETTEVILLE, an equitable adjustment in the price provided for in this Agreement shall be made, but
- 6.5.3.1 No amount shall be allowed for anticipated profit on unperformed services or other work,
- 6.5.3.2 Any payment due to ENGINEER at the time of termination may be adjusted to cover any additional costs to CITY OF FAYETTEVILLE because of ENGINEER's default.
- 6.5.4 If termination for default is effected by ENGINEER, or if termination for convenience is effected by CITY OF FAYETTEVILLE, the equitable adjustment shall include a reasonable profit for services or other work performed. The equitable adjustment for any termination shall provide for payment to ENGINEER for services rendered and expenses incurred prior to the termination, in addition to termination settlement costs reasonably incurred by ENGINEER relating to commitments which had become firm prior to the termination.
- 6.5.5 Upon receipt of a termination action under Paragraphs 6.5.1 or 6.5.2 above, ENGINEER shall:
- 6.5.5.1 Promptly discontinue all affected work (unless the notice directs otherwise),
- 6.5.5.2 Deliver or otherwise make available to CITY OF FAYETTEVILLE all data, drawings, specifications, reports, estimates, summaries and such other information and materials as may have been accumulated by ENGINEER in performing this Agreement, whether completed or in process.
- 6.5.6 Upon termination under Paragraphs 6.5.1 or 6.5.2 above CITY OF FAYETTEVILLE may take over the work and may award another party an agreement to complete the work under this Agreement.
- 6.5.7 If, after termination for failure of ENGINEER to fulfill contractual obligations, it is determined that ENGINEER had not failed to fulfill contractual obligations, the termination shall be deemed to have been for the convenience of CITY OF FAYETTEVILLE. In such event, adjustments of the agreement price shall be made as provided in Paragraph 6.5.4 of this clause.
- 6.6 Delays
- 6.6.1 In the event the services of ENGINEER are suspended or delayed by CITY OF FAYETTEVILLE or by other events beyond ENGINEER's reasonable control, ENGINEER shall be entitled to additional compensation and time for reasonable costs incurred by ENGINEER in temporarily closing down or delaying the Project.
- 6.7 Rights and Benefits
- 6.7.1 ENGINEER's services will be performed solely for the benefit of CITY OF FAYETTEVILLE and not for the benefit of any other persons or entities.
- 6.8 Dispute Resolution
- 6.8.1 Scope of Paragraph: The procedures of this Paragraph shall apply to any and all disputes between CITY OF FAYETTEVILLE and ENGINEER which arise from, or in any way are

related to, this Agreement, including, but not limited to the interpretation of this Agreement, the enforcement of its terms, any acts, errors, or omissions of CITY OF FAYETTEVILLE or ENGINEER in the performance of this Agreement, and disputes concerning payment.

- 6.8.2 Exhaustion of Remedies Required: No action may be filed unless the parties first negotiate. If timely Notice is given under Paragraph 6.8.3, but an action is initiated prior to exhaustion of these procedures, such action shall be stayed, upon application by either party to a court of proper jurisdiction, until the procedures in Paragraphs 6.8.3 and 6.8.4 have been complied with.
- 6.8.3 Notice of Dispute
 - 6.8.3.1 For disputes arising prior to the making of final payment promptly after the occurrence of any incident, action, or failure to act upon which a claim is based, the party seeking relief shall serve the other party with a written Notice.
 - 6.8.3.2 For disputes arising within one year after the making of final payment, CITY OF FAYETTEVILLE shall give ENGINEER written Notice at the address listed in Paragraph 6.14 within thirty (30) days after occurrence of any incident, accident, or first observance of defect or damage. In both instances, the Notice shall specify the nature and amount of relief sought, the reason relief should be granted, and the appropriate portions of this Agreement that authorize the relief requested.
- 6.8.4 Negotiation: Within seven days of receipt of the Notice, the Project Managers for CITY OF FAYETTEVILLE and ENGINEER shall confer in an effort to resolve the dispute. If the dispute cannot be resolved at that level, then, upon written request of either side, the matter shall be referred to the President of ENGINEER and the Mayor of CITY OF FAYETTEVILLE or his designee. These officers shall meet at the Project Site or such other location as is agreed upon within 30 days of the written request to resolve the dispute.
- 6.9 CITY OF FAYETTEVILLE represents that it has sufficient funds or the means of obtaining funds to remit payment to ENGINEER for services rendered by ENGINEER.
- 6.10 Publications
 - 6.10.1 Recognizing the importance of professional development on the part of ENGINEER's employees and the importance of ENGINEER's public relations, ENGINEER may prepare publications, such as technical papers, articles for periodicals, and press releases, pertaining to ENGINEER's services for the Project. Such publications will be provided to CITY OF FAYETTEVILLE in draft form for CITY OF FAYETTEVILLE's advance review. CITY OF FAYETTEVILLE shall review such drafts promptly and provide CITY OF FAYETTEVILLE's comments to ENGINEER. CITY OF FAYETTEVILLE may require deletion of proprietary data or confidential information from such publications, but otherwise CITY OF FAYETTEVILLE will not unreasonably withhold approval. The cost of ENGINEER's activities pertaining to any such publication shall be for ENGINEER's account.
- 6.11 Indemnification
 - 6.11.1 CITY OF FAYETTEVILLE agrees that it will require all construction Contractors to indemnify, defend, and hold harmless CITY OF FAYETTEVILLE and ENGINEER from and

against any and all loss where loss is caused or incurred or alleged to be caused or incurred in whole or in part as a result of the negligence or other actionable fault of the Contractors, or their employees, agents, Subcontractors, and Suppliers.

6.12 Ownership of Documents

- 6.12.1 All documents provided by CITY OF FAYETTEVILLE including original drawings, CAD drawings, estimates, field notes, and project data are and remain the property of CITY OF FAYETTEVILLE. ENGINEER may retain reproduced copies of drawings and copies of other documents.
- 6.12.2 Engineering documents, computer models, drawings, specifications and other hard copy or electronic media prepared by ENGINEER as part of the Services shall become the property of CITY OF FAYETTEVILLE when ENGINEER has been compensated for all Services rendered, provided, however, that ENGINEER shall have the unrestricted right to their use. ENGINEER shall, however, retain its rights in its standard drawings details, specifications, databases, computer software, and other proprietary property. Rights to intellectual property developed, utilized, or modified in the performance of the Services shall remain the property of ENGINEER.
- 6.12.3 Any files delivered in electronic medium may not work on systems and software different than those with which they were originally produced. ENGINEER makes no warranty as to the compatibility of these files with any other system or software. Because of the potential degradation of electronic medium over time, in the event of a conflict between the sealed original drawings/hard copies and the electronic files, the sealed drawings/hard copies will govern.

6.13 Notices

- 6.13.1 Any Notice required under this Agreement will be in writing, addressed to the appropriate party at the following addresses:

CITY OF FAYETTEVILLE's address:
113 West Mountain Street
Fayetteville, Arkansas 72701

ENGINEER's address:
14755 Preston Rd, Ste 710
Dallas, TX 75254

6.14 Successor and Assigns

- 6.14.1 CITY OF FAYETTEVILLE and ENGINEER each binds himself and his successors, executors, administrators, and assigns to the other party of this Agreement and to the successors, executors, administrators, and assigns of such other party, in respect to all covenants of this Agreement; except as above, neither CITY OF FAYETTEVILLE nor ENGINEER shall assign, sublet, or transfer his interest in the Agreement without the written consent of the other.

6.15 Controlling Law

- 6.15.1 This Agreement shall be subject to, interpreted and enforced according to the laws of the State of Arkansas without regard to any conflicts of law provisions.

6.16 Entire Agreement

- 6.16.1 This Agreement represents the entire Agreement between ENGINEER and CITY OF FAYETTEVILLE relative to the Scope of Services herein. Since terms contained in purchase orders do not generally apply to professional services, in the event CITY OF FAYETTEVILLE issues to ENGINEER a purchase order, no preprinted terms thereon shall become a part of this Agreement. Said purchase order document, whether or not signed by ENGINEER, shall be considered as a document for CITY OF FAYETTEVILLE's internal management of its operations.

SECTION 7 - SPECIAL CONDITIONS

7.1 Additional Responsibilities of ENGINEER

- 7.1.1 CITY OF FAYETTEVILLE's review, approval, or acceptance of design drawings, specifications, reports and other services furnished hereunder shall not in any way relieve ENGINEER of responsibility for the technical adequacy of the work. Neither CITY OF FAYETTEVILLE's review, approval or acceptance of, nor payment for any of the services shall be construed as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.
- 7.1.2 ENGINEER shall be and shall remain liable, in accordance with applicable law, for all damages to CITY OF FAYETTEVILLE caused by ENGINEER's negligent performance of any of the services furnished under this Agreement except for errors, omissions or other deficiencies to the extent attributable to CITY OF FAYETTEVILLE or CITY OF FAYETTEVILLE-furnished data.
- 7.1.3 ENGINEER's obligations under this clause are in addition to ENGINEER's other express or implied assurances under this Agreement or State law and in no way diminish any other rights that CITY OF FAYETTEVILLE may have against ENGINEER for faulty materials, equipment, or work.

7.2 Remedies

- 7.2.1 Except as may be otherwise provided in this Agreement, all claims, counterclaims, disputes and other matters in question between CITY OF FAYETTEVILLE and ENGINEER arising

out of or relating to this Agreement or the breach thereof will be decided in a court of competent jurisdiction within Arkansas.

7.3 Audit: Access to Records

7.3.1 ENGINEER shall maintain books, records, documents and other evidence directly pertinent to performance on work under this Agreement in accordance with generally accepted accounting principles and practices consistently applied in effect on the date of execution of this Agreement. ENGINEER shall also maintain the financial information and data used by ENGINEER in the preparation of support of the cost submission required for any negotiated agreement or change order and send to CITY OF FAYETTEVILLE a copy of the cost summary submitted. CITY OF FAYETTEVILLE, the State or any of their authorized representatives shall have access to all such books, records, documents and other evidence for the purpose of inspection, audit and copying during normal business hours. ENGINEER will provide proper facilities for such access and inspection.

7.3.2 Records under Paragraph 7.3.1 above shall be maintained and made available during performance on assisted work under this Agreement and until three years from the date of final payment for the project. In addition, those records which relate to any controversy arising out of such performance, or to costs or items to which an audit exception has been taken, shall be maintained and made available until three years after the date of resolution of such appeal, litigation, claim or exception.

7.3.3 This right of access clause (with respect to financial records) applies to:

7.3.3.1 Negotiated prime agreements:

7.3.3.2 Negotiated change orders or agreement amendments in excess of \$10,000 affecting the price of any formally advertised, competitively awarded, fixed price agreement:

7.3.3.3 Agreements or purchase orders under any agreement other than a formally advertised, competitively awarded, fixed price agreement. However, this right of access does not apply to a prime agreement, lower tier subagreement or purchase order awarded after effective price competition, except:

7.3.3.3.1 With respect to record pertaining directly to subagreement performance, excluding any financial records of ENGINEER;

7.3.3.3.2 If there is any indication that fraud, gross abuse or corrupt practices may be involved;

7.3.3.3.3 If the subagreement is terminated for default or for convenience.

7.4 Covenant Against Contingent Fees

7.4.1 ENGINEER warrants that no person or selling agency has been employed or retained to solicit or secure this Agreement upon an agreement of understanding for a commission, percentage, brokerage or continent fee, excepting bona fide employees or bona fide established commercial or selling agencies maintained by ENGINEER for the purpose of securing business. For breach or violation of this warranty, CITY OF FAYETTEVILLE shall have the right to annul this Agreement without liability or at its discretion, to deduct from the

contract price or consideration, or otherwise recover, the full amount of such commission, percentage, brokerage, or contingent fee.

7.5 Gratuities

7.5.1 If CITY OF FAYETTEVILLE finds after a notice and hearing that ENGINEER or any of ENGINEER's agents or representatives, offered or gave gratuities (in the form of entertainment, gifts or otherwise) to any official, employee or agent of CITY OF FAYETTEVILLE, in an attempt to secure an agreement or favorable treatment in awarding, amending or making any determinations related to the performance of this Agreement, CITY OF FAYETTEVILLE may, by written notice to ENGINEER terminate this Agreement. CITY OF FAYETTEVILLE may also pursue other rights and remedies that the law or this Agreement provides. However, the existence of the facts on which CITY OF FAYETTEVILLE bases such finding shall be in issue and may be reviewed in proceedings under the Remedies clause of this Agreement.

7.5.2 In the event this Agreement is terminated as provided in Paragraph 7.5.1, CITY OF FAYETTEVILLE may pursue the same remedies against ENGINEER as it could pursue in the event of a breach of the Agreement by ENGINEER. As a penalty, in addition to any other damages to which it may be entitled by law, CITY OF FAYETTEVILLE may pursue exemplary damages in an amount (as determined by CITY OF FAYETTEVILLE) which shall be not less than three nor more than ten times the costs ENGINEER incurs in providing any such gratuities to any such officer or employee.

7.6 Arkansas Freedom of Information Act

7.6.1 City contracts and documents, including internal documents and documents of subcontractors and sub-consultants, prepared while performing City contractual work are subject to the Arkansas Freedom of Information Act (FOIA). If a Freedom of Information Act request is presented to the CITY OF FAYETTEVILLE, ENGINEER will do everything possible to provide the documents in a prompt and timely manner as prescribed in the Arkansas Freedom of Information Act (A.C.A. §25-19-101 et seq.). Only legally authorized photocopying costs pursuant to the FOIA may be assessed for this compliance.

IN WITNESS WHEREOF, CITY OF FAYETTEVILLE, ARKANSAS by and through its Mayor, and ENGINEER, by its authorized officer have made and executed this Agreement as of the day and year first above written.

CITY OF FAYETTEVILLE, ARKANSAS

ENGINEER

By : _____
Mayor, Lioneld Jordan

By:  _____
PRINTED NAME & TITLE OF PERSON SIGNING

ATTEST:

By: _____
City Clerk

Title: Sr. Vice President

END OF AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES

ATTACHMENT A- SCOPE OF SERVICES

RJN will perform the following scope of services to plan, ascertain methods of inspection, determine the level of effort, and develop costs estimates for assessing the condition of thirteen sections of critical waterlines, totaling approximately 47.3 miles of pipes. Table 1 below provides details for each pipeline section and a summary of the pipe materials.

Table 1 – Pipeline Section Details

Pipeline Section		Size	Material	Length (miles)
1	Beaver Water to Joyce	42"	PCCP	9.890
2	Beaver Water to Joyce	36"	DIP	9.670
3	Joyce & Crossover to Kessler	36"	PCCP, DIP, Unknown	10.070
4	Joyce to Township	36"	DIP	1.800
5	Township to Huntsville	24"	DIP	3.100
6	Crossover to Old Wire	36"	DIP	0.910
7	Old Wire (Gulley Park) to North Street	36"	DIP	1.590
8	North Street to Huntsville	30"	CIP, DIP, Unknown	1.946
9	Old Wire to Markham Hill	24"	CIP, DIP, PVC, Unknown	4.513
10	Huntsville to Pump Station	24"	DIP, Unknown	0.859
11	Pump Station Road to School Avenue	24"	CIP, DIP	1.450
12	School to Custer	24"	CIP, DIP	0.310
13	Custer to Markham	24"	CIP, DIP, Unknown	1.226
	Total			47.334
Pipe Material as a Percentage of Total Pipe Length				
CIP		~9%		
DIP		~55%		
PCCP		~35%		
PVC		~0%		
Unknown		~1%		

RJN will develop a strategy to perform condition assessment inspections to determine the structural integrity of the selected critical waterlines. RJN proposes a multi-task approach starting with a “Health Check” of the pipelines. The Health Check is a process that examines the details and parameters of the pipeline to determine what type of assessment process and/or inspection technology is best suited for the application. The proposed strategy is further described in the following tasks:

1. Pipeline Health Check

- a. RJN will determine what condition assessment technologies are best suited for assessing and evaluating the integrity of the pipelines. This will be accomplished by performing a thorough review of the pipeline’s repair history, operating parameters, and existing environment conditions.
- b. Specific tasks of the Health Check will include:
 - i. Review of the pipeline’s as-built drawings.
 - ii. Review of the GIS information and attributes related to the selected pipelines including age, material, design class, and manufacturer.
 - iii. Review of any map books associated with the pipelines.
 - iv. Review of historical and current pipeline operating conditions including:
 1. Working average and maximum pressure ranges.
 2. Minimum and maximum flow rates.
 - v. Review of leak and break history.
 - vi. Review of other maintenance history.
 - vii. Perform staff interviews.
 - viii. Determine inspection limitations (e.g. Can the pipeline be depressurized?).
 - ix. Identify potential insertion and extraction points along the pipelines for the possible use of in-line inspection tools.
- c. RJN will recommend the preferred options for assessing the condition of the pipelines. The recommendations will detail the expected level effort and cost associated with each option, as well as a summary of the data sets that each option will provide.
- d. Although the use of in-line inspection tools is non-destructive in nature, their use poses certain risks, such as the tool getting stuck in the pipeline, getting lost in the distribution system, or obstructing the flow in the pipe. Although these risks are not likely to occur, RJN will identify and develop contingency plans to mitigate the risk and deal with the consequences.
- e. Field Investigations.
 - i. RJN will conduct site visits to ascertain and confirm existing site condition, take photographs, validate GIS data, verify survey information, and identify critical areas and constraints. RJN will report any discrepancies in GIS or as-built data.
 - ii. RJN field crews will confirm the existence of any appurtenance along the pipelines such as isolation valves, blow-off valves, air release valves, and fire hydrants.

- iii. RJN assumes that City staff will be available during field investigations/walkthroughs to provide background information on the existing assets and known issues.

2. Technology Evaluations and Access Coordination

- a. RJN will evaluate various technologies to determine the best technology for the condition assessment. Multiple technologies will be considered depending on site conditions and accessibility to the pipelines, as well as the cost and effort required to utilize them. The value of the data sets obtained from each technology will be weighed against the overall cost.
- b. RJN will evaluate technologies that provide leak detection and/or condition assessment (i.e. pipe integrity). These technologies may include, but not be limited to acoustic, internal visual/CCTV, electromagnetic, ultrasonic, pulsed eddy current, and pulsed wave technologies.
- c. RJN will finalize suitable insertion and extraction points along the pipelines.

3. Determining Inspection Site Preparation and Restoration Needs

- a. RJN will outline the work necessary and estimate the costs to prepare the pipeline for inspection, including installation of appurtenances required for inserting and retrieving in-line tools and sensors.
- b. RJN will outline the work necessary and the expected cost to restore every insertion and retrieval site to near original condition.

4. Perform a Desktop Analysis Prioritization

RJN will prioritize the selected pipelines for subsequent condition assessment inspections. The prioritization will be based on a desktop analysis of existing data and interviews with City engineers and operation staff.

- a. RJN will meet with the appropriate City staff to review and collect pertinent information and data, to include shapefiles with related attributes:
 - i. Potable water pipeline, including attributes such as size, age, material, nominal pressure, etc.
 - ii. Sanitary and stormwater facilities such as pump stations and storage tanks.
 - iii. Geographical features such as waterways, contours, and forestry.
 - iv. Critical customers such as industries, hospitals, schools, and universities.
 - v. Streets, roadways, and railroad tracks.
 - vi. Other water utilities, namely sanitary and stormwater sewers.
 - vii. Gas and electric power utilities.
- b. RJN will meet with City staff to collect repair and maintenance records for the selected pipelines. The scope assumes that the City has a Computerized Maintenance Management System (CMMS) containing these records electronically. RJN will request a download of the records in the appropriate format.
- c. RJN will perform a GIS geospatial analysis to determine the condition and criticality of every pipeline segment. For condition, the analysis will consider age, material, and maintenance and repair history. For criticality, the analysis will account for pipe size, critical customers, proximity to water ways and other sensitive areas, proximity to major roadways and railroad tracks, and proximity to commercial and business centers.
- d. RJN will submit a Desktop Analysis Prioritization Report detailing the results of the analysis and establishing the order, or sequence of pipeline inspections based on the risk factor assigned to each pipeline.

5. Soil Corrosivity Testing

RJN will perform corrosivity soil testing along the pipeline. Corrosive soils can react with and corrode pipe materials, such as concrete and ferrous metals. PCCP and metal pipes are affected by sulfates, chlorides, and other adverse minerals in the soil.

- a. RJN will develop a Soil Testing Protocol outlining the sampling intervals and locations along the pipelines.
- b. RJN will obtain the samples and deliver them to a soils lab for testing to determine the extent of the soil corrosivity.
- c. RJN will submit a report detailing the results of the soil corrosivity tests, and any pertinent recommendations.

- d. RJN will factor in the results of the soil corrosivity testing into the Desktop Analysis Prioritization (Task 4 above).
- e. RJN would bill this work on a Unit Price Basis, at \$440.00 per sample. This amount would cover subtasks a through d listed above. Until work begins on the project it is very difficult to estimate the number of samples that should be obtained. Initially, it is estimated that there will be 100 samples taken. As the project advances, RJN will refine this estimate, and will communicate the revised recommended quantity to the City, in advance of taking the samples.

ADDITIONAL TASKS NOT INCLUDED IN THE SCOPE

RJN proposes the following task for consideration, which is not included in the Scope of Services or the price of the project.

Task 6. Pipelines Cathodic Protection Testing

RJN will identify, locate, and test the cathodic protection (CP) stations along the pipelines.

- a. RJN will review as-built drawings and identify the location of CP stations along the pipelines.
- b. RJN will visit each CP station and test as follows:
 - i. Test the pipe-to-soil voltage potential by comparing it to a copper sulfate half-cell.
 - ii. Test the continuity of the pipe.
 - iii. Test the voltage output of the anode.
 - iv. Measure the current flow from the anode to the pipe.
- c. RJN will submit a report detailing the CP stations, the result of the tests, and any pertinent recommendations.

ATTACHMENT B- PROPOSED SCHEDULE

RJN is prepared to start work immediately upon receiving a Notice To Proceed from the City. RJN will complete the work within six (6) months of the Notice To Proceed date.

ATTACHMENT C- PRICING

Pricing for the Water Line Condition Assessment Pre-Planning project is as follows:

Pricing Terms for Invoicing: Lump Sum, Percent Complete

Not-To-Exceed Total Cost: \$267,380.00

COST SCHEDULE

Task	Unit Price	Units	Fee
LUMP SUM ITEMS			
Project Management and Administration	Lump Sum	1	\$24,054.00
Desktop Reconnaissance	Lump Sum	1	\$45,644.00
Field Reconnaissance	Lump Sum	1	\$51,179.00
Working Meetings	Lump Sum	1	\$25,268.00
Technology Eval's, Access Coordination	Lump Sum	1	\$42,105.00
Determining Inspection Site Preparation and Restoration Needs	Lump Sum	1	\$23,377.00
Desktop Analysis Prioritization	Lump Sum	1	\$11,753.00
LUMP SUM TOTAL:			\$223,380.00
UNIT PRICE ITEMS			
Soil Corrosivity Testing (as needed)	\$440.00	100	\$44,000.00
UNIT PRICE TOTAL:			\$44,000.00
TOTAL:			\$267,380.00

Proposal Option

This Proposal can be amended to include additional work upon joint approval by the City and RJN.

August 12, 2024

Corey Granderson, P.E.
Utilities Engineer
City of Fayetteville
Water and Sewer Services
2435 S Industrial Drive
Fayetteville, AR 72701

**SUBJECT: PROPOSAL FOR PROFESSIONAL ENGINEERING SERVICES
WATER LINE CONDITION ASSESSMENT PRE-PLANNING**

Dear Mr. Granderson:

RJN Group, Inc. is pleased to submit this proposal to the City of Fayetteville for Water Line Condition Assessment Pre-planning Services.

RJN, established in 1975, is a professional engineering consulting firm focused on providing innovative engineering solutions and field services. With more than 90% of our clients being municipalities and public utilities, we are uniquely qualified for this project.

Key Project Goals and Objectives

The primary goal of this project is to lay the groundwork for a strategic, efficient program of condition assessments of the City's water mains that are 24-inch and larger.

RJN will perform services to plan, ascertain methods of inspection, determine the level of effort, and develop cost estimates for assessing the condition of thirteen sections of critical waterlines, totaling approximately 47.3 miles of pipes.

The project will include the following:

- Desktop reconnaissance
- Field reconnaissance
- Working meetings
- Technology evaluations, access coordination
- Determining inspection site preparation and restoration needs
- Desktop analysis prioritization
- Soil Corrosivity Testing

Following the completion of this project, the City will utilize the info and recommendations from the project to develop a corresponding program of water line assessments.

PROJECT EXPERIENCE

In the past 49 years, RJN has assessed 288,000,000 feet of water pipeline across the country. This has included tasks such as focused leak detection, maintenance inspections, pressure monitoring, risk and resiliency planning, and building asset inventory and management programs.

ASSURING QUALITY AND SAFETY

Quality Assurance

RJN is committed to providing **quality** deliverables. The completion of these inspections is critical in providing actionable results for the City. RJN has built data review processes that ensure that all data is accurate. RJN's internal Quality Control tools, as well as our corporate training and Quality Assurance processes in place, will ensure that the project will provide value for the City.

Safety

As an employee-owned firm, RJN's commitment to the **safety** of our employees, City staff, and the public is paramount. RJN demonstrates that commitment to safety in our internally developed and audited safety program where our goal is to have all field staff, engineers, and project managers "RJN Safety Certified." Every project follows RJN's health and safety guidelines when completing any field work.

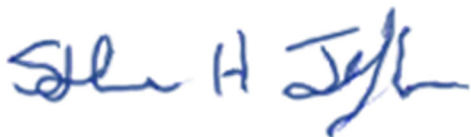
PRICE AND SCHEDULE SUMMARY

This project will be invoiced on a unit price and lump sum, percent complete basis for a total not-to-exceed fee of \$267,380.00. RJN will complete the project within six (6) months of an Agreement and Notice To Proceed. Complete Scope of Services, Pricing, Schedule, and Map are provided in the following exhibits:

- Exhibit A – Scope of Services
- Exhibit B – Pricing
- Exhibit C – Schedule
- Exhibit D – Map

We are looking forward to the opportunity to work with the City on this important project. It is our pleasure to submit this proposal to you. Please feel free to contact Stephen Jeffus at (214) 240-4412 if you would like to discuss this proposal or have any questions.

Sincerely,



Stephen Jeffus, P.E.
Water Innovations Manager
(214) 240-4412



Daniel Jackson, P.E.
Senior Vice President
(214) 529-6608



MEETING OF OCTOBER 1, 2024

TO: Mayor Jordan and City Council
THRU: Susan Norton, Chief of Staff
FROM: Tim Nyander, Utilities Director
SUBJECT: **Amendment No. 1 to the Engineering Services Agreement with McClelland Consulting Engineers, Inc. for Construction Phase Services for the College Avenue Waterline Replacement Project**

RECOMMENDATION:

Staff recommends approval of Amendment No. 1 to the Engineering Services Agreement with McClelland Consulting Engineers, Inc. for Construction Phase Services for the College Avenue Waterline Replacement Project from North St. to Sycamore St. in the amount of \$35,300.00.

BACKGROUND:

In conjunction with the City's roadway improvements along College Avenue from North St. to Sycamore St. the existing waterline is being replaced due to age, poor condition, and need for additional capacity. The waterline improvements were bid together with the roadway project and the City Council recently approved the construction award (Res. 206-24).

DISCUSSION:

The water/sewer division intends to provide daily observation and inspection with in-house staff, but support services are needed by the Engineer of Record, McClelland, for administrative tasks, and closeout support. These services will be provided through Amendment No. 1 in an amount not to exceed \$35,300.00. Staff recommends approval of this amendment.

BUDGET/STAFF IMPACT:

Funds are available for this project in the Water System Rehabilitation/Replacement account.

ATTACHMENTS: SRF MCE Amendment No. 1 (#3), Amendment No. 1 (#4)



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2024-529

Amendment No. 1 to the Engineering Services Agreement with McClelland Consulting Engineers, Inc. for Construction Phase Services for the College Avenue Waterline Replacement Project

A RESOLUTION TO APPROVE AMENDMENT NO. 1 TO THE PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH MCCLELLAND CONSULTING ENGINEERS, INC. IN THE AMOUNT OF \$35,300.00 FOR CONSTRUCTION PHASE SERVICES FOR THE COLLEGE AVENUE WATERLINE REPLACEMENT PROJECT

WHEREAS, on June 5, 2018, City Council passed Resolution No. 119-18 approving a Professional Engineering Services Agreement with McClelland Consulting, Inc. for engineering services associated with the replacement of existing water mains along N. College Ave. between North Street and E. Milsap Rd.; and

WHEREAS, Amendment No. 1 provides for support services needed by McClelland Consulting Engineers, Inc. including administrative tasks and closeout support.

NOW THEREFORE, 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 authorizes Mayor Jordan to sign Amendment No. 1 to the Professional Engineering Services Agreement with McClelland Consulting Engineers, Inc. in the amount of \$35,300.00 for construction phase services for the College Avenue Waterline Replacement Project.

City of Fayetteville Staff Review Form

2024-529

Item ID

10/1/2024

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

Tim Nyander

9/11/2024

WATER SEWER (720)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends approval of Amendment No. 1 to the Engineering Services Agreement with McClelland Consulting Engineers, Inc. for Construction Phase Services for the College Avenue Waterline Replacement Project from North St. to Sycamore St. in the amount of \$35,300.00.

Budget Impact:

5400.720.5600-5314.00

Water and Sewer

Account Number

Fund

12009.1

Water System Rehabilitation/Replacement

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 14,500,643.00

Expenses (Actual+Encum)

\$ 14,227,983.95

Available Budget

\$ 272,659.05

Does item have a direct cost? Yes

Item Cost

\$ 35,300.00

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ 237,359.05

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments: The previous PO was closed. This amendment will have a new purchase order created.

**Amendment No. 1 to the Engineering Services Agreement for
North College Avenue Water Main Replacement**

Date: _____

WHEREAS, the CITY OF FAYETTEVILLE and McClelland Consulting Engineers, Inc. (ENGINEER) entered into an Agreement for Professional Engineering Services (AGREEMENT) on June 5, 2018; and,

WHEREAS, the CITY OF FAYETTEVILLE has requested that ENGINEER perform additional services outside of the scope of the AGREEMENT.

NOW THEREFORE, the following modifications will be made to the AGREEMENT to include the additional services requested:

MODIFICATIONS:

1. Section 2.1.1 – the additional scope of services is included in the attached Appendix “A-1”.
2. Section 5.1 – the maximum not-to-exceed amount is increased from \$128,930.00 to **\$164,230.00**. Modifications to compensation are included in the attached Appendix “A-2”.

IN WITNESS WHEREOF, the parties execute this Amendment No. 1, to be effective on the date set out above.

McClelland Consulting Engineers, Inc.

City of Fayetteville, Arkansas

BY: 

Nicholas R. Batker, P.E.
Senior Associate

BY: _____
Mayor Lioneld Jordan

APPENDIX A-1 – SCOPE OF ADDITIONAL SERVICES AMENDMENT NO. 1 TO THE ENGINEERING SERVICES AGREEMENT FOR THE NORTH COLLEGE AVENUE WATER MAIN REPLACEMENT

1.0 General

The scope of additional services includes limited construction administration and construction observation services for the referenced project, which consists of approximately 3,000 linear feet of 12-inch water main, 360 linear feet of 8-inch sewer main and related water and sewer appurtenances along North College Avenue between North Street and Sycamore Street. This project is part of the North College Avenue roadway improvements, Bid 24-34. Construction is anticipated to commence in late 2024 and a duration of 210 calendar days is assumed for construction of the water and sewer improvements.

2.0 Construction Phase Services

2.1 Construction Administration

The ENGINEER will provide limited construction administration services to the CITY OF FAYETTEVILLE in this Amendment No. 1 as it relates only to the water and sewer portion of the overall project. The following services are included in this task:

- Attend the pre-construction meeting with the Contractor.
- Review and respond to Contractor submittals for conformance to the Contract Documents, Drawings, and Specifications.
- Review Contractor's Requests for Information (RFIs) and issue clarifications as required.
- Assist the CITY OF FAYETTEVILLE with the evaluation, negotiation, and processing of Contractor change order requests.
- Assist the CITY OF FAYETTEVILLE with review of Pay Estimates and associated quantities as requested. It is assumed that CITY OF FAYETTEVILLE and/or design engineer for the roadway improvements project will process Pay Estimates.
- Conduct site visits to observe the progress and quality of the completed work to determine compliance with the Contract Documents. Attend monthly progress meetings if requested by the CITY OF FAYETTEVILLE. A total of twelve (12) site visits/progress meetings are estimated.
- Conduct final inspection and develop punch list. Review punch list of outstanding items and closeout documents provided by the Contractor.
- Prepare Record Drawings based upon as-built survey and information furnished by the Contractor and field representatives and provide to the CITY OF FAYETTEVILLE in AutoCAD and PDF format.

2.2 Construction Observation

The CITY OF FAYETTEVILLE intends to provide comprehensive construction observation services on this project with in-house staff. However, if requested in writing by the CITY OF FAYETTEVILLE with minimum three (3) business days' notice, the ENGINEER will provide construction observation services up to a maximum of 50 hours on this project. ENGINEER will not provide construction observation services without prior authorization by the CITY OF FAYETTEVILLE.

3.0 Project Deliverables

The ENGINEER will provide the following deliverables to the CITY OF FAYETTEVILLE. Unless otherwise noted, deliverables will be in PDF format and transmitted via email or file share service.

3.1 Record Drawings

- AutoCAD files
- PDF copy
- One (1) full-size hard copy

3.2 Daily Construction Observation Reports (if Construction Observation Services are requested and authorized by the CITY OF FAYETTEVILLE).

3.3 Other electronic files as requested by the CITY OF FAYETTEVILLE.

4.0 Compensation

In consideration of the performance of the foregoing services by the ENGINEER, the CITY OF FAYETTEVILLE will pay to the ENGINEER compensation as follows:

4.1 Compensation will be paid to the ENGINEER on the basis of ENGINEER's standard hourly rates in effect at the time the work is performed, plus reimbursable expenses. A task hour fee breakdown is provided as Appendix A-2. ENGINEER's current rate schedule is attached hereto as Appendix A-3.

4.2 The maximum not-to-exceed for Amendment No. 1 will be **\$35,300.**

4.3 The maximum not-to-exceed total contract amount is increased from \$128,930.00 to **\$164,230.00**

5.0 Additional Services

Should Additional Services be required, the ENGINEER and CITY OF FAYETTEVILLE will agree on the scope and not-to-exceed amount of the Additional Services, and said Additional Services will be authorized under a future amendment to this Agreement.

APPENDIX A-2

City of Fayetteville - N College Avenue Water Main Replacement Amendment No. 1 - Services During Construction

Personnel Hour Fee Estimate
8/23/2024



Task Description	Sr. Project Manager	Project Manager	Project Engineer/ Designer	CAD/GIS Technician	Const Observer	Extended Cost
Scope Item 2.1 - Construction Administration						
Pre-Construction Meeting		2	2			\$700.00
Review Contractor's Submittals		8	20			\$4,600.00
Review Contractor's RFIs, Field Orders, & Work Change Directives	1	8	20	4		\$5,250.00
Change Management (Change Orders)	1	6	8	4		\$3,050.00
Assist with Pay Estimates and Quantities		8	8			\$2,800.00
Monthly Progress Meetings/Site Visits (12 total assumed)		16	16			\$5,600.00
Final Inspection and Project Closeout	1	4	12			\$2,850.00
Prepare Record Drawings and Final Deliverables	1	4	12	24		\$5,250.00
Subtotal Labor Hours / Fee - Scope Item 2.1	4	56	98	32	0	\$30,100.00
Estimated Reimbursable Expenses						
Mileage						\$100.00
Subtotal Reimbursable Expenses - Scope Item 2.1						\$100.00
Total Scope Item 2.1 - Construction Administration	4	56	98	32	0	\$30,200.00
Scope Item 2.2 - Construction Observation						
Field Observation Services - Requires Prior Authorization by City of Fayetteville	0	0	0	0	50	\$5,000.00
Subtotal Labor Hours / Fee - Scope Item 2.2	0	0	0	0	50	\$5,000.00
Estimated Reimbursable Expenses						
Mileage						\$100.00
Subtotal Reimbursable Expenses - Scope Item 2.2						\$100.00
Total Scope Item 2.2 - Construction Observation	0	0	0	0	50	\$5,100.00
GRAND TOTAL AMENDMENT NO. 1	4	56	98	32	50	\$35,300.00

APPENDIX A-3



8/7/2023

McCLELLAND CONSULTING ENGINEERS, INC.

***STANDARD HOURLY RATES**

Chief Draftsman	\$110 - \$120
Clerical	\$45 - \$85
Construction Observer	\$75 - \$165
Draftsman	\$70 - \$120
Environmental Scientist/Designer	\$125 - \$145
Geotech Engineer	\$125 - \$200
GIS Technician	\$80 - \$140
HR/Payroll Admin	\$75-\$115
Landscape Architect	\$95 - \$200
Media Specialist	\$85 - \$120
Principal	\$185 - \$275
Project Accountant	\$70 - \$155
Project Designer - Intern	\$50 - \$80
Project Designer	\$80 - \$165
Project Engineer	\$120 - \$175
Project Manager	\$130 - \$210
Registered Land Surveyor	\$100 - \$175
Soils Lab Technician	\$50 - \$140
Specification Writer	\$50 - \$100
Sr. Project Manager	\$160 - \$250
Structural Engineer	\$140 - \$180
Survey (2 man or Robotic) Crew	\$115 - \$165
Survey (3 man) Crew	\$150 - \$200
Survey Field (1 Man or Rodman)	\$45 - \$120
Survey GPS	\$75 - \$135
Survey Technician	\$65 - \$110
Expenses	@ Cost
Mileage	.705/mi

** Standard Hourly Rates may be adjusted annually in accordance with the normal salary review practices of McClelland Consulting Engineers.*



MEETING OF OCTOBER 1, 2024

TO: Mayor Jordan and City Council
THRU: Brad Hardin, Fire Chief
FROM: Granville Wynn, Financial Analyst - Fire
SUBJECT: **Approval of a budget adjustment in the amount of \$15,000 to recognize Revenue received from Wal-Mart and increase related expense budget.**

RECOMMENDATION:

Approval of a budget adjustment in the amount of \$15,000 to recognize Revenue received from Wal-Mart and increase related expense budget.

BACKGROUND:

The Fayetteville Fire Department assists each year at the Wal-Mart Shareholder's Meetings by providing Fire Department personnel and equipment at various venues to increase our presence and help response times due to the large influx of people. These personnel are on-scene ready to respond as needs arise through the Shareholder's Week. There was reimbursement for personnel expenses as well as funds for the purchase of new equipment. This budget adjustment is moving the equipment funding from miscellaneous income to minor equipment.

DISCUSSION:

The Fayetteville Fire Department has received the reimbursement Revenue from Wal-Mart. The Fire Department would like to utilize a portion of this revenue to allow for the purchase of Electric Bikes for better response on the city's trail system. This equipment will aid our firefighters in actively reaching citizens who need immediate emergency care. By having the equipment capability to traverse these steep, lengthy trails in our parks, we can arrive in a safer, timelier manner with the patient to rapidly administer emergency care.

BUDGET/STAFF IMPACT:

Utilize revenue to purchase Electric Bikes for Responses

ATTACHMENTS: SRF (#3), 2024-517 BA Fire Walmart Revenue (#4)



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2024-517

Approval of a budget adjustment in the amount of \$15,000 to recognize Revenue received from Wal-Mart and increase related expense budget.

A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF \$15,000.00
RECOGNIZING REVENUE RECEIVED FROM WAL-MART

**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, in the amount of \$15,000.00 recognizing revenue received from Wal-Mart and increasing the related expense budget.

City of Fayetteville Staff Review Form

2024-517

Item ID

10/1/2024

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

Brad Hardin

9/9/2024

FIRE (300)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approval of a budget adjustment in the amount of \$15,000 to recognize Revenue received from Wal-Mart and increase related expense budget.

Budget Impact:

1010.300.3020-5210.00

General

Account Number

Fund

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 52,375.00

Expenses (Actual+Encum)

\$ 46,115.29

Available Budget

\$ 6,259.71

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? Yes

Budget Adjustment

\$ 15,000.00

Remaining Budget

\$ 21,259.71

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

Budget Year	Division	Adjustment Number
2024	FIRE (300)	
	Requestor: Brad Hardin	

	COUNCIL DATE:	10/1/2024
	ITEM ID#:	2024-517
	Kevin Springer	
	9/9/2024 3:08 PM	
	Budget Division	Date
	D - (City Council)	
	TYPE:	
	JOURNAL #:	
	GLDATE:	
	CHKD/POSTED:	/
RESOLUTION/ORDINANCE		

Page 98 of 689



MEETING OF OCTOBER 1, 2024

TO: Mayor Jordan and City Council
THRU: Brad Hardin, Fire Chief
FROM: Granville Wynn, Financial Analyst - Fire
SUBJECT: **Staff requests Council Approval of a Budget Adjustment allocating ACT 833 funds for the purchase of fire equipment.**

RECOMMENDATION:

Staff requests Council Approval of a Budget Adjustment allocating ACT 833 funds for the purchase of fire equipment.

BACKGROUND:

The State Fire Protection Services Program - Act 833 of 1991 provides funding to qualified fire departments for firefighting training, procurement of new or modernization of existing firefighting equipment, and capital expenditures and/or security pledges to be used in the financing of firefighting equipment, initial capital construction, or improvement of fire departments.

DISCUSSION:

The aforementioned program is funded through a half of 1% premium tax on fire insurance policies. The funds are distributed through a formula to counties within the State of Arkansas. Each county decides how the funds are distributed to municipal and rural fire departments within the county. To receive funds, each fire department must complete a certification application and expenditure report on an annual basis.

BUDGET/STAFF IMPACT:

Approval of this Budget Adjustment will allow for allocation and usage of existing ACT 833 funds. This Adjustment will move the funds from the ACT 833 Escrow account to a Fire G/L Account to allow for procurement of fire equipment.

ATTACHMENTS: SRF (#3), BA (#4)



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2024-510

Staff requests Council Approval of a Budget Adjustment allocating ACT 833 funds for the purchase of fire equipment.

A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF \$32,658.00 ALLOCATING STATE FIRE PROTECTION SERVICES PROGRAM FUNDS FOR THE PURCHASE OF FIRE EQUIPMENT

WHEREAS, the State Fire Protection Services Program (Act 833 of 1991) provides funding to qualified fire departments for firefighting training, procurement of new or modernization of existing firefighting equipment, and capital expenditures and/or security pledges to be used in the financing of firefighting equipment, initial capital construction, or improvement of fire departments; and

WHEREAS, this program is funded through a one-half of 1% premium tax on fire insurance policies and the funds are distributed to counties within the State of Arkansas; and

WHEREAS, each county decides how the funds are distributed to municipal and rural fire departments within the county; and

WHEREAS, to receive funds, each fire department must complete a certification application and expenditure report on an annual basis.

NOW, THEREFORE, 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, in the amount of \$32,658.00 allocating State Fire Protection Services Program funds for the purchase of fire equipment.

City of Fayetteville Staff Review Form

2024-510

Item ID

10/1/2024

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

Brad Hardin

9/3/2024

FIRE (300)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff requests Council Approval of a Budget Adjustment allocating ACT 833 funds for the purchase of fire equipment.

Budget Impact:

1010.300.3020-5210.00

General

Account Number

Fund

33047.1

ACT 833

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 225,166.00

Expenses (Actual+Encum)

\$ 191,078.59

Available Budget

\$ 34,087.41

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? Yes

Budget Adjustment

\$ 32,658.00

Remaining Budget

\$ 66,745.41

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

Budget Year	Division	Adjustment Number
2024	FIRE (300)	
	Requestor: Brad Hardin	

Staff requests Council Approval of a Budget Adjustment allocating ACT 833 funds for the purchase of fire equipment.

	COUNCIL DATE:	10/1/2024
	ITEM ID#:	2024-510
	Holly Black	
	9/5/2024 8:33 AM	
	Budget Division	Date
	D - (City Council)	
TYPE:		
JOURNAL #:		
GLDATE:		
CHKD/POSTED:	/	
RESOLUTION/ORDINANCE		

[illegible]



MEETING OF OCTOBER 1, 2024

TO: Mayor Jordan and City Council
THRU:
FROM: Tad Scott, Deputy Chief
SUBJECT: Police Department Policies

RECOMMENDATION:

Staff recommends the Fayetteville City Council approve a resolution adopting Fayetteville Police Department policies 1.1.1 Law Enforcement Agency Role, 1.2.1 Limits of Authority, 12.1.1 Organizational Structure, Function, and Direction, 12.2.1 Policies, Procedures, Rules Development, & Review Procedures, 41.1.1 Patrol, 41.2.5 Missing Persons, 41.3.6 Narcotic Overdose Intranasal Naloxone, 42.1.1 Criminal Investigations, and 71.1.1 Detainee Transportation.

BACKGROUND:

The Fayetteville Police Department is currently in the process of reviewing and updating policies to make necessary changes and to meet new protocols.

DISCUSSION:

Fayetteville Police Policy 1.1.1 Law Enforcement Agency Role is an existing policy that contains changes, including adding our Missions and Values Statements and updating rank titles due to department restructuring.

Fayetteville Police Policy, 1.2.1 Limits of Authority, is an existing policy that contains changes to meet updated practices and state statutes. Fayetteville Police Policy 12.1.1 Organizational Structure, Function, and Direction is an existing policy that contains changes to meet changes in department structure and practices.

Fayetteville Police Policy 12.2.1 Policies, Procedures, Rules Development, & Review Procedures is an existing policy that contains changes to meet updated state statutes, department practices, and department rank structure. Fayetteville Police Policy 41.1.1 is an existing policy that contains changes to meet new department practices and structure. Fayetteville Police Policy 41.2.5 Missing Persons is an existing policy that contains changes to meet updated state statutes and department practices. Fayetteville Police Policy 41.3.6 Narcotic Overdose Intranasal Naloxone is an existing policy that contains changes to meet updated state statutes and department practices. Fayetteville Police Policy 42.1.1 Criminal Investigations is an existing policy that contains changes to meet updated department practices and protocols. Fayetteville Police Policy 71.1.1 Detainee Transportation is an existing policy that includes changes to meet updated department practices and protocols.

These policies are attached to the agenda packet, and all changes to these existing policies have been highlighted for review.

BUDGET/STAFF IMPACT:

These policies will not have any impact on budget or staff at this time.

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

ATTACHMENTS: SRF 2024-521 (#3), City Council Agenda Memo (#4), Fayetteville Police Policy 1.1.1 Law Enforcement Agency Role (#5), Fayetteville Police Policy 1.2.1 Limits of Authority (#6), Fayetteville Police Policy 12.1.1 Organizational Structure Functions and Direction (#7), Fayetteville Police Policy 12.2.1 Policies, Procedures, & Rules Development, & Review Procedures (#8), Fayetteville Police Policy 41.1.1 Patrol (#9), Fayetteville Police Policy 41.2.5 Missing Persons (#10), Fayetteville Police Policy 41.3.6 Narcotic Overdose Intranasal Naloxone (#11), Fayetteville Police Policy 42.1.1 Criminal Investigations (#12), Fayetteville Police Policy 71.1.1 Detainee Transportation (#13)

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2024-521

Police Department Policies

A RESOLUTION TO APPROVE FAYETTEVILLE POLICE DEPARTMENT POLICIES 1.1.1 LAW ENFORCEMENT AGENCY ROLE; 1.2.1 LIMITS OF AUTHORITY; 12.1.1 ORGANIZATIONAL STRUCTURE, FUNCTION AND DIRECTION; 12.2.1 POLICIES, PROCEDURES, RULES DEVELOPMENT, & REVIEW PROCEDURES; 41.1.1 PATROL; 41.2.5 MISSING PERSONS; 41.3.6 NARCOTIC OVERDOSE INTRANASAL NALOXONE; 42.1.1 CRIMINAL INVESTIGATIONS; AND 71.1.1 DETAINEE TRANSPORTATION

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 Fayetteville Police Department policies 1.1.1 Law Enforcement Agency Role; 1.2.1 Limits of Authority; 12.1.1 Organizational Structure, Function, and Directions; 12.2.1 Policies; Procedures, Rules Development & review Procedures; 41.1.1 Patrol; 41.2.5 Missing Persons; 4.3.6 Narcotic Overdose Intranasal Naloxone; 42.1.1 Criminal Investigations; and 71.1.1 Detainee Transportation.

City of Fayetteville Staff Review Form

2024-521

Item ID

10/1/2024

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

Tad Scott

9/12/2024

POLICE (200)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends the Fayetteville City Council approve a resolution adopting Fayetteville Police Department policies 1.1.1 Law Enforcement Agency Role, 1.2.1 Limits of Authority, 12.1.1 Organizational Structure, Function, and Direction, 12.2.1 Policies, Procedures, Rules Development, & Review Procedures, 41.1.1 Patrol, 41.2.5 Missing Persons, 41.3.6 Narcotic Overdose Intranasal Naloxone, 42.1.1 Criminal Investigations, and 71.1.1 Detainee Transportation.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



CITY COUNCIL AGENDA MEMO

MEETING OF OCTOBER 1, 2024

TO: Mayor and City Council
FROM: Tad Scott, Deputy Chief 
DATE: September 12, 2024
SUBJECT: Police Department Policies

RECOMMENDATION:

Staff recommends the Fayetteville City Council approve a resolution adopting Fayetteville Police Department policies 1.1.1 Law Enforcement Agency Role, 1.2.1 Limits of Authority, 12.1.1 Organizational Structure, Function, and Direction, 12.2.1 Policies, Procedures, Rules Development, & Review Procedures, 41.1.1 Patrol, 41.2.5 Missing Persons, 41.3.6 Narcotic Overdose Intranasal Naloxone, 42.1.1 Criminal Investigations, and 71.1.1 Detainee Transportation.

BACKGROUND:

The Fayetteville Police Department is currently in the process of reviewing and updating policies to make necessary changes and to meet new protocols.

DISCUSSION:

Fayetteville Police Policy 1.1.1 Law Enforcement Agency Role is an existing policy that contains changes, including adding our Missions and Values Statements and updating rank titles due to department restructuring. Fayetteville Police Policy, 1.2.1 Limits of Authority, is an existing policy that contains changes to meet updated practices and state statutes. Fayetteville Police Policy 12.1.1 Organizational Structure, Function, and Direction is an existing policy that contains changes to meet changes in department structure and practices. Fayetteville Police Policy 12.2.1 Policies, Procedures, Rules Development, & Review Procedures is an existing policy that contains changes to meet updated state statutes, department practices, and department rank structure. Fayetteville Police Policy 41.1.1 is an existing policy that contains changes to meet new department practices and structure. Fayetteville Police Policy 41.2.5 Missing Persons is an existing policy that contains changes to meet updated state statutes and department practices. Fayetteville Police Policy 41.3.6 Narcotic Overdose Intranasal Naloxone is an existing policy that contains changes to meet updated state statutes and department practices. Fayetteville Police Policy 42.1.1 Criminal Investigations is an existing policy that contains changes to meet updated department practices and protocols. Fayetteville Police Policy 71.1.1 Detainee Transportation is an existing policy that includes changes to meet updated department practices and protocols.

These policies are attached to the agenda packet, and all changes to these existing policies have been highlighted for review.

BUDGET/STAFF IMPACT:

These policies will not have any impact on budget or staff at this time.

Attachments:

SRF 2024-521

Fayetteville Police Policy 1.1.1 Law Enforcement Agency Role

Fayetteville Police Policy 1.2.1 Limits of Authority

Fayetteville Police Policy 12.1.1 Organizational Structure, Function, and Direction

Fayetteville Police Policy 12.2.1 Policies, Procedures, Rules Development, & Review Procedures

Fayetteville Police Policy 41.1.1 Patrol

Fayetteville Police Policy 41.2.5 Missing Persons

Fayetteville Police Policy 41.3.6 Narcotic Overdose Intranasal Naloxone

Fayetteville Police Policy 42.1.1 Criminal Investigations

Fayetteville Police Policy 71.1.1 Detainee Transportation

POLICIES, PROCEDURES, AND RULES

Subject: 1.1.1 Law Enforcement Agency Role	Effective Date: October 6, 2015
Reference:	Version: 3 4
CALEA: 1.1.1, 1.1.2, 11.3.1 a., 12.2.1 a.	No. Pages: 5

I. PURPOSE

The purpose of this directive is to require all personnel to take and abide by an oath of office, when applicable, and and/or to abide by a code of conduct ethics. This policy also defines and to define the Fayetteville Police Department's Mission and Values Statements.

Defining the oath of office, and code of conduct ethics, Fayetteville Police Departments Mission and Value Statements also specifies guides the department's intent to be responsive to and protect the constitutional rights of the community.

By operating under an oath of office, and/or code of conduct ethics, Mission and Values Statement, employees will shall be aware of actions and attitudes expected of them, and the public will be is provided with a general standard by which they can measure the department's performance.

Defining the oath of office, and code of conduct ethics, Fayetteville Police Departments Mission and Value Statements also specifies guides the department's intent to be responsive to and protect the constitutional rights of the community.

This policy also defines and to define the Fayetteville Police Department's Mission and Values Statements.

By operating under an oath of office and/or code of conduct, employees will be aware of actions and attitudes expected of them, and the public will be provided with a general standard by which they can measure the department's performance.

Defining the oath of office and code of conduct also specifies the department's intent to be responsive to and protect the constitutional rights of the community.

II. Policy

- A.** Oath of Office – Prior to assuming their official position, all sworn personnel of the Fayetteville Police Department shall take an oath of office to enforce the law and uphold the Constitutions of the United States and the State of Arkansas, and to perform all duties incumbent as a police officer of the City of Fayetteville and bound by such legal rules and regulations [CALEA 1.1.1].

B. Code of Ethics – All personnel of the Fayetteville Police Department shall abide by the Codes of Ethics described in this policy. All personnel will take part in ethics training conducted on a biennial basis [CALEA 1.1.2]. All personnel will treat the public and fellow employees with courtesy and respect. All personnel will refrain from any form of communication to the discredit of the department or others.

C. Mission Statement – This department, through progressive thinking, credible, efficient and responsive actions, will provide our citizens with a safe and healthy community in which to live and work. We will provide impartial enforcement of all criminal and traffic laws. We will strive to interact and form a partnership with the citizens to provide education so they can learn ways of reducing opportunities for crime to occur [CALEA 12.2.1 a.].

D. Values Statement – Our department will consist of sworn and civilian members who are interested in our community and are proud of the work they do. Our department strives for first rate customer service. Strong links between our department and the citizens we serve have always been important to us, and we will continue to build on these efforts [CALEA 12.2.1 a.].

E. Sworn Code of Ethics [CALEA 1.1.2]

1. **LAW ENFORCEMENT CODE OF ETHICS** – All law enforcement officers must be fully aware of the ethical responsibilities of their position and must strive constantly to live up to the highest possible standards of professional policing.
2. **PRIMARY RESPONSIBILITIES OF A POLICE OFFICER** – A police officer acts as an official representative of government who is required and trusted to work within the law. The officer's powers and duties are conferred by statute. The fundamental duties of a police officer include serving the community; safeguarding lives and property; protecting the innocent; keeping the peace; and ensuring the rights of all to liberty, equality and justice. [CALEA 11.3.1 a.]
3. **PERFORMANCE OF THE DUTIES OF A POLICE OFFICER** – A police officer shall perform all duties impartially, without favor or affection or ill will and without regard to race, ethnic background, national origin, gender, sexual orientation/identity, religion, economic status, age, cultural group, or any other identifiable characteristics or identifiable groups. All citizens will be treated equally with courtesy, consideration and dignity. Officers will never allow personal feelings, animosities or friendships to influence official conduct. Laws will be enforced appropriately and courteously and, in carrying out their responsibilities, officers will strive to obtain maximum cooperation from the public. They will conduct themselves in appearance and deportment in such a manner as to inspire confidence and respect for the position of public trust they hold.
4. **DISCRETION** – A police officer will use responsibly the discretion invested in the position and exercise it within the law. The principle of reasonableness will guide the officer's determinations and the officer will consider all surrounding circumstances in determining whether any legal action shall be taken. Consistent and wise use of discretion, based on professional policing competence, will do

much to preserve good relationships and retain the confidence of the public. There can be difficulty in choosing between conflicting courses of action. It is important to remember that a timely word of advice rather than arrest, which may be correct in appropriate circumstance, can be a more effective means of achieving a desired end.

5. **USE OF FORCE** – A police officer will never employ unnecessary force or violence and will use only such force in the discharge of duty as is reasonable in all circumstances. Force should be used only with the greatest restraint and only after discussion, negotiation and persuasion have been found to be inappropriate or ineffective. While the use of force is occasionally unavoidable, every police officer will refrain from applying the unnecessary infliction of pain or suffering and will never engage in cruel, degrading or inhumane treatment of any person.
6. **CONFIDENTIALITY** – Whatever a police officer sees, hears or learns of, which is of a confidential nature, will be kept secret unless the performance of duty or legal provision requires otherwise. Members of the public have a right to security and privacy, and information obtained about them must not be improperly divulged.
7. **INTEGRITY** – A police officer will not engage in acts of corruption, bribery, or other criminal activity, nor will an officer condone such acts by other police officers. The public demands that the integrity of police officers be above reproach. Police officers must, therefore, avoid any conduct that might compromise integrity and thus undercut the public confidence in a law enforcement agency. Officers will refuse to accept any gifts, presents, subscriptions, favors, gratuities or promises that would cause the officer to refrain from performing official responsibilities honestly and within the law. Police officers must not solicit private or special advantage as a result of their official status. Respect from the public cannot be bought; it can only be earned and cultivated.
8. **COOPERATION WITH OTHER OFFICERS AND AGENCIES** – Police officers will cooperate with all legally authorized agencies and their representatives in the pursuit of justice. An officer or agency may be one among many organizations that may provide law enforcement services to a jurisdiction. It is imperative that a police officer assists colleagues fully and completely with respect and consideration at all times.
9. **PERSONAL/PROFESSIONAL CAPABILITIES** – Police officers will be responsible for their own standard of professional performance and will take every reasonable opportunity to enhance and improve their level of knowledge and competence. Through study and experience, a police officer can acquire the high level of knowledge and competence that is essential for efficient and effective performance of duty. The acquisition of knowledge is a never-ending process of personal and professional development that should be pursued constantly.
10. **PRIVATE LIFE** – Police officers will behave in a manner that does not bring discredit to their agencies or to themselves. A police officer's character and conduct while off-duty must always be exemplary, thus maintaining a position of respect in the community in which he or she lives and serves. The officer's personal behavior must be beyond reproach.

F. Civilian Code of Ethics [CALEA 1.1.2]

1. This Police Department Civilian Code of Ethics and Professional Conduct applies to all City of Fayetteville Police Department civilian employees. Police department civilian employees are subject to the personnel practices and policies of the City of Fayetteville, as well as those of the police department in particular. The inherent nature of the public safety services that are provided by the police department require additional employee standards.

An honorable and respected police department is indispensable to justice in our society. Fayetteville Police Department civilian employees represent the department at all times in the perceptions of many citizens. A police department civilian employee shall personally observe high standards of conduct so that the integrity of the police department is preserved. A police department civilian employee has an obligation to faithfully discharge the duties of their position by conducting themselves with personal integrity, ethics, honesty and diligence. A person's individual ethics, as well as the ethical standards of the police department itself, must minimally meet and normally exceed the community's expectations of high standards. A civilian police employee shall perform all duties impartially, without favor or affection or ill will and without regard to race, ethnic background, national origin, gender, sexual orientation/identity, religion, economic status, age, cultural group, or any other identifiable characteristics or identifiable groups.

For this reason, a violation of this Code of Ethics and Professional Conduct may result in disciplinary action that includes the possibility of termination. It is the civilian employee's responsibility to familiarize himself or herself with this Code of Ethics and Professional Conduct and to follow it at all times, whether on or off duty.

2. A police department civilian employee should not engage in any activities that would put into question the appropriateness of the employee's conduct in carrying out their duties.
3. A police department civilian employee should respect and comply with the law at all times.
4. A police department civilian employee should be patient, dignified, respectful, and courteous to all persons with whom the employee deals in an official capacity. Police department civilian employees shall conduct themselves in a manner which fosters harmony and cooperation. Police department civilian employees will refrain from any form of communications to the discredit of others.
5. A civilian employee should not discriminate while performing their job duties and responsibilities.
6. A police department civilian employee should never disclose any confidential communications or any other confidential information received in the course of official duties, except as authorized by law. Personnel are especially prohibited from discussing privileged information with friends and family members. A former police department civilian employee should observe the same restrictions on disclosure of confidential information that apply to a current employee.

7. A police department civilian employee should not use or permit the use of the fact that he or she works for the police department for reasons of personal gain, including but not limited to gaining special privileges, avoiding problems he or she would otherwise be subject to, directly or indirectly coercing or influencing the behavior of others. The solicitation of funds for official functions is not allowed without express permission from the Chief of Police.
 8. A police department civilian employee may participate in personal, social, civic, or other private or public activities that do not detract from the dignity of the police department, interfere with the performance of official duties, or adversely reflect on the police department. This is particularly important where the person's clothing, verbal statements, or other circumstances make it readily apparent to others that the person works for the police department.
 9. Police department civilian employees will not report to work or be on duty while under the influence of alcohol and/or illegal drugs. Employees are expected to be sober and awake while on duty. See Fayetteville Police Department Policy 26.1.1 and City of Fayetteville's policies for more details regarding this topic.
 10. It is the policy of this department that all employees have the right to work in an environment free of bullying, harassment or discrimination. This department will not tolerate, condone or allow bullying, harassment or discrimination by employees, whether sworn, civilian, or other non-employees who conduct business with this agency. This department considers bullying, harassment and discrimination of others a form of serious employee misconduct. Therefore, this department shall take direct and immediate action to remedy all reported instances of bullying, harassment and discrimination.
- G.** Telephone/Current Address Information Required – All employees of the police department are required to have a working telephone and to keep the department advised of the current telephone number. Likewise, all employees are required to provide the department with current address information. Any changes in phone numbers or addresses shall be promptly reported through the employee's chain of command to the Administrative **Services** Captain.
- H.** When any sworn member of the department is unable to report for duty on account of sickness or injury, such fact shall be promptly reported to any on-duty supervisor.

POLICIES, PROCEDURES, AND RULES

Subject: 1.2.1 Limits of Authority	Effective Date: July 28, 2020
Reference: 1.2.4, 41.1.1, 41.2.7, 71.1.1, ACA 5-1-102, ACA 5-36-116, ACA 5-53-1034, AR ACA 12-9-102, ACA 14-52-203, ACA 16-81-106, ACA 16-81-113, ACA 16-81-116	Version: 7 8
CALEA: 1.1.3, 1.1.4, 1.2.1, 1.2.2, 1.2.4, 1.2.5, 1.2.6, 1.2.7, 4.1.5, 11.3.1, 22.1.8	No. Pages: 8

I. Purpose

The purpose of this policy is to outline the limits of law enforcement authority delegated to officers of the Fayetteville Police Department pertaining to the enforcement of laws, statutes and ordinances within their jurisdiction.

It also defines circumstances and establishes limits involving officer discretion and provides guidelines for exercising such discretion utilizing alternatives to arrest and/or pre-arraignment confinement.

II. Definitions

Arrest: Arrest is the taking of a person into custody, the purpose of which is to restrain the accused until he can be held accountable for the offense at court proceedings.

Probable Cause: Probable cause has been interpreted as facts and circumstances that amount to more than mere suspicion but less than proof beyond a reasonable doubt that would lead a prudent person to believe a crime has been committed or is about to be committed.

Felony: A felony is a serious offense, which carries a penalty of incarceration usually for one year or more. Persons convicted of felony offenses lose certain rights such as the right to vote, hold an elective office of federal government position or maintain certain licenses.

Misdemeanor: A misdemeanor is a less serious offense punishable by incarceration for not more than one year in a county jail or fine or similar penalty.

Off-Duty: For the purposes of this section, officers are considered to be “off-duty” when not working in furtherance of departmental objectives during regularly scheduled hours or other hours as required by a police supervisor or court order.

III. Policy

A. JURISDICTION AND STATUTORY AUTHORITY

1. Officers of the Fayetteville Police Department shall have within the corporate limits of the City of Fayetteville all the powers invested in law enforcement officers as described under Arkansas Code Annotated 14-52-203 [CALEA 1.2.1, 1.2.2], [CALEA 11.3.1 a.].
2. Officers shall also have the power to serve all civil and criminal process that may be directed to them by any officer of the court and enforce the ordinances and regulations of the city as the city council may direct.
3. In addition to their authority within the corporate limits, officers shall have all the powers invested in law enforcement officers by the Arkansas Constitution, State statutes and the Rules of Criminal Procedure.
4. An officer outside his or her jurisdiction may affect an arrest without a warrant upon having both probable cause and the request or permission of the agency having jurisdiction. Upon doing so, the officer must notify the law enforcement agency having jurisdiction as soon as practicable and relinquish custody of the suspect to that agency as described under Arkansas Code Annotated 16-81-106.
5. An officer pursuing an offender outside the corporate limits or extraterritorial jurisdiction of the city shall be entitled to all privileges, immunities and benefits to which he would be entitled if acting within the city, including coverage under the worker's compensation laws.
6. Each employee of the department is accountable for the use of delegated authority invested by statute [CALEA 11.3.1 b.].

B. ARREST AUTHORITY

An officer may affect an arrest if there is probable cause to believe a person has committed an offense as it is defined in the Arkansas Criminal Code. Probable cause is the legal requirement for an arrest [CALEA 1.2.5].

1. An arrest occurs when the following conditions exist:
 - a. The officer believes that sufficient legal evidence exists that a crime is being committed, and intends to restrain the suspect;
 - b. The officer deprives the individual of his liberty; and
 - c. The suspect believes he or she is in custody of the police and cannot voluntarily leave.
2. An arrest can be initiated with or without a warrant and must be based on probable cause.
 - a. Arrest Pursuant to Warrant – An arrest warrant issued by the court determines an arrest should be made and directs the police to bring the named person before court.
 - (1) An officer having a warrant in possession may arrest the person named on or described in the warrant at any time and at any place within the jurisdiction of the City of Fayetteville.
 - (2) An officer, who has knowledge that a warrant for arrest has been issued and has not been executed, but who does not have the warrant in his possession, may arrest the person named in the warrant according to Arkansas State Law.

- (3) The officer must inform the person arrested of the existing warrant, and
- (4) The officer must serve the warrant on the person as soon as possible.
- b. Arrest Without a Warrant – According to Rule 4 of the Arkansas Court Rules of Criminal Proceedings, a law enforcement officer may arrest a person without a warrant if the officer has reasonable cause to believe that such person has committed [CALEA 1.2.5]:
 - (1) a felony;
 - ~~(2) domestic violence; as further detailed in FPD 1.2.4, Domestic Violence~~
 - (3) a traffic offense involving:
 - a. death or physical injury to a person; or
 - b. damage to property; or
 - c. driving a vehicle while under the influence of ~~intoxicants or narcotics~~ **any intoxicating liquor or drug;**
 - (4) Any violation of law in the officer's presence.
 - (5) Acts which constitutes domestic abuse as defined by law against a family or household member (See ACA 16-81-113 and FPD 1.2.4, Domestic Violence) and which occurred within:**
 - ~~a. four (4) hours preceding the arrest if no physical injury was involved; or~~
 - ~~b. twelve (12) hours preceding the arrest if physical injury, as defined by ACA 5-1-102;~~
 - (6) A private person may make an arrest where he has reasonable grounds for believing the person arrested has committed a felony.
 - (7) It is not necessary that an officer or citizen be able to articulate the specific offense at the time of the arrest.
 - (8) A warrant-less arrest by an officer not personally possessed of information sufficient to constitute reasonable cause is valid where the arresting officer is instructed to make the arrest by a police agency, which collectively possesses knowledge sufficient to constitute reasonable cause.
 - (9) In the case of a misdemeanor, probable cause as well as the officer's presence at the time of the offense is required, with the following exceptions:
 - a. The officer has probable cause to believe a person has committed battery upon another person, believes the suspect may cause physical injury to self or others, or damage to property unless immediately arrested (see ACA 16-81-113) and Domestic Abuse Act as defined by Arkansas State Law, the officer finds evidence of bodily harm, and the officer reasonably believes that there is a danger of violence unless the person alleged to have committed the battery is arrested without delay (See ACA 16-81-106).**
 - b. The officer has probable cause to believe a person has committed the offense of Interference with Emergency Communication in the First Degree or Interference with Emergency Communication in the Second Degree (See ACA 16-81-116).**
 - c. The officer has probable cause to believe a person has committed the offense of Violation of an Order of Protection (See ACA 5-53-134).**

- d. The suspect has committed the offense of shoplifting when the officer, merchant or merchant's employee who has observed the person accused of shoplifting shall provide a written statement which shall serve as probable cause to justify the arrest (See ACA 5-36-116).
 - e. The officer has reason to believe the suspect will not be apprehended unless immediately arrested.
3. Upon making an arrest, an officer must:
 - a. Identify himself as a law enforcement officer unless his identity is otherwise apparent;
 - b. Inform the arrested person that he is under arrest; and
 - c. As promptly as is reasonable under the circumstances, inform the arrested person of the cause of the arrest, unless the cause appears to be evident.
4. An arrest is complete when:
 - a. The person submits to the control of the arresting officer who has indicated his intention to arrest, or
 - b. The arresting officer, with intent to make an arrest, takes a person into custody by the use of physical force.
5. An officer may enter private premises or vehicles to effect an arrest when:
 - a. The officer has in his possession a warrant or order for arrest of a person or is authorized to arrest a person without a warrant or order having been issued;
 - b. The officer has reasonable cause to believe the person to be arrested is present, and
 - c. The officer has given or made reasonable effort to give notice of his authority and purpose to an occupant thereof, unless there is reasonable cause to believe the giving of such notice would present a clear danger.
6. Arrest for Serious Crime – When an officer arrests a person for a serious crime, the officer shall advise the supervisor on duty and a determination will be made if the Criminal Investigation Division shall be notified of the arrest for further interviewing and investigation.
7. Arrest of Military Deserter – Officers with probable cause that a person is a military deserter may arrest that person and arrange as soon as possible to release the person to the proper military authority.
8. ~~Arrest of Injured Person~~ **Care in Custody** – Upon arresting a person who has been injured, ~~or is injured during the arrest process, or who is unconscious, semiconscious, or otherwise apparently suffering from some disabling condition, or who requests medical attention, sworn personnel shall:~~
 - a. ~~Render appropriate medical aid as quickly as reasonably possible, and enact the Secondary Emergency Notification of Dispatch (SEND) protocol [CALEA 4.1.5, FPD 41.1.1]. the officer shall conduct an assessment of the injury based on visual and/or verbal clues of the person and/or injury. In doing so, the officer shall [CALEA 4.1.5];~~
 - b. ~~Transport the person for normal booking procedures if the injury is apparently non-debilitating and not life threatening.~~
 - c. **Conduct an assessment to determine if the person arrested is wearing a bracelet or necklace containing the an Medic Alert Foundation's emergency alert symbol to indicate that the person suffers from diabetes, epilepsy, cardiac condition or any other form of illness which would cause a loss of**

consciousness. If such a symbol is found indicating that the person being arrested suffers from one of those conditions, the officer must notify the CDC so the information can be relayed to Central Emergency Medical Services (CEMS) and the Fayetteville Fire Department.

d. Provide appropriate medical care until the arrival of emergency medical services and assessment. Notifying the Central Dispatch Center (CDC) to alert Central Emergency Medical Services and the Fayetteville Fire Department when obvious severe injuries have occurred, medical distress is apparent, the individual is unconscious, or the individual requests medical assistance.

e. If exigent circumstances exist (lack of availability of emergency medical services, close proximity to a medical facility, etc.), an officer may transport a person in life-threatening medical distress to an emergency medical facility.

(1) If transport to a medical facility is required, officers shall follow the guidelines in FPD 71.1.1[CALEA 70.3.2].

f. Transport the person for normal booking procedures if they are cleared by emergency medical services.

g. ~~Request for Emergency Medical Services to respond to the scene if the injury appears to be life threatening or debilitating.~~

h. ~~Transport to a medical facility only if exigent circumstances exist (e.g. life-threatening injury, lack of emergency medical services, etc.). transport to a medical facility. Not transport the person to a medical facility if the injury is life threatening or debilitating unless exigent circumstances exist. Further reference may be made to FPD 71.1.1, Detainee Transportation.~~

9. ~~Arrest of Unconscious or Semiconscious Person — Whenever an officer~~ Upon arrests ~~arresting~~ an individual who is unconscious, semiconscious, or otherwise apparently suffering from some disabling condition, ~~sworn personnel shall provide appropriate medical aid as quickly as reasonably possible. This includes notifying the CDC to alert Central EMS and the Fayetteville Fire Department, and who is unable to provide information on the causes of the condition, t~~ The officer should make a reasonable effort to determine if the person arrested is wearing a bracelet or necklace containing the Medic Alert Foundation's emergency alert symbol to indicate that the person suffers from diabetes, epilepsy, cardiac condition or any other form of illness which would cause a loss of consciousness. If such a symbol is found indicating that the person being arrested suffers from one of those conditions, the officer must notify the CDC so the information can be relayed to Central EMS and the Fayetteville Fire Department. ~~make a reasonable effort to have appropriate medical care provided.~~

10. Arrest of Foreign Nationals – Whenever a foreign national is arrested or detained in the United States, there are legal requirements contained in the Vienna Convention on Consular Relations to ensure that the foreign national's government can offer him/her appropriate consular assistance. In all cases, the foreign national must be told of the right of consular notification and access. According to the Department of State, this requirement applies even if the foreign national is not in the United States legally. A list of contact information for embassies and consulates within the

United States is available in the squad room and the Washington County Detention Center.

In some cases, mandatory notification must be made to the nearest consulate or embassy without delay, or within the time specified in a bilateral agreement between the United States and the foreign national's country, regardless of whether the foreign national request such notification. If the foreign national's country is on the list of mandatory notification countries, notify that country's nearest consular official, without delay, of the arrest/detention. A list of the mandatory notification countries is available in the squad room and the Washington County Detention Center.

Privacy concerns or the possibility that a foreign national may have a legitimate fear of persecution or other mistreatment by his/her government may exist in some mandatory notification cases. The notification process should still be honored, but it is possible to take precautions regarding disclosure of information. The State Department should be consulted in these situations. Under no circumstances should any information indicating that a foreign national may have applied for asylum in the United States or elsewhere be disclosed to that person's government.

It is the responsibility of the arresting officer, not the detaining facility, to notify the arrested person's nearest consular official. It is also the arresting officer's responsibility to inform the arrestee notification has been made. A form documenting arrest notification that can be sent via FAX is available in the squad room and the Washington County Detention Center. A copy of this notification process should be attached to the arrest report [CALEA 1.1.4].

11. Misuse of Arrest Authority – Officers of the Fayetteville Police Department shall not misuse the arrest authority that has been delegated to them.

C. USE OF DISCRETION AND ALTERNATIVES TO ARREST

The Chief of Police shall determine what measures (policies and procedures) shall be enforced to influence officer discretion at the operative level of patrol.

Officers are encouraged to be sensitive to cues as the probability of clearance, witness identification, victim prosecution and other factors when making arrests, issuing citations or other law enforcement activities.

In the instances of lesser violations, the officer may weigh the seriousness of the offense and the surrounding circumstances and choose an alternative to arrest. The proper exercise of discretion does not relieve the officer of his responsibility to conduct a thorough investigation [CALEA 1.2.7].

1. Alternatives to Arrest [CALEA 1.2.6]
 - a. Issuance of a citation or criminal summons (when the district judge determines the offense to be citable) which would allow the arrested person to appear in court on his/her own recognizance.

- b. Informal resolution; or
 - c. Warnings.
- 2. At his discretion, an officer may assist, as an alternative to arrest and incarceration, an individual found intoxicated in a public place by taking the following actions [CALEA 1.2.7]:
 - a. The officer may transport the intoxicated individual home;
 - b. The officer may transport the intoxicated individual to the residence of another individual willing to accept him/her;
 - c. The officer may transport the intoxicated individual to a public or private shelter facility if the individual is apparently in need of and unable to provide for himself food, clothing or shelter but not in need of medical care;
 - d. The officer may transport the intoxicated individual to a medical facility if it is apparent the individual is in need of but unable to provide for himself immediate medical care.
- 3. Criminal justice and social services programs are available resources that should be considered and utilized when possible. Officers should carefully weigh the available options in any given situation; supervisory consultation may be necessary. Diversion programs available may include, but are not limited to [CALEA 1.1.3]:
 - a. Juvenile offender diversions via the Juvenile Division of the Fourth Judicial Circuit Court
 - b. Fourth Judicial District Victim's Rights Advocate
 - c. The Fayetteville Women's Shelter
 - d. Northwest Arkansas Rape Crisis Center
 - e. Salvation Army
 - f. Local churches and homeless shelters
 - g. Local mental health facilities (See FPD 41.2.7)

D. OFF-DUTY ARREST

Officers of the Fayetteville Police Department have liability protection for on-duty and off-duty performance of official duties. This protection does not extend to willful acts to cause injury, to damage or to those actions that the police officer knew, or reasonably should have known, were in conflict with the established policies of this department.

- 1. When off-duty and within legal jurisdiction of this department, a police officer may make an arrest when:
 - a. There is an immediate need for the prevention of bodily injury or property loss/damage or apprehension of a suspect;
 - b. The arresting officer is in possession of appropriate police identification.
- 2. Off-duty officers shall not enforce minor traffic offenses or utilize personal vehicles to pursue or attempt the apprehension of persons.
 - a. Off-duty officers may cautiously follow suspects to obtain vehicle and suspect descriptions or destinations, but officers must realize there is no authorization under state law or departmental policy to violate traffic laws while operating a private vehicle.
 - b. If an off-duty arrest is made, the off-duty officer shall abide by all departmental policies and procedures and shall notify an on-duty supervisor of the

- circumstances of the arrest and complete any documentation required by procedure.
- c. No prisoner or arrestee, under any circumstances, shall be transported in a privately-owned vehicle.
- 3. Officers that engage in the duties of a law enforcement officer, as defined by Arkansas Statute 12-9-102, shall be considered on-duty and shall be compensated by the City of Fayetteville.
 - a. It is the responsibility of the sworn employee to reconcile their work time through the City's timekeeping software.

E. POST ARREST PROTOCOL

The Chief of Police, state law requirements, and jail procedures will dictate what protocol will be followed post-arrest pertaining to preparing reports, fingerprinting, and photographing.

1. For probable cause arrests made by officers that do not include warrants issued by a judge, officers will complete a preliminary report as part of the booking process as well as an arrest incident report in the police department's reporting system. If the arrest also includes a criminal offense involving a victim, the officer will complete that part of the report as well as the suspect's arrest report [CALEA 1.2.5].
2. Fayetteville Police Department is responsible for the fingerprinting and photographing of arrested subjects per state law requirements. Per Arkansas 12-12-1006, immediately following an arrest for an offense, a law enforcement official at the receiving criminal detention facility shall take, or cause to be taken, the fingerprints and a photograph of the arrested person if the offense is a felony or a Class A misdemeanor. When the first appearance of a defendant in court is caused by a citation or summons for an offense, a law enforcement official at the receiving facility shall take, or cause to be taken, the fingerprints and a photograph of the arrested person when the offense is a felony or a Class A misdemeanor. While this policy does allow officers to utilize discretion as to whether or not a physical arrest is made or a citation is issued for a Class A misdemeanor, the District Court Judge may provide a list of offenses that will require a physical arrest for certain offenses.
3. Juvenile post arrest requirements are set forth in A.C.A. 9-27-320. For juvenile arrest procedures and protocols, see Juvenile Operations 44.1.1.

F. PERSONNEL IDENTIFICATION MEASURES

The following will govern identification requirements of all police department personnel [CALEA 22.1.8]:

1. All personnel will be issued an identification card with their photograph that is required to be carried and accessible while the employee is on duty [CALEA 22.1.8 b.].
2. All employees shall be able to display their identification card upon a reasonable and safe request. Sworn personnel should display this in the accompaniment of their issued badge. Exceptions to this display are when necessary during the performance of police duties at an incident where the officer's status is obvious or in a required

undercover capacity where doing so would jeopardize the mission of the operation or the officer's cover [CALEA 22.1.8 a.].

3. In cases where an officer is unable to show identification during an incident, that officer should make every attempt to show his credentials to the requesting party once the scene is secured [CALEA 22.1.8 a.].
4. All officers including uniformed officers should have access to their full credentials while on duty for cases where additional credential checks may be required. Exceptions to this requirement may occur in undercover assignments [CALEA 22.1.8 a.].
5. In the course of conducting official department business over the telephone, all employees should identify themselves by title, department, and name. Should the other party question the department employee's credibility, the employee should welcome the other party to verify their identity. The employee should suggest the other party may hang up and call the Fayetteville Police Department for verification through Dispatch. Employees may provide the other party with the telephone number and tell the other party they are welcome to look up the phone number independently [CALEA 22.1.8 c.].
6. The issuance of identification shall be considered a standard procedure. A record will be maintained documenting the date of issuance, the person issuing, and the person issued. Employees will be expected to maintain their identification in a professional manner. Lost or stolen identification cards shall be reported to the immediate supervisor.
7. Upon separation of employment, the employee shall relinquish his or her identification card to police personnel.

POLICIES, PROCEDURES, AND RULES

Subject: 12.1.1 Organizational Structure, Functions, and Direction	Effective Date: April 30, 2020
Reference:	Version: 5-6
CALEA: 11.1.1, 11.2.1(NT), 11.2.2(NT), 11.3.1, 11.3.2(NT), 12.1.1, 12.1.2, 12.1.3, 12.1.4(NT), 21.2.2	No. Pages: 8-10

I. PURPOSE

The purpose of this policy is to define the responsibilities and position of the Chief of Police as the highest ranking member of the Fayetteville Police Department, to designate command during his absence, to establish the agency's organizational structure, to ensure chain and unity of command, to delineate responsibility, to delegate authority, and to make supervisors accountable for the performance of subordinates [CALEA 11.1.1].

II. POLICY

Employees shall observe and adhere to the organizational structure, functions, and direction of the police department.

III. ORGANIZATIONAL STRUCTURE AND FUNCTIONS

A. Chief of Police

1. The Chief of Police shall be appointed by the City of Fayetteville Mayor and shall report directly to him or her. The Chief of Police is the chief executive officer (CEO) of the Fayetteville Police Department, and he or she has the ultimate control over the appointment and supervision of all subordinate employees, and he or she is also responsible for the direction, planning, training and regulation of discipline within the police department [CALEA 12.1.1]. Additionally, the Chief of Police shall be responsible for all fiscal matters of the department [CALEA 12.1.1].
 - a. The Chief of Police shall directly supervise the following personnel:
 - (1) Deputy Chief of Police
 - b. In the event of an anticipated absence for an extended period of time, the Chief of Police shall designate in writing an "acting authority" [CALEA 12.1.2 a.].

B. Deputy Chief of Police

1. The Deputy Chief of Police is appointed by, and shall report directly to, the Chief of Police. When mandated by the Chief of Police, the Deputy Chief of Police shall assume all responsibilities as the department's chief executive officer (CEO) [CALEA 12.1.2 a., 12.2.1 c.].
2. The Deputy Chief of Police shall coordinate the activities of the following divisions [CALEA 11.1.1]:
 - a. Patrol Division
 - b. Criminal Investigation Division
 - c. ~~Administration~~ Administrative Services Division
 - d. Operations Support Division
 - e. Records Division
 - f. Central Dispatch Center

C. Patrol Division Captain

1. The Patrol Division Captain is appointed by the Chief of Police and shall directly report to the Deputy Chief of Police. When mandated by the Chief of Police, the Patrol Captain shall assume all responsibilities as the department's chief executive officer (CEO) [CALEA 12.1.2 a.].
2. The Patrol Division is responsible for responding to calls for service, crime prevention, preliminary criminal investigations, criminal apprehension, traffic enforcement, motor vehicle collision investigation, and community interaction.
3. The Patrol Division Captain shall coordinate the activities of the Patrol Division, and is responsible for the following units [CALEA 11.1.1]:
 - a. Day Shift Patrol: Responsible for covering day hours as assigned by the Chief of Police and supervised as follows:
 - (1) Lieutenants assigned to the day shift are responsible for the supervision of the shift and sergeants assigned to the shift;
 - (2) Sergeants assigned to the shift are responsible for the direct supervision of patrol officers.
 - b. Night Shift Patrol: Responsible for covering night hours as assigned by the Chief of Police and supervised as follows:
 - (1) Lieutenants assigned to the night shift are responsible for the supervision of the shift and sergeants assigned to the shift;
 - (2) Sergeants assigned to the shift are responsible for the direct supervision of patrol officers.

D. Criminal Investigation Division (CID) Captain

1. The Criminal Investigation Division Captain is appointed by the Chief of Police and shall directly report to the Deputy Chief of Police. When mandated by the Chief of Police, the Criminal Investigation Division Captain shall assume all responsibilities as the department's chief executive officer (CEO). [CALEA 12.1.2 a.]
2. The Criminal Investigation Division Captain shall coordinate the activities of the Criminal Investigation Division, and is responsible for the following units [CALEA 11.1.1]:

- a. ~~Criminal Investigation Division~~ **Investigation Unit**: Primarily responsible for major crimes investigations such as homicide, rape, aggravated assault, burglary, forgery, etc. involving adult victims and suspects, and this unit is supervised as follows:
 - (1) The CID Lieutenant is responsible for the supervision of criminal investigations, and a sergeant assigned to this unit;
 - (2) A sergeant assigned to this unit is responsible for the direct supervision of detectives and support personnel.
- b. ~~Special Investigations~~ **Unit**: Primarily responsible for investigations of crimes committed by or against persons under the age of 18, along with crimes involving computers, internet crimes-against-children, domestic violence, and issues involving the mentally ill. This unit is supervised as follows:
 - (1) The CID Lieutenant is responsible for the supervision of the ~~Special Investigations~~ **Unit** and a sergeant assigned to this unit;
 - (2) A sergeant assigned to this unit is responsible for the direct supervision of detectives and support personnel.
 - (3) A sergeant assigned to this unit is responsible for the direct supervision of detectives assigned to various federal task forces, such as The Federal Bureau of Investigation, the Internal Revenue Service, the United States Marshals Service, and any other task forces authorized by the Chief of Police or his designee.
- c. **Narcotics Unit**: Primarily responsible for investigations of drug trafficking and narcotics related crimes, and this unit is supervised as follows:
 - (1) The CID Lieutenant is responsible for the supervision of the narcotics unit and a sergeant assigned to this unit;
 - (2) A sergeant assigned to this unit is responsible for the direct supervision of detectives in the narcotics unit, any detectives assigned to the Drug Enforcement Administration Task Force, and support personnel.
- d. **Property and Evidence Division**: Responsible for the storing, safeguarding, classification, retrieval and disposal of seized, found or recovered property and evidence. Their other duties include maintaining and issuing certain police equipment, and this unit is supervised as follows:
 - (1) A civilian Property and Evidence Manager is responsible for the supervision of this function and directly supervises civilian evidence technicians.

E. ~~Administration~~ **Administrative Services** Division Captain

1. The ~~Administration~~ **Administrative Services** Division Captain is appointed by the Chief of Police and shall directly report to the Deputy Chief of Police. When mandated by the Chief of Police, the ~~Administration~~ **Administrative Services** Captain shall assume all responsibilities as the department's chief executive officer (CEO) [CALEA 12.1.2 a.].
2. ~~The Administration Division Captain is responsible for coordinating with the Information Technology (IT) Division at the City of Fayetteville for IT solutions at the police department.~~ The ~~Administration~~ **Administrative Services** Division Captain is also responsible for planning and coordinating the activities of the division and is responsible for the following units [CALEA 11.1.1]:

- a. Office of Professional Standards (OPS)/Development: Responsible for investigations of officer involved shootings, alleged complaints of employee misconduct or wrongdoing, and monitoring the department's personnel early warning system. This unit is supervised as follows:
 - (1) The Administrative Office of Professional Standards (OPS)/Development Lieutenant is responsible for the direct supervision of the sergeant assigned to this unit and coordinating and delegating investigative activities of this unit to specially selected and trained investigators.
 - (2) A sergeant is assigned to this unit and is responsible for investigating allegations of officer misconduct, and other duties as assigned.
- b. Accreditation Unit: Responsible for the direction of the department's accreditation programs. This unit is supervised as follows:
 - (1) The Administrative Office of Professional Standards (OPS)/Development Lieutenant is responsible for the supervision of the accreditation unit and the direct supervision of the sergeant assigned to this unit;
 - (2) A sergeant is assigned to this unit and is responsible for the direct supervision of the accreditation program.
- c. Warrants Division Unit: Responsible for serving criminal summons, subpoenas, and warrants issued by the Fayetteville District Court, and this unit is supervised as follows:
 - (1) The Administrative Office of Professional Standards (OPS)/Development Lieutenant is responsible for the supervision of the Warrants Division and the direct supervision of the sergeant assigned to this unit;
 - (2) A sergeant is assigned to this unit and is responsible for the direct supervision of the warrants officer(s).
- d. ~~Special Operations Division~~ Responsible for the monitoring, staffing and scheduling of special events and other functions as assigned, such as school resource officers, bicycle officers and motorcycle officers, supervised as follows:
 - ~~(1) Special Operations Division Lieutenant is responsible for the supervision of this function and the sergeants assigned to the division.~~
 - ~~(2) Sergeants assigned to this function are responsible for the direct supervision of officers assigned, including bicycle and motorcycle patrol officers.~~
 - ~~(3) Sergeants assigned to the school resource officer (SRO) function are responsible for the direct supervision of school resource officers.~~
- e. ~~Warrants Division~~ Responsible for serving criminal summons, subpoenas, and warrants issued by the Fayetteville District Court, and this unit is supervised as follows:
 - ~~(3) The Administrative Office of Professional Standards (OPS)/Development Lieutenant is responsible for the supervision of the Warrants Division and the direct supervision of the sergeant assigned to this unit;~~
 - ~~(4) A sergeant is assigned to this unit and is responsible for the direct supervision of the warrants officer(s).~~
- f. Office of Professional Standards Responsible for investigations of officer involved shootings, alleged complaints of employee misconduct or wrongdoing, and monitoring the department's personnel early warning system. This unit is supervised as follows:

- (3) The Administrative Office of Professional Standards (OPS)/Development Lieutenant is responsible for the direct supervision of the sergeant assigned to this unit and coordinating and delegating investigative activities of this unit to specially selected and trained investigators.
 - (4) A sergeant is assigned to this unit and is responsible for investigating allegations of officer misconduct.
- g. Training Division Unit: Responsible for recruiting and training police recruits and instructing and scheduling employees for department and state mandated training. This unit is supervised as follows:
 - (1) The Administrative Office of Professional Standards (OPS)/Development Lieutenant is responsible for the supervision of the Training Division Unit and the direct supervision of the sergeant assigned to this unit;
 - (2) A sergeant is assigned to this unit and is responsible for the direct supervision of firearms instructors, training officer/s and Field Training Officers.
- h. Accreditation—Responsible for the direction of the department’s accreditation programs. This unit is supervised as follows:
 - (3) The Administrative Office of Professional Standards (OPS)/Development Lieutenant is responsible for the supervision of the accreditation unit and the direct supervision of the sergeant assigned to this unit;
 - (4) A sergeant is assigned to this unit and is responsible for the direct supervision of the accreditation program.
- i. Public Information Officer/Community Oriented Policing Division—Responsible for the dissemination of information for the police department to the public and working closely with the community in creative ways to solve problems associated with crime and help improve the overall quality of life in our community. This unit is supervised as follows:
 - (1) The Administrative Community Oriented Policing (COP) Lieutenant is responsible for the supervision of the PIO/Community Oriented Policing Division and the direct supervision of the sergeant assigned to this unit;
 - (2) A sergeant is assigned to this unit and is responsible for the direct supervision of officers.
- j. Crisis Intervention and Response Team—Responsible for providing response, assessment, and resource information to individuals experiencing crisis. The unit is supervised as follows:
 - (1) The Community Oriented Policing (COP) Lieutenant is responsible for the supervision of the Crisis Intervention and Response Team and the direct supervision of the sergeant assigned to this unit;
 - (2) A sergeant is assigned to this unit and is responsible for the direct supervision of the Crisis Intervention Officer(s), the Lead Social Services Advocate assigned to this unit, and the maintenance of all grant reporting requirements;
 - (3) The Lead Social Services Advocate is responsible for the direct supervision of all Social Services Advocates and the University of Arkansas School of Social Work interns.
- k. School Resource Officers—Responsible for. The unit is supervised as follows:
 - (1) The community Oriented Policing (COP) Lieutenant is responsible for the supervision of the School Resource Officer Division and the direct supervision of the sergeant assigned to this unit;

- (2) A sergeant is assigned to this unit and is responsible for the direct supervision of school resource officers.
3. The Administrative Services Division Captain is responsible for coordinating with the Human Resources Department at the City of Fayetteville for personnel-related issues to include:
- a. Hiring;
 - b. Discipline;
 - c. Worker's compensation documents;
 - d. Updating job descriptions
 - (1) The Fayetteville Police Department shall update all employee job descriptions every four (4) years, ensuring job descriptions are current. Job descriptions will include statements of duties and responsibilities for each job within the agency [CALEA 21.2.2]; and
 - e. Annual performance evaluations.

F. Operations Support Division Captain

1. The Operations Support Division Captain is appointed by the Chief of Police and shall directly report to the Deputy Chief of Police. When mandated by the Chief of Police, the Operations Support Division Captain shall assume all responsibilities as the department's chief executive officer (CEO). [CALEA 12.1.2.a.]
2. The Operations Support Division Captain shall coordinate the activities of this division, and is responsible for the following units [CALEA 11.1.1]:
 - f. Special Operations Division: The Special Operations Division Lieutenant is responsible for the supervision of the following divisions and the sergeants assigned to those divisions:
 - (1) Special Events Unit: Responsible for the monitoring, staffing, and scheduling of special events and other functions as assigned. The sergeant assigned to this division is responsible for the direct supervision of the officers assigned.
 - (2) Motorcycle Unit: Responsible for investigating traffic collisions, proactive traffic enforcement, escort details, and other special and/or community events as assigned. The sergeant assigned to this division is responsible for the direct supervision of the officers assigned.
 - (3) Parks and Trails Unit: Responsible for patrolling the city's parks and trails system and building and sustaining community relationships. The sergeant assigned to this division is responsible for the direct supervision of the officers assigned.
 - (4) Entertainment District Unit: Responsible for patrolling the entertainment district and covering special events as assigned. The sergeant assigned to this division is responsible for the direct supervision of the officers assigned.
 - g. Community Services Division: The Community Services Lieutenant is responsible for the supervision of the following divisions:
 - (1) Public Information Officer/Community-Oriented Policing Unit: Responsible for the dissemination of information from the police department to the public and working closely with the community in creative ways to solve problems associated with crime and help improve

- the overall quality of life in our community. The sergeant assigned to this division is responsible for the direct supervision of the officers assigned.
- (2) Crisis Intervention and Response Team: Responsible for providing response, assessment, and resource information to individuals experiencing crisis. The sergeant assigned to this division is responsible for the direct supervision of Crisis Intervention Officer(s), the Lead Social Services Advocate assigned to this unit, and the maintenance of all grant reporting requirements. The Lead Social Services Advocate is responsible for the direct supervision of all Social Services Advocates and the University of Arkansas School of Social Work interns.
 - (3) School Resource Officer Unit: Responsible for promoting school safety by establishing a safe, supportive, and orderly environment that maximizes collaboration for the enhancement of student learning and success. The sergeant assigned to this division is responsible for the direct supervision of the officers assigned.
3. The Operations Support Division Captain is responsible for coordinating with the Information Technology (IT) Division at the City of Fayetteville for IT solutions at the police department.

G. Records Division

1. The Records Division provides data entry and general maintenance of records for the police department. The management team is responsible for assisting the Chief of Police with the preparation of the annual budget and capital improvement program. The Records Division is supervised as follows:
 - a. A civilian Support Services Manager is responsible for the management of the Records Division and the direct supervision of the Assistant Support Services Manager.
 - b. An Assistant Support Services Manager is responsible for the management of the Records Division, and the direct supervision of the Records Coordinator.
 - c. A Records Coordinator is responsible for the direct supervision of the senior support specialists, and the support specialists, and customer service representatives.

H. Central Dispatch Center (CDC)

1. The CDC is the primary Public Safety Answering Point (PSAP) for Fayetteville 9-1-1 and non-emergency calls. CDC is responsible for dispatching police, fire, and city services as needed and for ensuring all calls for service are promptly and efficiently handled. CDC is supervised as follows:
 - a. A civilian Dispatch Manager is responsible for the management of the Central Dispatch Center, which is a 24-hour operation, and direct supervision of the Assistant Dispatch Manager.
 - b. An Assistant Dispatch Manager is responsible for the direct supervision of Dispatch Shift Supervisors and for assisting with the management of the Central Dispatch Center.
 - c. Dispatch Shift Supervisors are responsible for the direct supervision of civilian dispatchers.

IV. BUDGETING

- A. The Central Dispatch Center is supported by the City of Fayetteville's general fund program 2600.
- B. The Records Division and the Administrative Division are supported by the City of Fayetteville's general fund program 2900.
- C. The Patrol Division and the Criminal Investigation Division are supported by the City of Fayetteville's general fund program 2940.
- D. The narcotics unit is supported by the City of Fayetteville's general fund 2960.

V. DIRECTION

E. CHAIN OF COMMAND

- 1. The chain of command is the clear line of authority from the Chief of Police to every employee that facilitates effective decision-making and organizational communication. Employees shall utilize, recognize and respect the chain of command in all official actions, as designated in the order of rank.

F. Order of Rank

- 1. The following list is the order of rank of sworn employees of the department and this list also specifies the chain of command [CALEA 11.1.1, 12.1.2 d.):
 - a. Chief of Police
 - b. Deputy Chief of Police
 - c. Captain
 - d. Lieutenant
 - e. Sergeant
 - f. Corporal
 - g. Officer

G. Unity of Command

- 1. Each employee shall be responsible, or accountable to, his or her regular immediate supervisor(s), except when working on a special assignment, incident or temporarily assigned to another unit. In such cases, the employee shall be accountable to the first-line supervisor in charge of the assignment or incident. The ~~Administration~~ **Administrative Services Division** Captain shall maintain the department's organizational chart, and it is located on the department's network drive.
- 2. At times, a commanding officer may be required to give a lawful order to an employee, or component, that is outside of his/her normal chain of command. In such cases the rank will be respected, and the order shall be obeyed [CALEA 12.1.3].

H. Supervisory Responsibility

1. Supervisory personnel shall be responsible for maintaining the department's high level of standards and shall be held accountable for the activities and performance of employees under their immediate supervision [CALEA 11.3.2 (NT)].
2. In order to achieve the basic goals and objectives of the Fayetteville Police Department, each supervisor must effectively direct, coordinate, and control the performance of each employee under his immediate supervision.
3. It shall be the policy of the Fayetteville Police Department to assign supervisory personnel with peripheral assignments at the order of the Chief of Police in addition to their primary responsibility of supervising subordinates so that department goals and plans are being performed properly according to policies and procedures. This duty roster is maintained by the Patrol Captain, and it is located on the department's network drive.

I. Lawful Order of a Supervisor

1. All employees shall promptly and to the best of their ability carry out any lawful orders directed by a supervisor, including any order relayed from a supervisor by an employee of the same or lesser rank. A "lawful order" is an order which employees should reasonably believe to be in keeping with the performance of their duties [CALEA 12.1.3]:
 - a. Employees shall not obey any order which they know or should know would require them to commit any illegal act;
 - b. Insubordination shall include conduct directed at a superior officer which is disrespectful, mutinous, insolent, or abusive in nature;
 - c. Supervisory personnel shall retain a proper reserve and respect in all official relations with subordinates, being careful to abstain from violent or abusive language in giving orders or direction to subordinates.

J. Conflicting Orders

1. In the event an employee receives an order which is in conflict with a previous order, rule, regulation, or directive, the employee shall immediately and respectfully inform the supervisor issuing the order of the conflict [CALEA 12.1.3].
 - a. If the supervisor does not alter or retract the conflicting order, the most recent order shall stand and the responsibility for the conflict shall be placed on the supervisor. The employee shall not be held responsible for disobedience of the order.
 - b. The employee shall advise his immediate supervisor through departmental correspondence of the situation surrounding the conflicting order and the supervisor shall resolve the situation.
 - c. The Chief of Police shall be provided a copy of all correspondences concerning the conflicting order and resolution.

K. Authority and Responsibility [CALEA 11.3.1]

1. All personnel shall exercise such authority as is commensurate with their responsibilities to perform the tasks and duties described in their job description [CALEA 11.3.1 a.].
2. All personnel shall be responsible for that authority which is delegated to them and shall be held accountable for the exercising of that authority [CALEA 11.3.1 b.].

L. Succession of Command

1. The assignment as “acting authority” may be used where the Chief of Police anticipates his absence due to training, vacation, temporary physical or mental inability, or other short-term unforeseeable absences [CALEA 12.1.2 a.].
 - a. In the absence of the Chief of Police, the Deputy Chief of Police will assume the duties as the Chief of Police’s acting authority.
 - b. In normal day-to-day operations, command protocol shall be by order or rank within the division or function of the particular operation [CALEA 12.1.2 d.].
 - c. For exceptional situations that arise (special events, University of Arkansas sporting events, etc.), command protocol shall be by order of rank, and seniority within the rank, if two or more are present of the same rank [CALEA 12.1.2 b.].
 - d. For situations that involve personnel of different functions engaged in a single operation, command protocol shall also be by order of rank, and seniority within the rank [CALEA 12.1.2 c.].
 - e. Incident Command System (ICS) protocol will be followed in the transfer of command (see policy 46.1.2 Critical Incidents).

M. Functional Communication

1. Staff Meetings: The Chief of Police or his designee will conduct a staff meeting as needed [CALEA 12.1.4 (NT)]:
 - a. Time will be set-aside at the end of the staff meeting for discussing areas of special interest to staff members.
 - b. The staff meeting will include those individuals whose presence is deemed necessary.
2. Cooperation
 - a. The department shall strive to maintain good internal communication and encourage full cooperation among organizational components. To that end, regular meetings are suggested among personnel of separate organizational components to provide an effective network of personnel communication.
 - b. Other means of personnel communications are available for use including patrol shift briefings, staff meetings, Labor-Management Team meetings, e-mail, voicemail, and the exchange of daily bulletins/memorandums.

POLICIES, PROCEDURES, AND RULES

Subject: 12.2.1 Policies, Procedures, & Rules Development & Review Procedures	Effective Date: October 6, 2015
Reference: A.C.A. 14-51-302	Version: 5 6
CALEA: 12.2.1, 12.2.2	No. Pages: 3

I. PURPOSE

The purpose of this directive is to establish procedures for development of new or revised department policies, procedures, and rules. Departmental General Orders and Memorandums will also be covered in this policy [CALEA 12.2.1 d.].

II. POLICY

- A. It shall be the policy of the Fayetteville Police Department that its members receive written communications in an orderly manner so that accurate information flows smoothly throughout the organization. For the purpose of clarification [CALEA 12.2.1 d.]:
1. A "Policy, Procedure, & Rule" is a written directive concerning policies, procedures, and rules for department personnel which must be approved by the governing body of the municipality (Arkansas Code Annotated 14-51-302). A "Policy, Procedure, & Rule" is an overall plan that embraces the general goals and acceptable procedures of the department often for specific topic areas. It maintains an outline format and is chronological in number sequence and by topic area [CALEA 12.2.1 d., f., g.].
 2. A "General Order" is a written statement defining in more specific terms the procedures for day-to-day operation of the department. General Orders are approved and issued by the Chief of Police as necessary for maintaining an efficient operation. General Orders are intended to greatly benefit an officer by giving more specific details for a particular subject but maintain the spirit of the more formal Policies, Procedures, & Rules which require approval of City Council. A "General Order" maintains an outline format and is chronological in numerical sequence [CALEA 12.2.1 d., h.].
 3. "Memorandums" are written directives issued by the Chief of Police or other supervisors of the police department providing instruction and direction for department personnel. "Memorandums" are written in most cases in narrative format with a standard memorandum heading [CALEA 12.2.1 c., d., h.].

4. Rules and Regulations are specific guidelines to which all employees must adhere. Rules and regulations are usually part of the City of Fayetteville written directives system [CALEA 12.2.1 g.].
 5. Officers identifying the necessity for changes or additions to policy and general orders shall forward such recommendations through the chain of command to the Administrative Division.
 6. The Chief of Police has the authority to issue, modify, or approve policies in order to seek approval by resolution of the City Council and has the authority to issue, modify, or approve general orders [CALEA 12.2.1 b.].
 7. “Policies, Procedures, and Rules” will contain a standardized heading and will include the following sections when applicable [CALEA 12.2.1 d.]:
 - a. Subject line containing policy number and policy title;
 - b. Effective date line containing effective date;
 - c. Reference line for references to include other departmental directives, state law, etc.;
 - d. Version line containing the version number of policy;
 - e. CALEA reference line containing applicable CALEA standard numbers;
 - f. Page number section containing number of pages.
 8. “General Orders” will contain a standardized heading section and will include the following sections when applicable [CALEA 12.2.1 d.]:
 - a. General Order Sequential number assigned to the document;
 - b. Subject line including the title of general order;
 - c. Cross-reference line including other directive or law references;
 - d. Date approved by Chief of Police;
 - e. Chief of Police’s typed name and signature.
- B. The following method will be used for review of newly proposed or revised “Policies, Procedures and Rules” and “General Orders”:
1. The Chief of Police will assign ranking members of the department to policy review that will include the identification of policy needs, writing new policy, updates, indexing, revising, purging, archiving, and purging revisions [CALEA 12.2.1 e.]:
 - a. “Policies, Procedures, and Rules” and “General Orders” will be indexed by numeric title and provided subject titles as well. Each type will be maintained in their system. An index will be maintained for personnel to locate documents by subject type.
 - b. The department recognizes revising is necessary to the written communication system. Revisions that are identified as necessary are required to go through the same procedures for completion as are required for new documents.
 - c. The department recognizes archiving is necessary to the written communication system to ensure access to previous versions which may be required to address complaints or litigation from the time period the directive was in effect. Documents that have been revised or are no longer needed will be removed from the written communication system and archived electronically.

- d. The department recognizes updating is necessary to the written communication system. Written communications that become obsolete and cannot be revised will be formally purged from our system.
 - (1) “Policies, Procedures, and Rules” identified to be purged will be approved by the Chief of Police and then also approved by the governing body of the municipality.
 - (2) “General Orders” identified to be purged will be approved by the Chief of Police.
 - ~~e. The department recognizes revising is also necessary to the written communication system. Revisions that are identified as necessary are required to go through the same procedures for completion as are required for new documents.~~
2. The ranking members assigned to policy review will analyze and research policy needs to ensure policies meet all governing standards, suit the operations of this department, and do not contradict other agency directives or law [CALEA 12.2.1 i.].
 3. The following shall have the opportunity to review new or updated policies, procedures, and rules and provide feedback prior to approval by the City Council:
 - a. Mayor;
 - b. City Legal Staff;
 - c. All employees of the department.

C. Dissemination and Storage of Policies and General Orders [CALEA 12.2.2]

1. The department's written policies and general orders will be stored in the agency's policy management software system [CALEA 12.2.2 b.]:
 - a. The agency's policy management software system will be accessible to all personnel.
 - b. Hard copies of the entire computer manual will be placed in Administration and in the officers' squad room.
 - c. The manual will be kept up to date regarding any changes that are made in policies or general orders by the Administrative **Services** Captain or his/her designee.
 - d. The dissemination of existing, new, and newly revised directives to all personnel will be accomplished through the agency's policy management software system [CALEA 12.2.2 a.].
 - e. The policy management software system will log receipt and review of disseminated directives [CALEA 12.2.2 c.].

POLICIES, PROCEDURES, AND RULES

Subject: 41.1.1 Patrol	Effective Date: August 28, 2020
Reference: 41.2.17, 41.3.5, 1.2.2, G.O. #24	Version: 7 8
CALEA: 41.1.1, 41.1.2, 81.2.4, 11.4.5, 41.2.1, 41.2.4	No. Pages: 5 6

I. PURPOSE

The purpose of this directive is to state policies relating to the organization, administration, and operations of the patrol component of the Fayetteville Police Department (FPD).

II. POLICY

The patrol function is a primary law enforcement responsibility and embraces much more than the act of patrolling. It is a generalized service in which officers engage in a wide variety of activities to include, but not limited to, enforcing traffic/criminal laws, apprehending criminals, responding to calls for service, crime prevention, accident investigation, conducting preliminary and follow-up investigations, community relations, maintenance of public order, etc. It is the policy that the Fayetteville Police Department FPD shall be available for public service and emergency calls 24 hours a day, each day of the week [CALEA 41.1.1a].

A. ORGANIZATION AND ADMINISTRATION

1. Patrol Performance
 - a. The Chief of Police shall be responsible for reviewing annual patrol performance measures.
 - b. These performance measures must be attainable, quantifiable, and measurable.
2. The Chief of Police will be responsible for establishing procedures to ensure positive communication between patrol and other divisions and programs within the department.
3. Officer Assignment
 - a. The Chief of Police will be responsible for assigning officers to a shift patrol squad [CALEA 41.1.1 b].
 - b. The assignment will be based on a uniform procedure to ensure impartiality in the decision-making process.
 - c. Officers within the Patrol Division will participate in an annual shift bid process to more evenly distribute training, skills, and experience across patrol squads.
 - (1) All sworn members below the rank of sergeant assigned or transferring to the Patrol Division shall participate in the shift bid.

- (2) Sworn supervisors will continue to be placed as they are directed by the Chief of Police.
- d. The annual shift bid process will utilize the following guidelines [CALEA 41.1.1 b, c]:
- (1) Shift bid documents shall be distributed to personnel through the Patrol Division lieutenants and officers shall return the completed documents to the lieutenants on or before the deadline established by the Patrol Captain.
 - (2) The bid will be seniority-based.
 - (3) When possible, a minimum of four senior officers, defined as an officer having 5 years or more with FPD, will be assigned to each day and night shift patrol squads.
 - a. If the four senior officer positions are not voluntarily filled during the bid process, senior officers will be selected and assigned to patrol squads by the Chief of Police or his/her designee. Senior officers in this process are defined as officers with a minimum of five years of experience with the FPD or as defined by the chief of police as of the established bid deadline established by the Patrol Captain. If the four slots per squad are not filled through the bid process, senior officers with the least seniority with the department will be assigned to the night shift squads.
 - b. If any of the senior officers assigned to the night shift squads leave the department or are assigned to a different division before the deadline established by the Patrol Captain, the next senior officer with the least seniority will be moved to the night shift. If a senior officer assigned to a squad leaves the department after the shift bid process is complete, squad assignments will remain as posted.
 - c. Once assignments are set, they will remain in effect until the next shift bid process. On occasion, officers may be moved throughout the year when there is a specific need to improve the efficiency of the department, as deemed necessary by the Chief of Police or his/her designee.
 - d. Officers assigned to the Patrol Division after the shift bid process will be placed where staffing is needed until the next annual shift bid process.
 - e. Senior officers rotating to the Patrol Division after the shift bid process will be assigned at the discretion of the Chief of Police who will give consideration to seniority.
- e. Supervisors assigned to the Patrol Division will make day-to-day decisions pertaining to patrol shift scheduling to include [CALEA 41.1.1 c]:
- ~~f. Patrol shift supervisors scheduling responsibilities include:~~
- (1) Beat assignment and beat rotation schedules [CALEA 41.1.1 d, e].
 - (2) Scheduling to ensure sufficient personnel are available for daily assignment to meet prescribed minimum staffing levels.
 - (3) Anticipating pre-planned major events and ensuring availability of personnel required.
 - (4) Monitoring and minimizing overtime expenditures.

- (5) Coordinating officers' attendance at training, meetings, court, etc.
 - g. The shift supervisor(s) will be responsible for field operations.
 - h. When determining scheduling for patrol officers and first line supervisors, daily workload requirements, maximum coverage and departmental needs take priority over personal preference [CALEA 41.1.1 f].
- 4. Roll Call and Briefing
 - a. Officers shall attend roll call and briefing at the beginning of each shift until released by the shift supervisor. Shift roll call/briefing shall include [CALEA 41.1.2]:
 - 1) Briefing officers with information regarding daily patrol activity, with particular attention given to unusual situations and changes in the status of wanted persons, stolen vehicles, and major investigations;
 - 2) Notifying officers of potential and actual police hazards in the area;
 - 3) Notifying officers of changes in schedules and assignments;
 - 4) Notifying officers of new or revised policies, procedures, rules and general orders; and
 - 5) Evaluating officer readiness to assume patrol (uniform, equipment, vehicle, etc.).
- 5. The number of units assigned to a call is determined by the specific elements that, by their presence or absence may affect the severity of the incident and the type of response to properly conclude the incident. The number of units normally assigned to a call has been predetermined and programmed into the CAD system as a guideline to follow.
- 6. Response to some calls may require additional officers in order to deal effectively with the incident. Officers and supervisors may request more or fewer units at their discretion. The Chief of Police and/or his designee will determine these calls. Examples include, but are not limited to [CALEA 81.2.4 e.]:
 - a. An assault/battery on an officer;
 - b. On-scene arrest for a felony or violent misdemeanor;
 - c. Resistance to arrest;
 - d. Use of force;
 - e. A serious crime in progress; or
 - f. A fleeing suspect.

Central Dispatch Center shall ensure the dispatch of two officers to these call types where appropriate and patrol supervisors have the authority to increase/decrease the number of officers responding to any incident. When necessary, officers should request back-up assistance, and when possible, responding officers should coordinate their simultaneous arrival.

- 7. The following responses require the presence of a patrol supervisor at the scene for the purpose of assuming command. These include, but are not limited to [CALEA 81.2.4 f.]:
 - a. Critical incident requiring scene organization;
 - b. Confirmed armed robbery with ensuing investigation;
 - c. Major events or multi-faceted special event;
 - d. Officer involved death or serious injury investigation.

8. The Chief of Police shall determine what calls do not require the dispatch of an officer and can be effectively handled by receiving information through an alternative method (telephone, on-line, etc.).
9. The Chief of Police shall be notified through the chain of command immediately of the following types of incidents:
 - a. Serious injury to police officer.
 - b. Accident involving police vehicle where an officer or citizen is injured, or major property damage is involved.
 - c. Major crimes to include murder, bank/store robbery, prisoner escape, or any heinous crime.
 - d. Barricaded/hostage situation.
 - e. Disasters or catastrophes.
 - f. Serious complaint or incident involving an officer.
 - g. Fatality accidents.
 - h. Any incident where there may be a question of the department's liability or which may result in a heightened community interest [CALEA 11.3.3].
10. Incidents of a less serious nature shall be reported through the chain of command as directed.

B. OPERATIONS

1. Preliminary and Follow-up Investigations.

Preliminary investigation is a matter of routine for patrol officers. Follow-up investigations may be done at the officer's initiation or supervisor direction. Follow-up investigations on certain crimes may be coordinated and/or conducted by investigative personnel as determined by a supervisor.

2. An emergency mode of operation with emergency lights and siren activated may be used when responding to the following listed emergencies. Officers may exceed the speed limit, proceed with caution through stop signs and red lights, and may disregard other traffic laws when done safely in response to the following listed emergencies [CALEA 41.2.1]:
 - a. Authorized pursuits
 - b. Aggravated assault in progress
 - c. Rape in progress
 - d. Armed robbery in progress
 - e. Kidnapping in progress
 - f. Injury accident
 - g. Routine or emergency calls when traffic congestion prevents response.
 - h. Officer in need of assistance
 - i. Any other serious incident or with supervisor authorization

This exemption shall not relieve any officer of an authorized emergency vehicle from the lawful responsibility to drive with due regard for the safety of all persons, nor shall it protect the officer from the consequence of a reckless disregard for the safety of others. If an officer is driving in emergency mode, lights and siren must be used in accordance with state law.

3. In the course of routine patrol and in response to non-emergency calls, officers will operate their vehicles without the use of emergency lights or siren.
4. Officers assigned to patrol must understand, as first responders, they may find themselves on many occasions at scenes where they need to make additional notifications to personnel or agencies with specific expertise and/or authority [CALEA 41.2.4]:
 - a. Officers of the ~~Fayetteville Police Department~~ **FPD** are expected to make logical decisions in this area and fully consider various types of notifications that may need to be made for safety as well as case or investigation preservation and purposes.
 - b. In cases of death response/investigation, officers with the assistance of dispatch should notify the shift supervisor, detective supervisory personnel, and the coroner's office.
 - c. In incidents where medical treatment is warranted, officers should ensure Emergency Medical Services personnel are notified. Officers should follow the Secondary Emergency Notification of Dispatch SEND protocol:
 - (1) Provide the chief medical complaint and incident type and number of persons injured.
 - (2) Provide the approximate age of patient(s).
 - (3) Provide whether patient is conscious and alert.
 - (4) Provide if the patient is breathing and if so, is breathing with difficulty.
 - (5) Provide if the patient is experiencing chest pain.
 - (6) Provide if the patient is experiencing severe bleeding.
 - d. When encountering uncontrolled fires, officers should immediately ensure Fayetteville Fire Department is notified for response.
 - e. In cases where public utilities have been disturbed, officers should request dispatch assist them in making the proper notifications to public utilities personnel.
 - f. Officers must communicate with their supervisors during incidents in which information should be provided to the news media, to include incidents requiring major road closings, large area evacuations, and for providing suspect information that is advantageous or required for an investigation. Such media disclosures should be channeled through the Public Information Officer (PIO) as directed in Fayetteville Police Policy 54.1.1 (Public Information Policy). Policy 54.1.1 also governs routine news media inquiries that may be handled by shift supervisors.
 - g. In cases involving crimes in other jurisdictions, officers shall be responsible for making prompt notification to the appropriate law enforcement agency. Officers shall also be responsible for applicable reports or documentation.
5. Field Interviews/Intelligence Reports: Patrol personnel will document all field interviews/intelligence reports to provide other officers and detectives with information concerning suspicious persons (See Fayetteville Police Policy 1.2.2 Warrantless Detention, Search and Seizure).
6. Officer Access to Radio Communications
 - a. When possible, all patrol officers shall be equipped with a portable radio and/or a mobile radio unit.
 - b. Patrol officers shall give their badge number as their unit number in radio communications.

- c. Patrol officers shall utilize the appropriate 10-code, signals and dispositions in keeping each other, supervisors, and dispatchers informed of locations, the nature or status of a call, and developments in an investigation.
 - d. When working with other departments on an incident, officers should refrain from using 10-codes and should use plain language.
7. Uniforms: Refer to 41.3.5 Grooming and Uniform Requirements.
8. Specialized Assignments: ~~Fayetteville Police Department~~ **FPD** recognizes the need to staff specialized units which provide a supportive function to the patrol division.
- a. An announcement shall be made and posted to all personnel when an opening occurs to a specialized unit.
 - b. The announcement will contain requirements and criteria for personnel to be appointed to the specialized unit.
 - c. The announcement will describe the selection process to be used for appointment to the specialized unit.
 - d. The following are specialized units within the department:
 - 1) ~~Detective~~ **Investigation Units**
 - 2) Emergency Response Team
 - 3) Crisis Negotiation Team
 - 4) Canine Officer
 - 5) **Entertainment District Unit**
 - 6) ~~Bicycle Patrol~~ **Parks and Trails Unit**
 - 7) Motorcycle ~~Patrol~~ **Unit**
 - 8) School Resource Officer **Unit**
 - 9) Field Training Officer
 - 10) Community Oriented Policing **Unit**
 - 11) Training ~~Division~~ **Unit**
 - 12) Warrants ~~Division~~ **Unit**
 - 13) Peer to Peer Support Program
 - 14) **Crisis Intervention and Response Team**
 - e. In the limited circumstances where a specialized assignment needs to be filled immediately, the chief of police or his designee can appoint personnel to any of these assignments.
9. Canine, motorcycle and bicycle units: The canine, motorcycle and bicycle units provide a specialized, supportive function to patrol units.

POLICIES, PROCEDURES, AND RULES

Subject: 41.2.5 Missing Persons	Effective Date: October 30, 2020
Reference: G.O. #24, #25, 42 USC 5779 (c) 34 USC 41307 (a), ACA 12-12-110, ACA 12-12-205, 44.1.1	Version: 2 3
CALEA: 41.2.5, 41.2.6	No. Pages 8

I. PURPOSE

The purpose of this policy is to establish guidelines and responsibilities regarding this agency's response to reports of missing and unidentified persons and missing children investigations.

II. DEFINITIONS

1. The term **missing adult** refers to a person who is:
 - a. Twenty-one (21) years of age or older;
 - b. Whose residence is in Arkansas or is believed to be in Arkansas; and
 - c. Who has been reported to a law enforcement agency as missing under circumstances indicating that:
 - (1) The individual has a physical or mental disability as evidenced by written documentation;
 - (2) The individual is missing under circumstances indicating that the disappearance was not voluntary;
 - (3) The individual is missing under circumstances indicating that the individual's safety may be in danger; or
 - (4) The individual is missing as a result of a natural or intentionally caused catastrophe.
2. The term **missing child** refers to a person who is:
 - a. Younger than twenty-one (21) years of age; and
 - b. Whose residence is in Arkansas or is believed to be in Arkansas; and
 - c. Whose location is unknown or who has been taken, enticed, or kept from any person entitled by law or a court decree or order to the right of custody.
 - d. ~~Whose whereabouts are unknown to his or her custodial parent, guardian, or responsible party~~
3. The term **risk factors** refers to a missing child who is:
 - a. 13 years of age or younger; or
 - (1) This age was designated because children of this age group have not established independence from parental control and do not have the

survival skills necessary to protect themselves from exploitation on the streets.

b. Believed or determined to be experiencing one or more of the circumstances noted below:

- (1) Is out of the zone of safety for his or her age and developmental stage.
 - a) The zone of safety will vary depending on the age of the child and his or her developmental stage. In the case of an infant, for example, the zone of safety will include the immediate presence of an adult custodian or the crib, stroller, or carriage in which the infant was placed. For a school-aged child the zone of safety might be the immediate neighborhood or route taken between home and school.
- (2) Has a mental or behavioral disability, or a medical condition. If the child is developmentally disabled or emotionally/behaviorally challenged, he or she may have difficulty communicating with others about needs, identity, or address. The disability places the child in danger of exploitation or other harm. Special considerations should be given to missing persons with autism spectrum disorders in that they are known to be drawn to bodies of water and areas of high vehicular traffic.
- (3) Is drug dependent, including prescribed medication and/or illegal substances, and the dependency is potentially life-threatening.
 - a) Any drug dependency puts the missing child at risk. The diabetic or epileptic child requires regular medication or his or her condition may become critical. The abuser of illegal drugs, on the other hand, may resort to crime or become the victim of exploitations.
- (4) Has been absent from the home for more than 24 hours before being reported to law enforcement as missing.
 - a) While some parents may incorrectly assume 24 hours must pass before law enforcement will accept a missing-person case, a delay in reporting might also indicate the existence of neglect, abuse, or exploitation within the family.
- (5) Is in a life-threatening situation.
 - a) The environment in which the child is missing may be particularly hazardous. Examples of a dangerous environment could be a busy highway for a toddler, an all-night truck stop for a teenager, or an outdoor environment in inclement weather for a child of any age.
- (6) Is in the company of others who could endanger his/her welfare.
 - a) A missing child in such circumstances is in danger not only of sexual exploitation, but also of involvement in criminal activity such as burglary, shoplifting, and robbery or other violent crimes.
- (7) Is absent in a way inconsistent with established patterns of behavior and the deviation cannot be readily explained.
 - a) Most children have an established and reasonable predictable routine. Significant, unexplained deviations from that routine increase the probability of risk to the child.
- (8) Is involved in a situation causing a reasonable person to conclude the child should be considered at risk.

- a) Significant risk to the child can be assumed if investigation indicates a possible abduction, violence at the scene of abduction, or signs of sexual exploitation.

4. The term **Unidentified person** refers to a person who is:

- a. Living or deceased; and
- b. Unidentified after all available methods used to identify a person have been exhausted; or
- c. A decedent released to the State Crime Laboratory in which the identity of the decedent cannot be established to the satisfaction of the State Medical Examiner.

III. POLICY

This policy will define protocols in response to missing persons and will also define protocol required in missing children investigations.

IV. MISSING AND OR UNIDENTIFIED PERSONS

A. ~~Officers~~ **Sworn employees** responding to an investigation of missing and unidentified persons ~~will~~ **shall** apply the following protocol [CALEA 41.2.5] [CALEA 41.2.6 e.]:

1. If the missing person is determined to be a child, elderly [age 65 or older or an Alzheimer's/Dementia patient(s)] or disabled, the ~~officer~~ **sworn employee** shall notify ~~the~~ **a sworn** supervisor and follow the guidelines set forth in Fayetteville Police Department (FPD) General Order 24 (Standard Operating Procedure for A Child is Missing) and General Order 25 (Standard Operating Procedure for Morgan Nick Amber Alert System) if applicable [CALEA 41.2.5 g.] [CALEA 41.2.6 b.].
2. In cases of missing persons where foul play is suspected, the ~~officer~~ **sworn employee** shall report this information to his/her supervisor who shall make notification to a supervisor of the Criminal Investigation Division (CID) [CALEA 41.2.5 g.].
3. For all types of missing and unidentified person reports, ~~officers~~ **sworn employees** will investigate without delay. These include at risk persons, missing adults, and missing children. The responding ~~officer~~ **sworn employee** shall gather investigative information and a detailed description of the missing person and initiate the notification process through ~~the Arkansas Crime Information Center/National Crime Information Center (ACIC/NCIC)~~ **NCIC/ACIC**. The ~~officer~~ **sworn employee** shall immediately report that information to ~~the~~ **the** Central Dispatch Center (CDC). ~~The Central Dispatch Center CDC~~ **CDC** shall immediately enter ~~or notify the Records Division~~ **to enter the missing person into the Arkansas Crime Information Center/National Crime Information Center (ACIC/NCIC)**. Upon locating the missing person, ~~officers~~ **sworn employees** are responsible for providing the details of ~~location~~ **the recovery** to ~~Central Dispatch Center CDC~~ **for deletion from ACIC/NCIC**. ~~The Central Dispatch Center CDC~~ **shall notify the**

Records Division to remove located persons from ACIC/NCIC [CALEA 41.2.5 a., b., c.].

4. Follow up investigation will be conducted by patrol and/or investigative personnel when necessary [CALEA 41.2.5 e., f.]. Follow-up contact with the reporting person(s) is recommended after the initial reports and searches are made ~~and later during investigation~~. This will keep the reporting person(s) informed and will provide the police investigation with any necessary updates [CALEA 41.2.5 e.].
5. In each **reported** missing person ~~report~~ situation, ~~officers~~ **sworn employees** and their supervisors will make a determination as to what type of field search effort will be undertaken. Requests for additional resources or coordination with other agencies may be necessary. Factors to be considered in this determination include:
 - a. Length of time that has passed since the disappearance;
 - b. Age and mobility of the missing person;
 - c. **Physical/Mental disabilities, infirmity** and/or need for medication; **and**
 - d. Suspicious circumstances to include foul play suspected.
6. Types of searches that may be used include, but are not limited to [CALEA 41.2.5 f.]:
 - a. ~~At the time of report, officers~~ **Searches should shall** always begin with a ~~search of~~ the missing person's residence, **vehicles**, and surrounding area. Children in particular may be hiding or have gone unnoticed inside the residence, **vehicles, or surrounding areas**;
 - b. Door-to-door (foot search making contacts with residents/passers-by);
 - c. Neighborhood canvas (larger scale foot and vehicle search); **and**
 - d. Use of canine.
7. The supervisor will ensure the following information is collected, if known, and broadcasted [CALEA 41.2.5 a. b.]:
 - a. **Full** ~~N~~ame (first, middle, and last), race, sex, and date of birth;
 - b. Physical description;
 - c. Clothing description;
 - d. Physical/Mental disabilities;
 - e. Unusual circumstances; **and**
 - f. Vehicle information.

~~V. Missing Children~~ MISSING OR UNIDENTIFIED CHILDREN

- A. It shall be the policy of this agency to thoroughly investigate all reports of missing children, including runaway, abandonment, abducted, unidentified children, or missing for other reasons. Additionally, every child reported missing to this agency will be considered at risk until significant information to the contrary is confirmed [CALEA 41.2.6 a.].

1. Actions upon determination of risk factors:

- a. If it is determined risk factors are involved in the report of a missing child, the child will be considered at risk, and an expanded investigation, including the use of all appropriate resources, will immediately commence.

- (1) While all missing-child incidents should be thoroughly investigated, those involving risk factors indicate a heightened likelihood of danger to the child and, therefore, require an intensive response.
 - b. Existing interagency response protocols and community notification methods, if available and appropriate, will be activated [CALEA 41.2.5 d. and 41.2.6 d.]. Community notification methods include:
 - (1) A Child Is Missing (ACIM);
 - (2) Morgan Nick Amber Alert System; and
 - (3) FPD social media platforms.
- B. Jurisdictional conflicts are to be avoided when a child is reported missing. If a missing child either resides in, or was last seen in this jurisdiction, this agency will immediately initiate the required reporting process. If a child resides in this jurisdiction and was last seen in another jurisdiction, but the law-enforcement agency covering that jurisdiction chooses not to take a missing-child report, this agency will assume reporting and investigative responsibilities. A supervisor will be notified of cases involving jurisdictional conflicts [CALEA 41.2.6 c.].
- C. Questions concerning parental custody occasionally arise in relation to missing-child reports. It shall be the policy of this agency to accept the report of a missing child even if custody has not been formally established. Reporting parties shall be encouraged to obtain legal custody as soon as possible; however, since the safety of the missing child(ren) is paramount, members of this agency will open a case when it can be shown the child has been removed, without explanation, from his or her usual place of residence. If custody has not been established by the Court, then the law enforcement responsibility is to ensure the child is safe only.
- D. ~~Officers~~ Sworn employees who encounter unidentified children shall make every attempt to identify the child and locate his/her parent or guardian. ~~Officers~~ Sworn employees must be alert to any evidence suggesting the child is the victim of a crime and take steps necessary to protect and secure any area identified as a potential crime scene. ~~Officers~~ Sworn employees should notify ~~the Central Dispatch Center~~ CDC and provide a complete description of the child. ~~Officers~~ Sworn employees shall notify the supervisor on duty of the circumstances surrounding the unidentified child. It shall be the responsibility of the on-duty supervisor to determine if the ~~Criminal Investigation Division~~ CID is to be notified. When ~~officers~~ sworn employees identify the child, ~~officers~~ sworn employees shall determine if the child is entered as missing in ACIC/NCIC records, and if so, ~~officers~~ sworn employees should ensure the entry is revised to reflect the recovery of the child. When the parent or guardian is identified and located, ~~officers~~ sworn employees shall investigate to determine the facts and circumstances to determine if it is safe to release the child to the parent or guardian. ~~Officers~~ Sworn employees shall submit a report documenting any encounter with unidentified children. Children who remain unidentified, alive or deceased, shall be entered into the ACIC/NCIC Unidentified Persons File by ~~Central Dispatch Center~~ the CDC or Records Personnel.

E. DEFINITIONS

1. The term ~~missing child~~ refers to a person who is:
 - a. ~~Younger than 21~~ **eighteen (18)** years of age; and
 - b. ~~Whose residence is in Arkansas or is believed to be in Arkansas; and~~
 - c. ~~Whose location is unknown or who has been taken, enticed, or kept from any person entitled by law or a court decree or order to the right of custody.~~
 - d. ~~Whose whereabouts are unknown to his or her custodial parent, guardian, or responsible party~~
2. ~~A missing child will be considered at risk when one or more of the risk factors are present.~~
3. ~~Risk Factors refer to a missing child who is:~~
 - a. ~~13 years of age or younger; or~~
 - (1) ~~This age was designated because children of this age group have not established independence from parental control and do not have the survival skills necessary to protect themselves from exploitation on the streets.~~
 - b. ~~Believed or determined to be experiencing one or more of the circumstances noted below:~~
 - (1) ~~Is out of the zone of safety for his or her age and developmental stage.~~
 - b) ~~The zone of safety will vary depending on the age of the child and his or her developmental stage. In the case of an infant, for example, the zone of safety will include the immediate presence of an adult custodian or the crib, stroller, or carriage in which the infant was placed. For a school aged child the zone of safety might be the immediate neighborhood or route taken between home and school.~~
 - (2) ~~Has a mental or behavioral disability, or a medical condition. If the child is developmentally disabled or emotionally/behaviorally challenged, he or she may have difficulty communicating with others about needs, identity, or address. The disability places the child in danger of exploitation or other harm. Special considerations should be given to missing persons with autism spectrum disorders in that they are known to be drawn to bodies of water and areas of high vehicular traffic.~~
 - (3) ~~Is drug dependent, including prescribed medication and/or illegal substances, and the dependency is potentially life threatening.~~
 - b) ~~Any drug dependency puts the missing child at risk. The diabetic or epileptic child requires regular medication or his or her condition may become critical. The abuser of illegal drugs, on the other hand, may resort to crime or become the victim of exploitations.~~
 - (4) ~~Has been absent from the home for more than 24 hours before being reported to law enforcement as missing.~~
 - b) ~~While some parents may incorrectly assume 24 hours must pass before law enforcement will accept a missing person case, a delay~~

in reporting might also indicate the existence of neglect, abuse, or exploitation within the family.

~~(5) Is in a life-threatening situation.~~

~~b) The environment in which the child is missing may be particularly hazardous. Examples of a dangerous environment could be a busy highway for a toddler, an all night truck stop for a teenager, or an outdoor environment in inclement weather for a child of any age.~~

~~(6) Is in the company of others who could endanger his/her welfare.~~

~~b) A missing child in such circumstances is in danger not only of sexual exploitation, but also of involvement in criminal activity such as burglary, shoplifting, and robbery or other violent crimes.~~

~~(7) Is absent in a way inconsistent with established patterns of behavior and the deviation cannot be readily explained.~~

~~b) Most children have an established and reasonable predictable routine. Significant, unexplained deviations from that routine increase the probability of risk to the child.~~

~~(8) Is involved in a situation causing a reasonable person to conclude the child should be considered at risk.~~

~~b) Significant risk to the child can be assumed if investigation indicates a possible abduction, violence at the scene of abduction, or signs of sexual exploitation.~~

~~4. Actions upon determination of risk factors.~~

~~a. If it is determined risk factors are involved in the report of a missing child, the child will be considered at risk, and an expanded investigation, including the use of all appropriate resources, will immediately commence.~~

~~(1) While all missing child incidents should be thoroughly investigated, those involving risk factors indicate a heightened likelihood of danger to the child and, therefore, require an intensive response.~~

~~b. Existing interagency response protocols and community notification methods, if available and appropriate, will be activated [CALEA 41.2.5 d. and 41.2.6 d.].~~

F. PROCEDURES

Central Dispatch Center

1. ~~Central Dispatch Center~~ CDC personnel receiving the report of a missing child shall [CALEA 41.2.6 e.]:

a. Immediately dispatch a ~~an~~ officer **sworn employee** to the scene of the report.

b. Notify a **sworn** supervisor [CALEA 41.2.6 b.].

c. ~~Determine the correct NCIC Missing Person File category.~~ **Notify the Records Division to initiate the immediate entry into the NCIC Missing Person File.**

(1) CDC personnel shall initiate the immediate entry into the NCIC Missing Person File during the hours the Records Division is not staffed.

(2) CDC shall make the entry of the missing child into the National Missing and Unidentified Persons System (NamUS) during the hours the Records Division is not staffed.

- d. Transmit the appropriate radio alerts and other notifications [CALEA 41.2.6 c.].
- e. Search agency records for related information, specifically any records such as those pertaining to the family, the place where the child was last seen, and the child's residence.
 - (1) It is essential for responding ~~officers~~ sworn employees to know if the child or family has been the subject of previous reports that might have a bearing on this incident. Records should also be reviewed to learn if any incidents have been reported in the area.
- f. Safeguard all pertinent records.
 - (1) ~~Central Dispatch Center~~ CDC personnel should also ensure records of all communication related to this incident, such as phone conversations with the reporting party and witnesses, including written notes regarding the discussion, radio broadcasts, and all subsequent notifications, are safeguarded for future investigative reference.

Patrol

- 1. The initial ~~officer~~ sworn employee assigned to the report of a missing person shall [CALEA 41.2.6 e.]:
 - a. Respond promptly to the scene of the report activating all available video equipment.
 - b. Interview the parent(s) or person who made the initial report.
 - c. Confirm the child is in fact missing, and determine if circumstances of the report meet the definition of a missing child as set forth in Section E.
 - (1) First responders should never assume searches conducted by distraught parents or others have been performed in a thorough manner. Another check of the scene should be made and include places where children could be trapped, asleep, or hiding. Note: A search of the home, vehicles, and surrounding area should be conducted even if the missing child was last seen elsewhere.
 - d. Obtain a detailed description of the missing child including photo(s) and videos.
 - e. Verify the child's custody status.
 - f. Identify the circumstances of the missing episode.
 - g. Determine when, where, and by whom the missing child was last seen.
 - h. Interview the individual(s) who last had contact with the missing child.
 - i. Identify the missing child's zone of safety for his or her age and developmental stage and any special need considerations, i.e. autism, medical needs, etc.
 - j. Obtain a description of the suspected abductor(s) and other pertinent information.
 - k. Provide detailed descriptive information to ~~Central Dispatch Center~~ CDC personnel for broadcast updates [CALEA 41.2.6 c.].
 - l. Identify and separately interview everyone at the scene.

- m. Conduct an immediate, thorough search of the scene, including all nearby bodies of water.
 - n. Seal/protect scene, area of child's home, and areas of interest as potential crime scenes. Extend search to surrounding areas and vehicles including those that are abandoned and other places of concealment such as abandoned appliances, pools, wells, other bodies of water, sheds, or other areas considered "attractive nuisances."
 - o. Inquire if the child has access to the Internet, cell phone, and/or other communications device. If so, have CDC initiate a ping on the device if possible.
 - p. It shall be the responsibility of the primary sworn employee assigned to the missing child report to collect records of all communications (CDC, Records Division, supervisors, etc.) related to this incident, such as phone conversations with the reporting party and witnesses, including written notes regarding the discussion, radio broadcasts, and all subsequent notifications. The records shall be submitted as evidence according to agency procedures.
 - q. Prepare and complete all necessary reports and forms.
2. The supervisor assigned to the report of a missing child shall [CALEA 41.2.6 e.]:
- a. Conduct a briefing and obtain any documentation collected from the first responder(s) and other agency personnel at the scene.
 - b. Determine if additional personnel and resources are needed to assist in the investigation.
 - c. Activate existing interagency response protocols and community notification methods, if available and appropriate. See General Order 24 and General Order 25.
 - d. Establish a command post.
 - e. Organize and coordinate search efforts.
 - f. Ensure all required notifications have been made [CALEA 41.2.6 c.].
 - (1) ~~Because~~ Dissemination of information is an integral part of the search for a missing child, the supervisor should ensure all ~~officers~~ sworn employees, other departments and agencies, and all investigative networks are supplied with accurate details. Prepare a flier/bulletin with the child/abductor's photo and description. Distribute in appropriate geographic regions. Note: NCMEC is able to assist with this step.
 - g. Establish a liaison with the victim's family.
 - h. Confirm all agency ~~policy~~ policies and procedures are observed.
 - i. Manage media (television, print, social, etc.) relations utilizing the Public Information Officer when necessary.

Records

- 1. Records Division personnel receiving the report of a missing child shall [CALEA 41.2.6 e.]:
 - a. Determine the correct NCIC Missing Person File category and enter the missing child into ACIC/NCIC.

- b. Make entry into NamUS.
- c. Notify the CDC the missing child has been entered so that the image can be attached to the entry in ACIC/NCIC and sent out to responding sworn employees.
- d. Electronically notify CID supervisors of the missing child entry.
- e. Send notification letters within five (5) days of the child being missing to the school district the child attends and the Division of Vital Records.

Investigations

2. The investigator assigned to the report of a missing child shall [CALEA 41.2.6 e., f.]:
 - a. Obtain a briefing from agency personnel at the scene.
 - b. Verify the accuracy of all descriptive information.
 - c. Initiate a neighborhood investigation.
 - (1) Ensure responding officers sworn employees have initiated or completed a thorough canvass of the neighborhood.
 - d. Obtain a brief history of recent family dynamics.
 - e. Explore the basis for any conflicting information.
 - f. Complete all remaining key investigative and coordination steps.
 - g. Activate existing interagency response protocols and community notification methods, if available and appropriate. See (General Orders 24)(General Order and 25).
 - h. Implement effective case management.
 - i. Evaluate the need for additional resources and specialized services.
 - (1) Investigators should be aware of the input obtainable from resources such as the FBI; NCIC; missing-children clearinghouses; and NCMEC, in particular Team Adam, which is a rapid-response team of experienced, retired law-enforcement investigators.
 - j. Update descriptive information.
 - k. Monitor media relations.
 - l. Manage media (television, print, social, etc.) relations utilizing the Public Information Officer when necessary.
 - m. Initiate the input of all required NamUS data (See ACA 12-12-110) within 30 days, if possible.
3. ~~An officer sworn employee assigned to the report of an unidentified person, whether living or deceased, who appears to be a child, shall:~~
 - ~~a. Obtain a complete description.~~
 - ~~b. Notify the CDC or Records Division to Enter the unidentified child's description into the NCIC Unidentified Person File.~~
 - ~~c. Use all available resources to aid in identification of the child.~~
 - ~~(2) NCMEC'S Forensic Services Unit; NamUs (National Missing and Unidentified Persons System); missing-children clearinghouses; and other professionals, such as medical examiners, may be of assistance in this identification.~~
 - ~~d. Cancel all notifications after identification is confirmed.~~

G. ~~An officer assigned to the~~ RECOVERY OR RETURN OF A MISSING CHILD shall [CALEA 41.2.6 f.]:

1. A sworn employee shall:

- a. Verify the located child is, in fact, the reported missing child.
 - b. Conduct an interview with the child to determine the health and welfare of the child or any victimization which may have occurred.
(1) A CID supervisor should be contacted if it is determined the missing child was a victim of or participated in a crime(s).
 - c. Secure intervention services, if appropriate.
 - d. Contact, or arrange for the parent or legal guardian to be notified of the child's recovery.
 - e. Make an attempt to arrange the return of the child to his or her legal guardian. If unable to make immediate arrangements for return of the child, the Arkansas Department of Human Services should be contacted for assistance; or,
 - f. If appropriate, place the child in custody and transport him or her to the appropriate facility for admission in the case of a runaway from another jurisdiction or from out-of-state who has been located and for whom a warrant exists or for whom an NCIC missing-person "hit" is verified.
 - g. Complete the appropriate supplemental reports and cancel all outstanding notifications.
2. ~~An officer~~ The sworn employee assigned to the report of an unidentified person child, whether living or deceased, ~~who appears to be a child~~, shall:
- a. Obtain a complete description;
 - b. Notify the CDC or Records Division to ~~enter~~ the unidentified child's description into the NCIC Unidentified Person File;
 - c. Use all available resources to aid in identification of the child;
(1) NCMEC'S Forensic Services Unit; NamUs (~~National Missing and Unidentified Persons System~~); missing-children clearinghouses; and other professionals, such as medical examiners, may be of assistance in this identification; and
 - d. Cancel all notifications after identification is confirmed.

Removal From ACIC

1. A Records Division employee shall:

- a. Remove the missing child from ACIC/NCIC and NamUS.
- b. Send a locate letter to the school district and the Division of Vital Records of the Department of Health.
- c. Electronically notify CID supervisors of the recovery.

H. QUALITY ASSURANCE REVIEW

1. Notification of all incidents in which it is determined that a child is actually missing or abducted will be made by the on-duty supervisor to a ~~Criminal Investigation Division~~ CID supervisor for review.

2. A ~~Criminal Investigation Division~~ **CID** supervisor shall conduct a review to ensure all the appropriate steps and procedures were followed and, if necessary, provide feedback to those involved in the process.
3. The ~~A Criminal Investigation Division~~ **CID** supervisor will assign a detective to further investigate if necessary.
4. A CDC supervisor shall conduct a review of call taking and dispatching procedures for any actual abduction, as well as pre-determined number of other missing child calls, even if recovered.

POLICIES, PROCEDURES, AND RULES

Subject: 41.3.6 Narcotic Overdose Intranasal Naloxone	Effective Date: July 18, 2023
Reference: A.C.A 20-13-1804 (Naloxone Access Act), A.C.A 6-18-723 (Opioid Overdose Rescue Kit – Required)	Version: 3 4
CALEA: 17.5.2, 41.2.8	No. Pages: 5

I. PURPOSE

The purpose of this policy is to establish guidelines and procedures governing the utilization of intranasal naloxone administered by the Fayetteville Police Department. The objective is to reduce the number of fatalities that occur as a result of opiate overdose and protect police department employees against accidental exposure to opiates by the proper pre-hospital administration of intranasal naloxone.

II. DISCUSSION

This policy recognizes the Naloxone Access Act (A.C.A. § 20-13-1804), which allows a healthcare professional acting in good faith to directly or by standing order prescribe and dispense an opioid antagonist to a law enforcement officer or agency. It allows a person acting in good faith, who reasonably believes that another person is experiencing an opioid-related drug overdose, to administer an opioid antagonist that was prescribed and dispensed by a healthcare professional under this act [CALEA 41.2.8]. Employees who administer an opioid antagonist under this act are immune from civil liability, criminal liability, or professional sanctions for administering, prescribing, or dispensing an opioid antagonist under this act.

III. POLICY

Naloxone will only be deployed by Fayetteville Police Department Cardiopulmonary Resuscitation (CPR) certified employees who have successfully completed the Intranasal Naloxone Training program and have become familiar with this policy [CALEA 41.2.8]. Intranasal Naloxone will be used for the treatment of drug overdose victims. When possible, a patrol unit shall be dispatched to any call that relates to a drug overdose. The goal of the responding employee(s) shall be to provide immediate assistance via the use of naloxone where appropriate, to provide any treatment commensurate with their training as first responders, to assist other Emergency Medical Service (EMS) or Fayetteville Fire Department (FFD) personnel on scene, and to handle any criminal investigations that may arise.

IV. DEFINITIONS

- A. Opiate: An opiate is a medication or drug that is derived from the opium poppy, or that mimics the effect of an opiate (a synthetic opiate). Opiate drugs are narcotic sedatives that depress the activity of the central nervous system, reduce pain, and induce sleep. Police often encounter opiates in the form of morphine, methadone, codeine, heroin, fentanyl, oxycodone (Oxycontin®, Percocet®, and Percodan®) and hydrocodone (Vicodin®).
- B. Opioid Antagonist: Any drug that binds to an opioid receptor and blocks or inhibits the effects of opioids acting on the receptor and that is approved by the United States Food and Drug Administration for the treatment of an opioid-related drug overdose.
- C. Naloxone: Naloxone is an opioid antagonist that can be used to counter the effects of opiate overdose. Specifically, it can displace opioids from the receptors in the brain that control the central nervous and respiratory systems.
- D. Medical Control Physician: The Medical Control Physician (MCP) shall be a designated Medical Doctor who is licensed to practice medicine in the State of Arkansas. The Fayetteville Police Department shall maintain an affiliation with the MCP. The Chief of Police or his/her designee shall periodically consult with the MCP to review overall training, equipment, procedures, changes to applicable laws and regulations, and/or the review of specific medical cases. At their discretion, the MCP may assist in training members of the Fayetteville Police Department.
- E. Universal Precautions: Universal precautions shall mean equipment that is provided to employees of the Fayetteville Police Department, which may include but is not limited to nitrile protective gloves, eye protection, respirator masks, and Tyvek® protective suits.

V. PROCEDURE

When an employee of the Fayetteville Police Department arrives at the scene of a medical emergency before the arrival of EMS and reasonably believes the person is suffering from an opiate overdose, which may be indicated by, but not limited to:

- A. breathing very slowly or not breathing;
- B. blue or purplish lips or fingernails;
- C. limp;
- D. pinpoint pupils;
- E. vomiting or gurgling; and/or failing to respond.

Employees shall take the following steps when administering intranasal naloxone [CALEA 41.2.8].

- A. **Before assessing** a person, universal precautions should be employed by responding employees.
- B. Employees should conduct a medical assessment of the person to determine if **they are** possibly encountering an opiate overdose based upon an initial assessment or witness accounts, **including** statements made by witnesses or family members about drug use.
- C. If the employee reasonably believes there has been an opiate overdose, the naloxone kit should be used.
- D. The employee shall use the intranasal mist to administer a four (4) milligram intranasal dose of naloxone to one (1) nostril.
- E. The employee should observe for 2-3 minutes. **If there is no response**, administer a second four (4) milligram intranasal dose of naloxone to the opposite nostril for a complete dosage of eight (8) milligrams.
- F. Employees should be aware that a rapid reversal of an opiate overdose may cause projectile vomiting by the person and/or violent behavior.
- G. The **treated person** should continue to be observed and treated as the situation dictates.
- H. The treating employee shall ensure an EMS response, informing them about the treatment and condition of the person.
- I. The employee shall **only** relinquish care **once** relieved by a person with a higher level of training.

Police canines, in the course of their duties, may be exposed to an opiate and experience an overdose. Employees shall take the following steps when administering intranasal naloxone to police canines **[CALEA 41.2.8]**.

- A. An employee who reasonably believes a police canine is experiencing an overdose should use a naloxone kit.
- B. The employee shall use the intranasal mist to administer a four (4) milligram intranasal dose of naloxone to one (1) nostril.
- C. The employee shall obtain medical treatment for the police canine as soon as possible.

VI. REPORTING

- A. The treating employee shall report each intranasal naloxone deployment to the Criminal Justice Institute's Naloxone Reporting Tool at the website <https://surveys.afmc.org/surveys/?s=MTLY7L93WW>.
- B. **The treating employee shall complete a case report of the event before the end of his/her shift.** The report shall detail the nature of the incident, the care given, the fact that intranasal naloxone was deployed, and confirmation **that** the incident was reported to the Criminal Justice Institute.
- C. The patrol captain will assist the overseeing physician with a review of all overdose reports where intranasal naloxone was used.

VII. EQUIPMENT AND MAINTENANCE

- A. School Resource Officers, when working any assignment with students present, shall carry on their person at all times (See A.C.A. 6-18-723 (c)):
1. Narcan;
 2. Naloxone; or
 3. Another medication approved by the Department of Health and the United States Food and Drug Administration that, when administered, negates or neutralizes, in whole or in part, the pharmacological effects of an opioid in the human body.
- B. Uniform employees whose normal duties/assignments may require them to respond to overdose incidents shall be required to carry or have immediately available their issued naloxone kit. Uniform employees are exempt from this requirement:
1. By directive from the Chief of Police or his/her designee; or
 2. If there is no method to keep the naloxone kits within the required temperature range. These assignments include, but are not limited to, motorcycle patrol, bike patrol, foot patrol, and employees working special events.
- C. A naloxone kit shall be placed in the Records Division for utilization on people exposed to opiates and showing overdose symptoms. Records Division employees shall notify the Central Dispatch Center (CDC) to ensure an EMS response.
- D. Evidence Division employees shall keep a naloxone kit accessible in the temperature-controlled areas of the Evidence Division and in the vehicle when transporting evidence.
- E. Crime scene technicians shall carry a naloxone kit when responding to crime scenes and/or transporting evidence.
- F. Social service advocates shall carry a naloxone kit when responding to calls for service.
- G. When conditions exist to keep the naloxone kits within the required temperature range, all other department personnel who are issued naloxone kits shall have their kits immediately available.
- H. It shall be the responsibility of each employee to inspect their assigned naloxone kit before the start of each shift to ensure the kit is intact.
- I. If a naloxone kit is damaged, lost, stolen, or defective, the employee shall submit a memorandum through his/her chain of command.
- J. The Administrative Office of Professional Standards (OPS)/Development Lieutenant will track damaged, lost, stolen, or defective equipment.
- K. Naloxone kits must not be stored in direct sunlight or in temperatures below 59 degrees Fahrenheit or above 86 degrees Fahrenheit. [CALEA 17.5.2]
- L. The Evidence Manager will maintain an inventory documenting the quantities and expirations of naloxone replacement supplies, and will keep a log documenting the issuance of replacement units.

VIII. REPLACEMENT

- A. Employees shall email the Evidence Division Manager and their supervisors when a naloxone kit has been used.
- B. The Evidence Division personnel or a department supervisor will be responsible for replacing naloxone kits that have been used, damaged, lost, stolen, or defective. [CALEA 17.5.2]

IX. TRAINING

- A. Employees shall receive a standardized training course with the curriculum approved by the Commission on Law Enforcement Standards and Training (CLEST) developed by the Criminal Justice Institute before being allowed to carry and use naloxone [CALEA 41.2.8].
- B. Employees in the Records Division, Evidence Division, crime scene technicians, social service advocates, and all sworn employees shall receive refresher training every two years [CALEA 41.2.8].
- C. The Training Division Unit shall develop oversee the naloxone training curriculum, ensure employees are qualified as trained overdose responders, and maintain all trained overdose responder training records [CALEA 41.2.8].
- D. Training is mandatory for all sworn personnel, employees assigned to the Records Division, Evidence Division, crime scene technicians, social service advocates, and other employees as directed by the Chief of Police or his/her designee [CALEA 41.2.8].

X. MEDICAL CONTROL PHYSICIAN RESPONSIBILITIES

The Medical Control Physician, who must be an Arkansas state-licensed physician, will:

- A. Provide clinical consultation, expertise, and oversight of medical issues related to the Intranasal Naloxone Program;
- B. Approve training program content and protocols as needed, in consultation with the Fayetteville Police Department Training Division Unit supervisor [CALEA 41.2.8];
- C. Approve and provide ongoing supervision of the trainers;
- D. Approve affiliated prescribers;
- E. Review reports of all administration of Intranasal Naloxone with the Fayetteville Police Department patrol captain, as needed, and
- F. Oversee procurement of naloxone.

POLICIES, PROCEDURES, AND RULES

Subject: 42.1.1 Criminal Investigations	Effective Date: October 23, 2020
Reference: 44.1.1, General Order 34	Version: 4 6
CALEA: 42.1.6, 42.1.1 NT, 42.1.3, 82.1.5 NT, 40.2.3, 82.1.1, 42.2.1, 42.2.2 NT, 1.2.3, 42.2.4 NT, 42.2.5 NT, 42.2.8, 55.2.4 NT, 42.2.9 NT, and 42.2.10 NT	No. Pages: 6

I. PURPOSE

The purpose of this directive is to establish procedures relating to the Fayetteville Police Department's Criminal Investigation function. This policy will provide guidance to both uniformed officers and officers specializing in investigations.

II. POLICY

A. Administration

1. Fayetteville Police Department will provide and support 24-hour service capabilities for its various criminal investigation functions [CALEA 42.1.1 NT]:
 - a. Supervisors assigned to each criminal investigation function of the police department will manage and maintain call-out protocol to include an on-call investigator duty roster.
 - b. Prior to assignment to an investigative position, officers must understand the importance and necessity of an on-call function and agree and accept their individual role in this function.
2. Fayetteville Police Department will utilize a computerized case file management system to manage reports and investigations [CALEA 42.1.3 a.], [CALEA 82.1.5 NT]:
 - a. Information regarding status of cases will be systematically recorded and updated by employees assigned to the investigative divisions and overseen by investigation supervisors. A system for case status control will include the following [CALEA 42.1.3 a.]:
 - (1) Case Number;
 - (2) Investigator assigned;
 - (3) Date investigator was assigned;
 - (4) Supervisor that assigned case; and
 - (5) Date case was closed.
 - b. Investigators will determine the status of each case [CALEA 42.1.3 b.]:

- (1) Open/Active- Indicates a report has been submitted and may be, or has been, assigned for investigation.
 - (2) Cleared by Arrest- A suspect has been identified and arrested.
 - (3) Cleared by Exception- Elements beyond law enforcement's control prevent the agency from arresting and formally charging the offender. The following four conditions must be met in order to clear a case by exception:
 - (a) The offender has been identified;
 - (b) The department has gathered enough evidence to support an arrest, make a charge, and turn over the offender to the court for prosecution;
 - (c) The offender's exact location has been identified so the suspect could be taken into custody immediately; and
 - (d) Circumstances outside the control of law enforcement prohibit the department from arresting, charging, and prosecuting the offender.
 - (4) Cleared Other- This is worded as "Investigation Complete- Closed" in the case status field. Cases will be deemed as "cleared other" for the following criteria:
 - (a) Case inactivated in that all available leads have been exhausted, but the case has not been brought to a satisfactory conclusion;
 - (b) Warrant requested;
 - (c) Prosecution review;
 - (d) Case sent to other jurisdiction;
 - (e) Clearing death investigations exceptionally where no foul play is suspected.
 - (5) Unfounded- Investigation has determined the offense did not occur.
 - c. Case files should contain preliminary investigative reports, records of statements, results of examinations of physical evidence, case status reports, and other reports needed for investigative purposes [CALEA 42.1.3 c.].
 - d. Case files will be maintained, updated, and primarily accessed by assigned investigators. Case files must be secured when not in use [CALEA 42.1.3 d.].
 - e. Case files will only be purged under court order or in compliance with State or Federal guidelines [CALEA 42.1.3 e.].
 - f. When closed case files are removed from CID for storage purposes, the case files will become the responsibility of the Records Division. The Records Division will maintain the case files in the off-site storage area and will be secured by padlock independent from the overall facility. The key will be maintained by the Records Coordinator and checked out to authorized personnel as needed [CALEA 42.1.3 d.] [CALEA 82.1.1 b.].
3. The following guidelines will apply to the intelligence function of the Fayetteville Police Department. The intelligence function shall include the collection, processing, and sharing of suspicious incidents and criminal intelligence relating to criminal and homeland security activities [CALEA 40.2.3]:
- a. The intelligence function of the Fayetteville Police Department will be maintained by the Criminal Investigation Division (CID). The administration of the intelligence function will be overseen by the lieutenant assigned to CID [CALEA 40.2.3 b.].
 - b. The Fayetteville Police Department expects and requires that all levels of agency personnel value information that may be categorized as intelligence and report such information according to the requirements of this policy. All levels of sworn officers are required to report on intelligence matters to the CID. Non-sworn personnel may seek the assistance of sworn officers to collect and report information, or depending

- on the circumstances of the reporting person, non-sworn personnel of the police department may collect the information and report it to the CID [CALEA 40.2.3 a.].
- c. The Fayetteville Police Department Training Division shall ensure training is provided to all personnel on the collection, processing, and sharing of suspicious incidents and criminal intelligence relating to criminal and homeland security activities.
 - d. The CID lieutenant is responsible for the analysis, security, storage, and dissemination of intelligence information. The CID lieutenant will safeguard the integrity of all intelligence files, ensure that legal requirements are being followed, and ensure the security of these files. Intelligence files will be maintained separately from other agency records to prevent compromise of the integrity of the file system [CALEA 40.2.3 b.].
 - e. The CID lieutenant will ensure that intelligence information will be limited to criminal conduct and activities presenting a threat to the community.
 - f. Legal and privacy requirements of the intelligence function will be maintained by the CID lieutenant. Intelligence information will only be used for law enforcement purposes but may be used for public safety notification. All department employees are expected to keep intelligence information confidential [CALEA 40.2.3 c.].
 - g. The CID lieutenant will ensure that vital intelligence information is acted upon and successfully disseminated or transferred to corresponding components within the police department and to outside agencies and components where that information is practical, vital, as well as legally required [CALEA 40.2.3 c.].
 - h. Intelligence information believed to be out of date or incorrect will be purged under the authority of the CID lieutenant [CALEA 40.2.3 d.].
 - i. An annual review of procedures and processes of the intelligence function will be overseen by the CID lieutenant [CALEA 40.2.3 e.].

B. Operations

1. Officers in every assignment of the department shall value the importance of each investigation. The following steps will be considered in the preliminary investigation and documented when applicable [CALEA 42.2.1]:
 - a. Securing the scene;
 - b. Providing aid, to the extent possible, to the injured;
 - c. Maintaining and protecting the crime scene and arranging for the collection of evidence [CALEA 42.2.1 c.];
 - d. Observing all conditions, events, and remarks [CALEA 42.2.1 a.];
 - e. Locating and/or identifying witnesses and suspects [CALEA 42.2.1 b.];
 - f. Interviewing and obtaining statements from complainants, witnesses, and suspects [CALEA 42.2.1 d.];
 - g. Determining whether an offense has been committed and the exact nature of the offense;
 - h. Effecting an arrest at the scene or through immediate pursuit of the suspect;
 - i. Furnishing other units with descriptions, method, direction of flight, and other relevant information;
 - j. Accurately recording all pertinent information using prescribed reporting methods.

2. The following steps will be considered when conducting follow-up investigations and will be completed when applicable [CALEA 42.2.2 NT]:
 - a. Reviewing and analyzing all previous reports prepared in the preliminary phase, departmental records, and results from laboratory examinations [CALEA 42.2.2 a. NT];
 - b. Conducting additional interviews and interrogations [CALEA 42.2.2 b. NT];
 - c. Seeking additional information from uniformed officers and informants [CALEA 42.2.2 c. NT];
 - d. Planning, organizing, conducting searches, and collecting, preserving, analyzing, and evaluating evidence [CALEA 42.2.2 d. NT];
 - e. Identifying and apprehending suspects [CALEA 42.2.2 e. NT];
 - f. Determining suspect involvement in other crimes [CALEA 42.2.2 f. NT];
 - g. Determining in detail the exact circumstances of the offense;
 - h. Checking suspects' criminal histories [CALEA 42.2.2 g. NT];
 - i. Recovering stolen property;
 - j. Maintaining contact with case principals [CALEA 55.2.4 NT];
 - k. Reporting information obtained in investigations in accordance with departmental reporting methods and forward reports to local prosecutor's office, if required [CALEA 55.2.4 f. NT];
 - l. Preparing cases for court presentation [CALEA 42.2.2 h. NT].
3. Officers of the Fayetteville Police Department must understand that persons must be afforded certain constitutional rights in respect to interrogation and access to counsel [CALEA 1.2.3 b., c.]:
 - a. Interrogation refers not only to express questioning, but also to any words or actions on the part of the police, other than those normally associated with arrest and custody, that the police should know are reasonably likely to elicit an incriminating response from a suspect.
 - b. When questioning a person in custody, officers shall provide the person with Miranda Rights. (For juveniles, see FPD 44.1.1.)
 - c. Upon a person invoking their right to counsel, officers shall cease any line of questioning relating to an alleged criminal offense. Once a person has invoked his or her right to counsel, an interrogation may proceed only in the following two scenarios: the interrogation is conducted in the presence of an attorney, or the person that has invoked his or her rights makes a self-initiated declaration to the officer that he wants to initiate further communications, exchanges, or conversations with the police. Prior to any discussion pertaining to an alleged criminal offense when a person makes a self-initiated declaration after having invoked his rights to counsel, the officer should discuss clearly and openly with the person that he invoked his rights to an attorney, is under no obligation to answer questions, and is entering discussion with the officer at his or her own prerogative and direction.
4. Exculpatory evidence is any evidence, to include verbal statements, that is favorable to the defendant in a criminal trial that exonerates or tends to exonerate the defendant of guilt. FPD employees and prosecutors are required to fully disclose exculpatory evidence [CALEA 42.1.6].

- a. Employees who become aware of previously unknown or unrecognized exculpatory evidence that suggests a defendant's innocence shall immediately [CALEA 42.1.6]:
 1. Notify their supervisor;
 2. Complete a supplemental report to the original incident report in the department's records management system; and
 3. The supervisor shall ensure the appropriate prosecutor's office is notified.
 - b. Post-conviction exculpatory evidence [CALEA 42.1.6]: Employees who become aware of potentially omitted exculpatory evidence for post-conviction investigations shall notify their supervisor, who shall subsequently notify their respective chain of command, so the evidence may be reviewed and vetted by the department and the appropriate prosecutor's office. The disclosure of this evidence and reporting shall be documented in a supplement to the original case report in the department's records management system in a timely manner. Post-conviction investigations where there is a claim of potentially omitted exculpatory evidence from the original investigation shall not be conducted by any member of the investigative team from the original investigation.
5. For each long-term multi-jurisdictional investigative task force of which the department is a participant, the department will ensure it maintains a directive that includes the following criteria [CALEA 42.2.4 NT]:
 - a. a written purpose [CALEA 42.2.4 a. NT];
 - b. defining authority, responsibilities, and written agreements [CALEA 42.2.4 b. NT];
 - c. evaluating results and the need for continued operations [CALEA 42.2.4 c. NT];
 - d. staffing, equipment, and resource requirements [CALEA 42.2.4 d. NT];
 - e. officer safety information; [CALEA 42.2.4 e. NT] and
 - f. identification procedures for task force participants [CALEA 42.2.4 f. NT].
6. The following rules shall apply to the department's use of technical aids for the detection of deception [CALEA 42.2.5 NT]:
 - a. The Chief of Police may choose from a variety of devices used for the detection of deception;
 - b. Use of these devices will be restricted to trained personnel that have graduated from the accepted training institutions and have demonstrated sound fundamentals in the use of equipment;
 - c. Testing of juveniles requires both the consent of the juvenile and the juvenile's parent or legal guardian.
7. The following procedures shall apply to uniform and non-uniformed personnel utilizing designated interview and interrogation rooms [CALEA 42.2.8]:
 - a. Officers may retain possession of their firearms in the interview rooms during citizen-initiated contacts at the police department, interviews with witnesses, and interviews with victims. These contacts will be treated as any other call for service. Otherwise, in the presence of suspects being interviewed, officers shall not enter the interview room with their firearms but may retain possession of other less-lethal weapons. Firearms shall be locked in departmental provided lock boxes [CALEA 42.2.8 a.].

- b. Detainees and arrested persons should be searched prior to being placed in an interview room. The room should be searched prior to and after the person has been in the room. Consideration shall also be given for possession of firearms to persons not under arrest [CALEA 42.2.8 b.].
 - c. A detainee is under the immediate officer's care until that time he or she has verbally or physically relinquished control of the detainee to another officer, either for the purposes of interviews or transport [CALEA 42.2.8 b.].
 - d. During interviews, there should normally be no more than one suspect and two investigators in the interview room. An exception to this rule is that suspects are afforded legal representation [CALEA 42.2.8 c.].
 - e. All officers are provided with portable radios, and investigators are provided with cellular phones. Prior to interviews, officers should ensure they are equipped with one or the other as a means for summoning assistance. Interview rooms are equipped with real time audio and video. Officers and/or supervisors should be assigned to monitor video as an extra precaution during interviews of subjects in cases involving extraordinary security concerns. After hours, officers and detectives should make shift supervisors assigned to the station aware of interviews taking place [CALEA 42.2.8 d.].
 - f. Supervisors are responsible for maintaining minimal furnishings in the interview rooms and should see that the rooms remain uncluttered. Interview rooms shall consist of one table and no more than three chairs. The soft interview room shall normally be used for interviewing victims and victims' family members. The soft interview room will consist of a table, two comfortable chairs, and no more than two additional chairs. All officers/detectives conducting interviews are responsible for inspection of the interview rooms and removal of hazardous items prior to interviews [CALEA 42.2.8 f.].
 - g. Officers/detectives conducting interviews and interrogations should ensure that persons are afforded adequate access to restrooms, water, and breaks [CALEA 42.2.8 g.].
 - h. Whenever practical, custodial interrogations should be electronically recorded [CALEA 42.2.8 e.].
8. Eyewitness identification is a frequently used investigative tool. Employees shall follow the identification processes in General Order 34 [CALEA 42.2.9 NT, 42.2.10 NT].

POLICIES, PROCEDURES, AND RULES

Subject: 71.1.1 Detainee Transportation	Effective Date: March 17, 2015
Reference: 41.2.13, 42.1.3	Version: 4 5
CALEA: 70	No. Pages: 6

I. PURPOSE

The purpose of this directive is to establish Fayetteville Police Department policy for detainee transportation ensuring safety and security for detainees, transporting officers, and the general public.

II. DISCUSSION

Transportation of detainees in custody is a constant requirement and a frequent activity. There are two general time periods involved. The first is immediately after arrest when the person is taken to the police department or a jail facility for processing and holding. The second concerns the movement of detainees to court, to a detention facility, to medical facilities, or for other reasons.

III. POLICY

A. TRANSPORT OPERATIONS

The transporting officer is legally responsible for the safety and custody of the detainee being transported. Therefore, the detainee shall be seat belted in prior to transport by the officer unless the detainee is violent (Refer to 41.2.13 for exceptions). Transportation of persons in custody will always be performed with the safety and well-being of the officer and detainee being of primary importance at all times.

1. Search of Detainee(s)

- a. All persons in custody shall be searched prior to being placed in a police vehicle [CALEA 70.1.1].
- b. It must be assumed the detainee(s) may have had an opportunity to obtain contraband or a weapon prior to the time he or she is accepted for transport by the officer [CALEA 70.1.1].
- c. Detainees shall be searched each time they come into the transporting officer's custody and prior to being transported [CALEA 70.1.1].
- d. Officers shall inspect their assigned vehicle at the beginning of each shift to ensure the vehicle is safe and properly equipped. Officers shall inspect the interior of the vehicle for weapons and contraband to ensure the vehicle is safe

and ready to transport a detainee. Officers shall complete a vehicle inspection form to acknowledge the vehicle inspection has been completed, and this must include completing the section on interior search of the vehicle for weapons and contraband. If weapons or contraband are located during the search, an officer shall notify the shift supervisor, complete an incident report, and submit the items to the Property and Evidence Division [CALEA 70.1.2].

- e. Each time a detainee is transported, officers shall search the transport vehicle before the transport to ensure no contraband or weapons are present. Once the detainee has been removed from the vehicle and secured, a thorough search of the transport vehicle shall be conducted to ensure the detainee did not leave anything in the vehicle [CALEA 70.1.2].

2. Location of Officer and Detainee during Transportation

- a. Vehicles used primarily for transporting detainees must have a safety barrier in order for the driver to be separated from the detainee [CALEA 70.4.1 NT].
- b. Vehicles used primarily for transporting detainees must be equipped with modified rear compartments that prohibit the detainee stored in rear from either opening the doors or windows on both sides of the vehicle [CALEA 70.4.2].
- c. In police vehicles equipped with safety partitions the detainee should be placed in the rear seat of the vehicle.
- d. If possible, no more than three detainees will be transported in a standard police vehicle.
- e. Only one detainee can be transported in a vehicle without a safety barrier. In such circumstances, two officers must accompany the detainee. The officer not driving will be seated in the rear drivers-side position and the detainee will be handcuffed and seated in the rear passenger-side position [CALEA 70.1.3 NT].
- f. All detainees shall be handcuffed or otherwise restrained during transport.
 - (1) When handcuffs are used, they shall be applied with detainee's hands behind back. If, however, the detainee has special needs due to a pre-existing injury, disability or has limited mobility, the officer can choose to handcuff in front or utilize a waist chain.
 - (2) Care should be exercised in applying handcuffs to avoid unnecessary injury to the detainee.
 - (3) Under no circumstances will detainees be handcuffed to any part of the vehicle.
 - (4) Leg straps shall be used, when possible, on unruly detainees who are apt to cause damage to the unit or injure themselves.
 - (5) Detainees transported due to special circumstances may require special restraints such as waist chains and/or leg chains. Detainees wearing waist chains shall be restrained with their hands placed in front [CALEA 70.2.1].
 - (6) After securing and/or restraining a detainee, officers will not place the detainee in a position on his/her chest/stomach or side area that may lead to "positional asphyxia" [CALEA 70.2.1].
 - (7) Officers are allowed to reevaluate the need for restraining devices on detainees who may possibly present a lesser threat to the officer's safety (physically handicapped, senior citizen etc.). In all cases, the circumstances of the arrest, the arrestee's demeanor, as well as the public's perception of the

police activity must become part of the evaluation as to the need for extra or special restraining devices or the need for restraining devices at all.

3. Maintaining Sight of Detainee

The transporting officer shall not lose sight of, or leave unattended, a detainee until the detainee is released or under the control of other personnel. Officers shall activate the ~~in-car mobile video recorder~~ digital mobile video recorder (DMVR) while transporting detainees. Reference may be made to Fayetteville Police Department Policy 83.2.3 (Digital Mobile Video Recordings) General Order 22 - DMVR.

4. Safe Delivery of Detainee

- a. The primary duty of the transporting officer is the safe delivery of the detainee in custody. General principles of tort law impose a duty of care on the transporting officer to protect the detainee from injury.
- b. A transporting officer should be aware of diversionary incidents and should not deviate from his/her primary responsibility of delivering the detainee except [CALEA 70.1.4 NT]:
 - (1) In a life-threatening situation when the risk to a third party is clear and grave if immediate aid is not rendered; and
 - (2) The risk to the detainee is minimal.
 - (3) When a transport is interrupted, the transport officer should notify the Central Dispatch Center of the location and reason for the stop. If needed, another unit will be dispatched to handle the incident that caused the interruption.
- c. During transports over a long distance, care should be taken when stopping for fuel, meals and for allowing the detainee a reasonable opportunity to use toilet facilities.
- d. Due to security reasons, detainees will not be given the right to communicate with others, including legal representation, during the period the detainee is being transported [CALEA 70.1.5 NT].

5. Detainee Escape

Following the escape of a detainee while being transported, the following steps shall be taken [CALEA 70.1.7]:

- a. The transporting officer shall immediately notify Central Dispatch to have the following information relayed to other officers, the supervisor and to other jurisdictions [CALEA 70.1.7 a.]:
 - (1) Area of the escape; and
 - (2) Identification and physical description of escapee;
 - (3) If escapee is high-risk (known to be armed or considered dangerous).
- b. Following an escape, detailed reports containing all circumstances surrounding the escape will be prepared by the transporting officer and the officers involved in the search [CALEA 70.1.7 b.]. These reports shall be completed and turned in to the on- duty supervisor [CALEA 70.1.7 c.].

6. Sick, Injured or Disabled Detainees [CALEA 70.3.1]

~~If a detainee becomes sick or is injured incidental to arrest or transport, the officer shall:~~ Upon Arresting a person who has been injured, is injured during the arrest or transport process, or who is unconscious, semiconscious, or otherwise apparently suffering from some disabling condition, or who requests medical attention, sworn personnel shall:

- a. Render appropriate medical aid as quickly as reasonably possible, and enact the Secondary Emergency Notification of Dispatch (SEND) protocol [CALEA 4.1.5, FPD 41.1.1].
- b. Conduct an assessment to determine if the person arrested is wearing a bracelet or necklace containing an emergency alert symbol to indicate the person suffers from diabetes, epilepsy, cardiac condition or any other form of illness which would cause a loss of consciousness. If such a symbol is found indicating the person being transported suffers from one of those conditions, the officer must notify the CDC so the information can be relayed to Central Emergency Medical Services (CEMS) and the Fayetteville Fire Department.
- c. Provide appropriate medical care until the arrival of emergency medical services.
- d. If exigent circumstances exist (lack of availability of emergency medical services, close proximity to a medical facility, etc.), an officer may transport a person in life-threatening medical distress to an emergency medical facility.
- e. Transport the detainee for normal booking procedures if they are cleared by emergency medical services. ~~the illness or injury is apparently non-debilitating and not life threatening.~~ The officer will advise communications of any illness/injury concerns to be relayed to the holding facility.
 - (1) Should the holding facility not accept the detainee due to illness/injury, the officer may request Emergency Medical Services to respond to the holding facility or transport the detainee to a medical facility for treatment.
- ~~f. Request for Emergency Medical Services to respond to the scene of the illness/injury before transporting if the illness/injury appears to be life threatening or debilitating.~~
- ~~g. Not transport the detainee to a medical facility if the illness/injury is life threatening or debilitating unless exigent circumstances exist.~~

7. Transport of Detainee to Medical Facility

If it is necessary to transport a detainee to a medical facility for treatment or examination, the transporting officer(s) shall [CALEA 70.3.2 NT]:

- a. Notify the shift supervisor of the circumstances and advise communications to notify the medical facility of the pending arrival.
- b. Keep the detainee in sight whenever possible.
- c. Detainees taken to a medical facility for treatment shall be restrained until medical personnel request they be removed for treatment.

- d. All felony detainees will be guarded by an officer(s) for the duration of the stay at the medical facility, unless custody has been transferred to another law enforcement agency.

8. Transport of Physically or Mentally Disabled Detainee

If it is necessary to transport a detainee who is physically or mentally disabled:

- a. The nature of the offense and the extent of the disability shall be considered when determining restraining devices and methods of transportation.
- b. Wheelchairs, crutches, canes or any items required by the detainee as a result of the disability shall be transported with them.
- c. The officer shall exercise reasonable care and good judgment to ensure officer and detainee safety while taking into consideration the comfort of the detainee.

9. Transporting Dangerous Detainees to another Agency or Court [CALEA 70.1.8]

When a detainee who is considered a security hazard must be transported to another agency or court, the agency or judge of the court shall be notified in advance. The agency or judge may allow or direct the use of restraining devices and may request the assignment of additional security officers [CALEA 70.1.8].

10. Transporting Detainees of Opposite Sex

- a. If an officer is required to transport a detainee of the opposite sex, the officer shall report the following information by radio to Central Dispatch:
 - (1) Odometer reading;
 - (2) Location and destination; and
 - (3) Ending odometer reading at destination.

11. Transporting Detainees in Special Situations

The unusual circumstances surrounding special situations such as attending funerals, visiting hospitals or critically ill persons provide opportunities to a detainee for escape, unauthorized personal contact or inflicting injury upon himself or others. Discretion should be used in allowing the transportation of a detainee in such situations. Special security consideration should be given to secure the detainee at all times [CALEA 70.3.3 NT].

B. DOCUMENTATION

1. When a detainee is being transported from another facility to the Fayetteville Police Department or is being transported from the department to another facility, the transporting officer must ensure the person to be transferred is positively identified as the person to be moved [CALEA 70.5.1 NT].
2. Depending on the circumstances, copies of certain documentation should accompany the detainee. This documentation may include arrest sheet, warrant, personal property information, medical records, and other pertinent records. For interstate

transports, the escort officer should have a properly executed governor's warrant or waiver of extradition.

3. Documentation accompanying a detainee should also include information relating to the detainee's escape risk, suicide potential or other personal traits of a security nature.
4. Upon arriving at the destination with the detainee, the transporting officer should adhere to the following guidelines [CALEA 70.1.6]:
 - a. Secure firearms for safekeeping in accordance with policies and procedures of receiving facility [CALEA 70.1.6 a.].
 - b. Restraints should not be removed until the detainee is searched and submitted to the facility's staff for booking procedures. If at all possible, the detainee will be kept in restraints until he is placed in a secure booking cell [CALEA 70.1.6 b.].
 - c. All corresponding documentation will be submitted to verified facility staff [CALEA 70.1.6 c.].
 - d. Officers shall verbally advise receiving staff of medical or security risks or refer them to written documentation when appropriate [CALEA 70.1.6 d.].
 - e. Officers will assist the receiving facility by signing any paperwork confirming the transfer of custody. In addition, officers will log the transfer of custody with Fayetteville Police Dispatch [CALEA 70.1.6 e.].
 - f. Officers are responsible for maintaining detainee's personal property and for ensuring each property item is received by the facility's staff for safekeeping. Officers are required to review the personal property inventory completed at the facility that is signed by the detainee. At times when the detainee is combative or otherwise unable to sign the personal property inventory, officers are still required to review the personal property inventory prior to leaving the facility.



MEETING OF OCTOBER 1, 2024

TO: Mayor Jordan and City Council

THRU:

FROM: Mike Reynolds, Police Chief

SUBJECT: Ordinance for “VIP Club d/b/a Don Cabron Night Club, Inc.” to operate as a private club.

RECOMMENDATION:

Staff recommends approval of an ordinance for VIP Club Inc. d/b/a Don Cabron Night Club to operate as a private club at 326 N. West Avenue, Suite #6.

BACKGROUND:

Pursuant to Act 1112 of 2017, which amended the permitting procedure outlined in Ark. Code Ann. § 3-9-222 for private clubs in the State of Arkansas, requires the City Council to approve “by ordinance an application for a permit to operate as a private club” before the applicant can submit the application to the state Alcoholic Beverage Control (ABC) Division.

DISCUSSION:

Jessica Aguilar-Hiett submitted a City of Fayetteville private club application for “VIP Club Inc. d/b/a Don Cabron Night Club.” Ms. Aguilar-Hiett purchased the VIP Club from Sami Haddaji on March 5, 2024. The new ownership (Jessica Aguilar-Hiett) and private club application replaces the existing private club permit and ownership, VIP Club / Sami Haddaji, which has been both a compliant and reputable business in the Entertainment District. Staff has no objections to the private club application and believes the existing level of cooperation and partnership will continue under the new ownership.

BUDGET/STAFF IMPACT:

The item has no impact on the city budget or staffing.

ATTACHMENTS: SRF - Don Cabron Private Club (#3), SRM - Don Cabron Private Club (#4), Don Cabron Application (#5), Ark Code 3-9-222 (#6)



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2024-519

Ordinance for “VIP Club d/b/a Don Cabron Night Club, Inc.” to operate as a private club.

AN ORDINANCE TO APPROVE THE APPLICATION OF JESSICA AGUILAR-HIETT, ON BEHALF OF VIP CLUB D/B/A DON CABRON NIGHT CLUB, FOR A PERMIT TO OPERATE AS A PRIVATE CLUB IN THE CITY OF FAYETTEVILLE AT 326 NORTH WEST AVENUE, SUITE 6

WHEREAS, Act 1112 of 2017, which amended the permitting procedure set forth in Ark. Code Ann. § 3-9-222 for private clubs in the State of Arkansas, requires the City Council to approve “by ordinance an application for a permit to operate as a private club” before the applicant can submit the application to the state Alcoholic Beverage Control Division.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby approves the application of Jessica Aguilar-Hiett, on behalf of VIP Club d/b/a Don Cabron Night Club, a copy of which is attached to the agenda request form, for a permit to operate as a private club in the City of Fayetteville at 326 N. West Ave., Suite 6 under the conditions set forth in Section 2.

Section 2: This approval is subject to the following conditions, which must be satisfied prior to the issuance of a City private club permit:

1. The business owner and business manager shall comply with all City of Fayetteville and Arkansas Alcohol Beverage Control (ABC) permitting regulations.
2. The business owner or business manager shall contact the Fayetteville Police Department’s Community Oriented Policing Division to schedule training for their staff to properly identify fraudulent IDs.
3. It is recommended that the business owner and business manager research different phone apps or programs to assist their employees in identifying fraudulent IDs.
4. A multi-camera Surveillance system must be installed on the inside of the business to provide video surveillance of the main entrance/exit, bar area and registers.
5. The business owner and business manager shall provide a “good neighbor” policy to surrounding businesses and residents of the private club.
6. The private club representative who holds the ABC alcohol permit shall obtain the minimum training requirements as a Private Security Officer (PSO) as defined in Arkansas Code

Annotated 17-40-208. Upon completing the training, the private club representative shall receive a PSO training certificate. Anytime the ABC permit holder changes and a new ABC application for a “Change of Manager / Additional Stockholder(s) / Partner(s)” is completed, the newly approved ABC permit holder shall obtain the Private Security Officer training and certification as outlined in A.C.A. 17-40-208. The applicant will contact the Fayetteville Police Department’s Special Events Division supervisor at 479-575-8350 to obtain additional information to complete this training.

7. Upon completion of the required PSO training, the private club ABC permit holder shall provide a copy of their PSO training certificate to the Fayetteville Police Department’s Special Events Division supervisor.

City of Fayetteville Staff Review Form

2024-0519

Item ID

10/1/2024

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

Mike Reynolds

9/9/2024

POLICE (200)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends approval of an ordinance for VIP Club Inc. d/b/a Don Cabron Night Club to operate as a private club at 326 N. West Avenue, Suite #6.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



CITY COUNCIL AGENDA MEMO

MEETING OF OCTOBER 1, 2024

TO: Mayor and City Council
FROM: Mike Reynolds, Chief of Police
DATE: September 9, 2024

A handwritten signature in black ink, appearing to read "Mike Reynolds".

SUBJECT: Ordinance for "VIP Club d/b/a Don Cabron Night Club, Inc." to operate as a private club.

RECOMMENDATION:

Staff recommends approval of an ordinance for VIP Club Inc. d/b/a Don Cabron Night Club to operate as a private club at 326 N. West Avenue, Suite #6.

BACKGROUND:

Pursuant to Act 1112 of 2017, which amended the permitting procedure outlined in Ark. Code Ann. § 3-9-222 for private clubs in the State of Arkansas, requires the City Council to approve "by ordinance an application for a permit to operate as a private club" before the applicant can submit the application to the state Alcoholic Beverage Control (ABC) Division.

DISCUSSION:

Jessica Aguilar-Hiett submitted a City of Fayetteville private club application for "VIP Club Inc. d/b/a Don Cabron Night Club." Ms. Aguilar-Hiett purchased the VIP Club from Sami Haddaji on March 5, 2024. The new ownership (Jessica Aguilar-Hiett) and private club application replaces the existing private club permit and ownership, VIP Club / Sami Haddaji, which has been both a compliant and reputable business in the Entertainment District. Staff has no objections to the private club application and believes the existing level of cooperation and partnership will continue under the new ownership.

BUDGET/STAFF IMPACT:

The item has no impact on the city budget or staffing.

Attachments:

Private club application – VIP Club d/b/a Don Cabron Night Club



CITY OF
FAYETTEVILLE
ARKANSAS

Private Club Application

Process of filing application for Private Club

1. You will have to contact ABC and request for the Private Club Application.
2. Once you get the application, please fill it out and upload it under the Prerequisites section.
3. Please go to the below listed website and make sure that your address is a VERIFIED address.
<http://www.fayetteville-ar.gov/3263/Address-Verification>
Please print and attach page 1 and 2 of the "Official Address Verification" letter.
4. Please upload all necessary documents and fill out all the information. You do not have to fill out the Notarization section at this time.
5. Submit the form without filling out notarization section. You can at this time download and print the form.
6. When your completed application has been received, your request will be added to a City Council agenda for a public hearing and you will be notified of the date of the meeting. Please plan to attend the meeting to present your proposal to the City Council and answer any questions Council Members may have
7. Once the Ordinance is passed by the city, you will be notified.
8. You will send the Ordinance to ABC, so that ABC can mail you the Permit.
9. You will finally submit the Notarized copy of this application, a check in the amount of \$250 and the State Copy.

Prerequisites

ABC Application	DON CABRON ABC LICENSE.heic	2.04MB
Official Address Verification	DON CABRON LEASE AGREEMENT.pdf	32.43KB
Member List	VIP GOOD STANGDING.pdf (No less than 100 members)	77.55KB
Lease/Deed agreement	DON CABRON LEASE AGREEMENT.pdf (for the building that will be used)	32.43KB
Certificate of Good Standing	VIP GOOD STANGDING.pdf	77.55KB

Start Application

I (We) do hereby make application to the City of Fayetteville, Arkansas, for a Private Club Permit.

Private Club Name VIP DBA DON CABRON NIGHT CLUB

Business Address Street Address

326 N WEST AVENUE #6

Address Line 2

City

Fayetteville

Postal / Zip Code

72701

State / Province / Region

ARKANSAS

USA

**Is Mailing address
same as Billing
address** No

Mailing Address Street Address

1517 W OLRICH ST

Address Line 2

City

Fayetteville

Postal / Zip Code

72758

State / Province / Region

AR

USA

List All Persons Owning or Holding an Interest in the Private Club (Attach supplement, if necessary)

Name	Address (#, Street, City, State, Zip)	Phone	Birth Date
JESSICA AGUILAR HIETT	1517 W OLRICH ST	479-426-4658 000-000-0000	12/28/1982 mm/dd/yyyy

Owner of building in which business is located:

Name	Address	Phone
HMT OF FAYETTEVILLE LLC	313 WEST DICKSON ST SUITE 2017 FAYETTEVILLE, AR 72701	479-320-7405 000-000-0000

Date Club Organized 03/05/2024
mm/dd/yyyy

Current Number of Members 3

Amount of Membership Dues 0

Check One ☐ Annual ☐ Monthly ☒ N/A

Method used for dispensing alcoholic beverages: ☐ Locker System (Beverages owned by members individually) : ☒ Pool or revolving fund system (Beverages owned in common by membership) :

Applicant's Name JESSICA AGUILAR HIETT
(Please Print) (Must be person listed on State Permit)

Title OWNER

Date of Birth 12/28/1982
mm/dd/yyyy

Applicant's signature 
(Must be person listed on State Permit)

Notarization

Subscribed and sworn before me this _____ day of _____, 20_____

Notary Public

My commission expires

(Seal)

Internal

Police Comments

The police department approves of this application for a Private Club permit with the following comments:

The applicant purchased the existing business on March 5, 2024; however, she did not apply for a Private Club permit through the City of Fayetteville. The police department learned of the sale when contacted by other city divisions after the business failed to pay HMR taxes since March 2024. The police department contacted the applicant and informed her that she was delinquent on her HMR taxes and required a Private Club permit to sell alcohol and liquor in her establishment. The applicant was informed that her business did not comply with local ordinances, and the applicant agreed to cease all alcohol sales until a Private Club permit was obtained for the business. Since this conversation, the business paid the outstanding HMR taxes and is now in good standing.

The applicant filed a "Change of Manager" application through Alcohol Beverage Control (ABC) in May 2024. ABC officials have provided written documentation indicating the applicant and her business are in good standing and permitted to sell alcohol and liquor in accordance with applicable Arkansas State Laws and regulations.

Since March 5, 2024, the police department has responded to three calls for service directly attributed to the business. All three of the calls for service were for minor disturbances. Officers assigned to the Entertainment District have conducted nearly fifty business checks of the establishment since March 5, 2024. The officers have found the applicant and her employees cooperative and helpful. Officers have reported the business's staff to be diligent in preventing underage drinking, and no occurrences of underage drinking have been reported or observed at the business.

The applicant has provided the following documentation to the police department to accompany her Private Club application:

Property Lease Agreement
Change of Manager Application filed with ABC
Letter of Good Standing
Address Verification
Articles of Incorporation
Amendment to the Articles of Incorporation

Attorney's Office Comments

Thank you to Lt. French for the thorough review. I have no comments to add.

**Chief of Staff
Comments**

I will review after Chief and City Attorney's office offer comments. I have no comments at this time.

Chief's Comments

The applicant, Jessica Aguilar Hiatt, purchased the VIP Club located at 326 N. West Avenue from Sami Haddaji on March 5, 2024. As a result in the change of ownership, Ms. Aguilar Hiatt is seeking a private club permit from the Arkansas Alcohol Beverage Control (ABC) Board to operate her business, which she intends to change to name to Don Cabron Night Club.

Arkansas statute 3-9-222 requires a municipalities' governing body to first approve by ordinance for any establishment to operate as a private club. Once the ordinance is approved, the applicant can seek a private club permit from the ABC Board.

FPD has no objections to this private club application, and we anticipate both cooperation and compliance from Ms. Aguilar Hiatt with all local, state, and federal laws; FPD has had a good working relationship with Ms. Aguilar Hiatt since she purchased the business this past March.

Ms. Aguilar Hiatt has provided the following documentation to the police department to accompany her Private Club application:

Property Lease Agreement
Change of Manager Application filed with ABC
Letter of Good Standing
Address Verification
Articles of Incorporation
Amendment to the Articles of Incorporation

Mike Reynolds
Chief of Police

Final Comments *

City staff does not object to this Private Club Permit application, which will be presented as an agenda item for consideration by the Fayetteville City Council.

Document:

A.C.A. § 3-9-222

[< Previous](#)[Next >](#)**A.C.A. § 3-9-222**[Copy Citation](#)

Current through all legislation of the 2023 Regular Session, including corrections and edits by the Arkansas Code Revision Commission.

[AR - Arkansas Code Annotated](#) [Title 3 Alcoholic Beverages](#) [Chapter 9 On-premises Consumption](#) [Subchapter 2 — Alcoholic Beverages Generally](#)

3-9-222. Private clubs — Procedure for obtaining permit.**(a)**

(1) Application for a permit to operate as a private club may be made to the governing body of the county or municipality in which the private club seeks to be located.

(2) If the governing body of the county or municipality approves by ordinance an application for a permit to operate as a private club under subdivision (a)(1) of this section, the Alcoholic Beverage Control Division may issue a permit to operate as a private club to the applicant for the proposed location.

(b)

(1) The application for a private club shall be submitted to the division and accompanied by an annual permit fee of one thousand five hundred dollars (\$1,500).

(2) The application for a bed and breakfast private club shall be submitted to the division and accompanied by an annual permit fee of seventy-five dollars (\$75.00).

(3) In an area in which the sale of intoxicating liquor has not been authorized by local option as provided under § 3-8-201 et seq., the application for a private club permit shall be submitted to the division and accompanied by an additional application fee of one thousand five hundred dollars (\$1,500).

(c)

(1) After filing an acceptable application with the Director of the Alcoholic Beverage Control Division, the applicant shall cause to be published at least one (1) time each week for four (4) consecutive weeks in a legal newspaper of general circulation in the city in which the premises are situated or, if the premises are not in a city, in a newspaper of general circulation for the locality where the business is to be conducted, a notice that the applicant has applied for a permit to dispense alcoholic beverages on the premises.

(2) The notice shall be in such form as the director shall prescribe by rule or order and shall be verified.

(3) The notice shall give the names of the managing agent and the nonprofit corporation or, in the case of a bed and breakfast private club, the name of the business owner, and shall state:

(A) That the manager, or in the case of a bed and breakfast private club, the owner, at least one (1) partner, or the majority stockholder is a citizen of Arkansas;

(B) That he or she is of good moral character;

(C) That he or she has never been convicted of a felony or had a license to sell or dispense alcoholic beverages revoked within the five (5) years preceding the date of the notice; and

(D) That he or she has never been convicted of violating the laws of this state or of any other state governing the sale or dispensing of alcoholic beverages.

(d)

(1) Within five (5) days after filing an application for a permit to dispense alcoholic beverages on the premises, a notice of the application shall be posted in a conspicuous place at the entrance to the premises.

(2) The applicant shall notify the director of the date when the notice is first posted.

(3) No permit shall be issued to any applicant until proper notice has been so posted on the premises for at least thirty (30) consecutive days.

(4)

(A) The notice shall be in such form as the director shall prescribe by rule or order.

(B) The notice shall be:

(i) At least eleven inches (11") in width and seventeen inches (17") in height; and

(ii) Printed in black lettering on a yellow background.

(e)

(1) Upon receipt by the director of an application for a permit, written notice thereof, which shall include a copy of the application, the application shall immediately be mailed by the director to the sheriff, chief of police, if located within a city, prosecuting attorney of the locality in which the premises are situated, and city board of directors or other governing body of the city in which the premises are situated if within an incorporated area. The provisions of this section shall be retroactive to July 28, 1995.

(2) No license shall be issued by the director until at least thirty (30) days have passed from the mailing by the director of the notices required by this section.

(3) Upon receipt by the director within the thirty (30) days of a protest against the issuance of a permit by a governing official of the city or county to whom the notice of an application for permit has been mailed, the director shall not issue the license until he or she has held a public hearing.

(f) Upon the director's determining that the applicant is qualified hereunder and that the application is in the public interest, a permit may be issued as authorized in this section.

History

Acts 1969, No. 132, § 10; 1975 (Extended Sess., 1976), No. 1016, § 1; A.S.A. 1947, § 48-1410; reen. Acts 1987, No. 949, § 1; 1989, No. 297, § 1; 1997, No. 1010, § 3; 1997, No.

1060, § 3; 1999, No. 1063, § 3; 2007, No. 735, § 3; 2009, No. 294, § 22; 2009, No. 763, § 5; 2017, No. 1112, § 1.

Arkansas Code of 1987 Annotated Official Edition
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MEETING OF OCTOBER 1, 2024

TO: Mayor Jordan and City Council

THRU: Ted Jack, Park Planning Superintendent
Alison Jumper, Director of Parks, Natural Resources and Cultural Affairs
Jonathan Curth, Development Services Director
Jessica Masters, Development Review Manager
Susan Norton, Chief of Staff

FROM: John Scott, Urban Forester

SUBJECT: **Urban Forestry Management Plan**

RECOMMENDATION:

Urban Forestry staff recommends that the City Council adopt the Urban Forestry Management Plan.

BACKGROUND:

The City's Urban Forestry efforts have undergone a remarkable transformation since the last plan was completed over a decade ago, in 2012. Significant advancements have been made in adapting the city's tree species selections to account for the impacts of climate change and emerging tree diseases, ensuring the long-term health and resilience of the urban canopy. Continuous research and knowledge-building have further strengthened the city's urban forestry program, equipping decision-makers with the insights required to manage this vital green infrastructure effectively.

In accordance with the Unified Development Code's mandate to conduct a tree canopy analysis every ten years, the city has now fulfilled this requirement, laying the groundwork for a new 10-year Urban Forestry Management Plan. This plan was developed through a sample tree inventory, public and internal surveys, benchmarking against industry best practices, and detailed audits. The Urban Forestry Advisory Board was a key stakeholder throughout, ensuring the plan's recommendations aligned with community priorities. Input was also gathered from various municipal departments, including Parks, Natural Resources, Cultural Affairs, Public Works, Development Services, and Sustainability, further strengthening the plan's cross-functional approach.

With the city's rapid growth and the evolving landscape of urban forestry, this updated management plan comes at a critical juncture, poised to guide the next decade of the city's tree-focused initiatives. By leveraging the wealth of data and insights gathered through this planning process, the city is well-equipped to strategically enhance its urban forest, delivering tangible benefits to the community through improved environmental quality, increased resilience, and enhanced quality of life.

DISCUSSION:

The Urban Forestry Management Plan (UFMP) is a visionary document that serves as a guiding framework for improving and enhancing Fayetteville's urban forest. This flexible plan thoroughly evaluates the city's current tree inventory, urban forestry programs, development codes, and maintenance practices while carefully considering various stakeholders' values and priorities.

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

The UFMP establishes ambitious yet achievable goals that increase the city's overall tree canopy cover from the current level of 39.4% to a target of 40.6% over the next 10 years. To reach this goal, the plan outlines a flexible strategy of planting approximately 1,850 new trees annually through a combination of direct plantings and community giveaway programs while also emphasizing the critical importance of maintaining these young trees to ensure their healthy maturation. Fayetteville's urban forest is recognized as a cherished natural asset and an economic resource, providing an estimated \$55 million in annual benefits through improved air quality and reduced stormwater runoff.

Key Information

- 39.4% of Fayetteville was shaded by urban tree canopy cover in 2019.
- Tree Goal- 40.6% across the city over a 10-year planning period.
- A flexible goal of planting 1,850 trees annually to be achieved through planting and giveaways while focusing on maintaining new trees to maturity.
- Fayetteville's urban forest provides an annual estimated benefit of \$55 million by improving air quality and reducing stormwater volumes.
- A 2022 analysis shows Fayetteville's overall Tree Equity Score is 87 out of 100. The national average score is 85 (as of 2023).

The UFMP's visionary approach is grounded in five key principles:

- Equitable and Resilient Canopy Cover,
- Maintenance and Management,
- Tree Preservation and Protection,
- Funding and Levels of Service,
- Community Education, Engagement, and Stewardship.

Each of these principles is further elaborated upon, with detailed strategies and priority actions outlined to guide the city's efforts in continuously providing high-quality urban forestry services both now and in the future. With a strong focus on equity, resilience, and sustainable management, the Urban Forestry

BUDGET/STAFF IMPACT:

None

ATTACHMENTS: SRF (#3), Urban Forestry Management Plan (#4), Supplements with Table of Content (#5)

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2024-1677

Urban Forestry Management Plan

A RESOLUTION TO APPROVE AND ADOPT THE URBAN FORESTRY MANAGEMENT PLAN

WHEREAS, the Unified Development Code Chapter 167.03 requires Urban Forestry to complete a tree canopy analysis or equivalent study every ten years; and

WHEREAS, the last comprehensive Urban Forestry plan was completed in 2012 and, since that time, Fayetteville has seen tremendous growth, changes in species recommendations due to climate change and new tree diseases, and an ever-expanding knowledge of trees; and

WHEREAS, on June 21, 2022, City Council approved a contract with PlanIT Geo to prepare a 10-year Urban Forestry Management Plan; and

WHEREAS, the Plan was completed in 2024 with the assistance of the City's Urban Foresters and input from the Urban Forestry Advisory Board; the general public, and internal stakeholders including the Parks, Natural Resources, and Cultural Affairs Department; Public Works Department, Development Services Department, and the Sustainability Division; and

WHEREAS, the proposed Urban Forestry Management Plan is a visionary document guiding improvements, setting goals, and establishing standards based on the principles of Equitable and Resilient Canopy Cover; Maintenance and Management; Tree Preservations and Protection; Funding and Levels of Service; and Community Education, Engagement, and Stewardship.

NOW, THEREFORE, 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 and adopts the Urban Forestry Management Plan, a copy of which is attached to this Resolution.

City of Fayetteville Staff Review Form

2024-1677

Item ID

10/1/2024

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

John Scott

9/12/2024

PARKS & RECREATION (520)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Urban Forestry staff recommends that the City Council adopt the Urban Forestry Master Plan.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

URBAN FORESTRY MANAGEMENT PLAN

CITY OF FAYETTEVILLE, ARKANSAS
2024



**CITY OF
FAYETTEVILLE
ARKANSAS**

Fayetteville, Arkansas • Urban Forestry Management Plan • 2024



PlanITGeo™
developers of TreePlotter

URBAN FORESTRY MANAGEMENT PLAN

City of Fayetteville, Arkansas // 2024

Acknowledgments

Funding for this effort supported by the City of Fayetteville

The City of Fayetteville, AR Contributors

- Parks, Natural Resources and Cultural Affairs – Urban Forestry
- Development Services – Urban Forestry
- Public Works – Engineering and Park Maintenance
- Other Supporting City Departments and Programs
- Fayetteville Urban Forestry Advisory Board
- Fayetteville Environmental Action Committee
- Fayetteville Parks and Recreation Advisory Board
- Fayetteville Planning Commission
- City Council
- Community members of Fayetteville
- GIS Department (Thank you!)

Document Design: Brittany Phillips Design

Plan Prepared By: Chris Peiffer, PlanIT Geo

Plan Edited By: John Scott, Urban Forester City of Fayetteville

All other photos unless noted are from the City of Fayetteville, Arkansas



LETTER FROM THE CITY OF FAYETTEVILLE

In Fayetteville, trees are a source of pride and hold a special place in our City's identity. Our urban tree canopy is part of what makes Fayetteville unique and attractive to residents and visitors. The City of Fayetteville's Urban Forestry Management Plan will serve as a blueprint to guide Fayetteville during rapid growth, helping to make sure our growing community remains healthy, vibrant and green. A coalition of residents, staff, stakeholders and board members created this plan for Fayetteville by reviewing our past and current conditions and considering what the future holds for Fayetteville.

I want to express gratitude to all contributors to the Urban Forestry Management Plan. The direction outlined in this plan will help us maintain and grow our urban forests, which continue to provide direct benefits to our community.

MAYOR LIONELD JORDAN

A LETTER FROM FAYETTEVILLE'S URBAN FORESTERS

Trees and forests are the silent workhorses in our City that provide us with many benefits. Trees give us one of the most basic elements of life: oxygen. Trees shelter us from the sun during the blazing summer months. Trees filter pollutants from the air and give us cleaner air to breathe. Trees absorb rainwater and help with stormwater control when located correctly. Trees help make our lives livable.

Scientists are making discoveries about trees every year. Within the last ten years, we have learned that trees communicate with each other. We are learning about the complex web of relationships trees have with each other and other organisms. In the past thirty years, we have learned that trees produce chemicals we absorb in our skin that naturally lower our blood pressure and reduce our anxiety levels. We are just scratching the surface of what we know about trees.

The City of Fayetteville has a unique relationship with trees and tree preservation. The collaboration with our community shows how important trees are to our residents. Trees and our urban forests continue to be a high priority for our residents as illustrated in the survey results from this Plan, the Park and Recreation System Plan, Energy Action Plan, and City Plan 2040. We are thrilled to have a plan that embraces our residents' priorities and will help guide us through future growth.

Our City is changing quickly, and these changes impact trees. This plan is a guide to help us continue to grow and change while remembering the importance of trees. Over the past ten years, Urban Forestry staff has strengthened our tree preservation and landscape codes, added flexible elements for development in code, and clarified our Unified Development Code. The Urban Forestry Management Plan has a vision to continue strengthening, clarifying, and adding flexibility to our Tree Preservation and Landscape codes.

The Urban Forestry Management Plan will also help focus our efforts to maintain, grow, and enhance our urban forest programs for the next ten years. Fayetteville's award-winning Urban Forestry programs lead the state in innovation, public outreach, technology, and progress. This plan will help continue this progress, strengthen those attributes, and guide us on what we can do for our urban forests. We are excited to continue to serve Fayetteville with award-winning programs by implementing the recommendations of this plan.

MELISSA EVANS, URBAN FORESTER, DEVELOPMENT SERVICES

JOHN SCOTT, URBAN FORESTER, PARKS, NATURAL RESOURCES AND CULTURAL AFFAIRS



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Executive Summary

INTRODUCTION

The quality of life for Fayetteville's community members is strongly improved by its trees (collectively known as the urban forest), as trees make a vital and affordable contribution to the sense of community, enhance and create pedestrian-friendly neighborhoods, provide energy savings, reduce stormwater runoff, and improve air quality. Future climate predictions indicate that heat waves will become more frequent, and the average yearly temperatures are expected to continue to rise. In addition, it is anticipated that the region will experience more frequent extreme weather events and temperature changes, prolonged periods of drought, and shortened or disrupted natural seasons. Fayetteville's urban forest is a key part of the City's climate resilience goals, it:

- provides much-needed shade
- is one of the most effective mechanisms to cool urban areas
- reduces stormwater runoff
- increases property values
- makes the City more livable

Protecting, maintaining, and expanding Fayetteville's urban forest is essential to preserving and improving quality of life for all residents while increasing property values. To plan and manage Fayetteville's urban forest, a baseline assessment of tree canopy cover was conducted in 2019.

PURPOSE

The City's Urban Forestry Management Plan ("Plan") aims to provide goals and a roadmap for the City to preserve and expand tree canopy cover and maximize the benefits of Fayetteville's urban forest.

KEY FINDINGS

Fayetteville's programs for urban forest management, community engagement, public tree maintenance, tree ordinances, and the supporting Urban Forestry Advisory Board are critical to meeting the City's commitment to climate change mitigation and adaptation, carbon sequestration, stormwater reduction, water conservation, wildlife habitat enhancement, and service to the community. The following summarizes key findings about the City's tree canopy, its programs, and the community it serves.



THE PLANNING PROCESS

The development of the Fayetteville Urban Forestry Management Plan was based on answering four key questions:

**WHAT DO WE HAVE?
WHAT DO WE WANT?
HOW DO WE GET THERE?
HOW ARE WE DOING?**

Figure 1. The process to develop Fayetteville's Urban Forestry Management Plan



URBAN FOREST KEY FINDINGS

1. 39.4% of the City was shaded by urban tree canopy cover in 2019 and had a Tree Equity Score of 87 out of 100. The regional average is 77 and the national average is 85 (see page 36 in the Current Conditions section for more details).
2. The citywide urban forest provides an annual estimated benefit of \$55 million by improving air quality, health savings, energy savings, and reducing stormwater volume. (Endreny, 2018)
3. A sample inventory of 2,712 public trees and 848 private trees was completed in 2022. The trees are diverse—the top ten species only comprise 44% of all trees.
4. Fayetteville has an estimated 42,000 public trees of which 25,000 are in maintained areas.
5. The 25,000 publicly-maintained trees provide an estimated \$2.5 million in ecosystem benefits.

MANAGEMENT KEY FINDINGS

The urban forest is managed by three different City departments— Parks, Natural Resources and Cultural Affairs; Public Works; and Development Services.

1. 1.00 full-time equivalent (FTE) staff is in Parks, Natural Resources and Cultural Affairs (Park Planning & Urban Forestry Division) and oversees tree plantings, Arbor Day Celebration, the Tree City USA program, specifies new tree plantings in public spaces, is the Staff Leader for the City's Urban Forestry Advisory Board (UFAB), works on Code changes, outreach, budgets, and advises maintenance best management practices.
2. 6.00 FTEs in Park Maintenance in Public Works perform public street tree maintenance.
3. 1.00 FTE in Development Services manages trees as part of private development in accordance with Chapter 167 "Tree Preservation and Protection" within Fayetteville's Unified Development Code and Chapter 177 "Landscape Requirements Code."
4. An estimated 74% of public trees are 12 inches in diameter or less, 75% of trees are in good condition, and the most common maintenance need for public trees is clearance pruning (8%), removals (6%), and watering for tree establishment.
5. Fayetteville's Urban Forest Audit Score (page 65) based on U.S. Forest Service criteria is 73% (completed in 2023). The Audit evaluates and scores 11 categories of sustainable urban forest management categories according to industry standards and best practices.
6. Challenges and shared priorities among City staff and commission members include staffing, ordinance and standards, and infrastructure conflicts with 50% or more of participating staff indicating these as challenges or concerns.

ALIGNING CITY PRIORITIES

The Urban Forestry Management Plan complements existing city and regional planning efforts such as the City Plan 2040 comprehensive plan for Fayetteville, the Park and Recreation System Master Plan, Energy Action Plan, and the Climate Action Plan (in development as of 2024).

Involvement from stakeholders and residents has been key to development of the Urban Forestry Management Plan and establishing the Plan’s priorities. A diverse group of city staff, residents, and community stakeholders provided perspectives on the most important issues faced by the urban forest. Collectively, this group prioritized preserving existing trees and incorporating healthy, climate-tolerant or native trees into the City’s built environment, particularly in underserved areas. The Plan’s goals reflect these values and priorities.

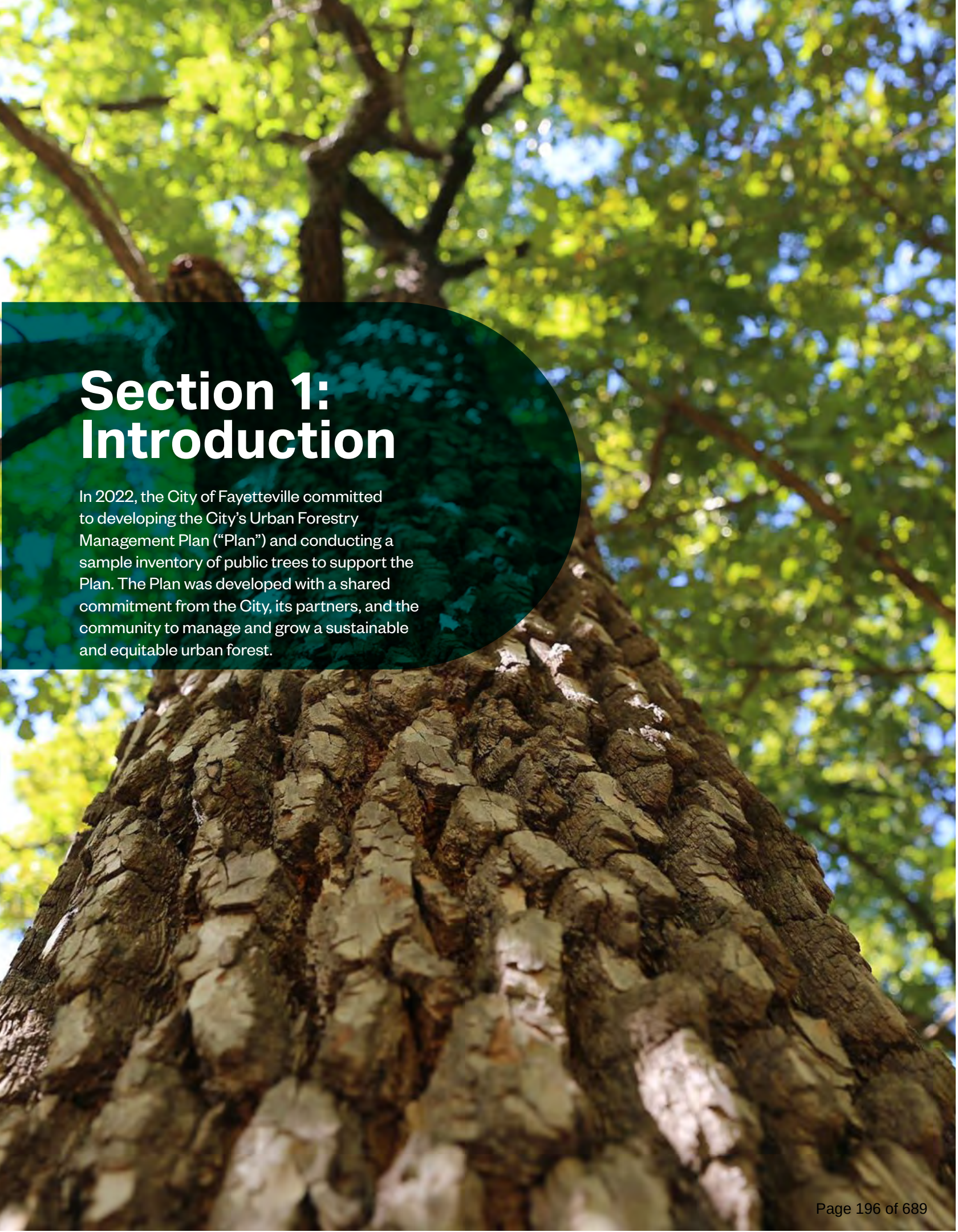
URBAN FORESTRY MANAGEMENT PLAN VISION AND GUIDING PRINCIPLES

Urban Forest Vision	Guiding Principles
Healthy Trees, Healthy City: The vision for Fayetteville’s urban forest is to cultivate a thriving, diverse, and well-maintained tree canopy that enhances the livability, health, and sustainability of our community for current and future generations.	Equitable and Resilient Canopy Cover: We value and appreciate the benefits and services provided by the trees in our community. These benefits and services should be maximized and equitably distributed across the City by growing an urban forest that is sustainable and resilient to current and future challenges. Maintenance and Management: We care for our trees and the citywide urban forest to ensure the benefits are available for current and future generations. Our operations and investments prioritize sustainability, fiscal responsibility, and equity. Tree Preservation and Protection: Our existing tree canopy cover and the investments made in planting and caring for the urban forest are preserved through sound but fair policies and regulations that align with shared priorities in the City and best practices. Funding and Levels of Service: The programs and staffing involved with the trees in our community have the resources necessary to meet current and future demands and challenges. Community Education, Engagement, and Stewardship: A sustainable urban forest requires a shared commitment from the City and the community. We will foster tree stewardship in our community through equitable and impactful community education and engagement.

Table 1. Summary of the vision and guiding principles for Fayetteville’s Urban Forestry Management Plan.

Fayetteville’s Urban Forestry Management Plan aims to achieve 44.4% canopy coverage across the City over a 30-year planning period with a 1.2% increase in the first 10 years. The Plan recommends planting an average of 1,850 trees per year, with a focus on 60% being large-canopy trees at maturity. The other goal is to plant trees the City has the ability to maintain to maturity so these trees can provide the maximum benefits to our environment. The City, developers, and private landowners will collectively contribute to reaching the canopy cover goal. (For goal details see page 72)

Tree canopy analysis must be conducted every 10 years to benchmark against our goals and determine what within the management plan needs to be modified to achieve the canopy goals, as required by City Code section 167.03.C.



Section 1: Introduction

In 2022, the City of Fayetteville committed to developing the City's Urban Forestry Management Plan ("Plan") and conducting a sample inventory of public trees to support the Plan. The Plan was developed with a shared commitment from the City, its partners, and the community to manage and grow a sustainable and equitable urban forest.

Introduction

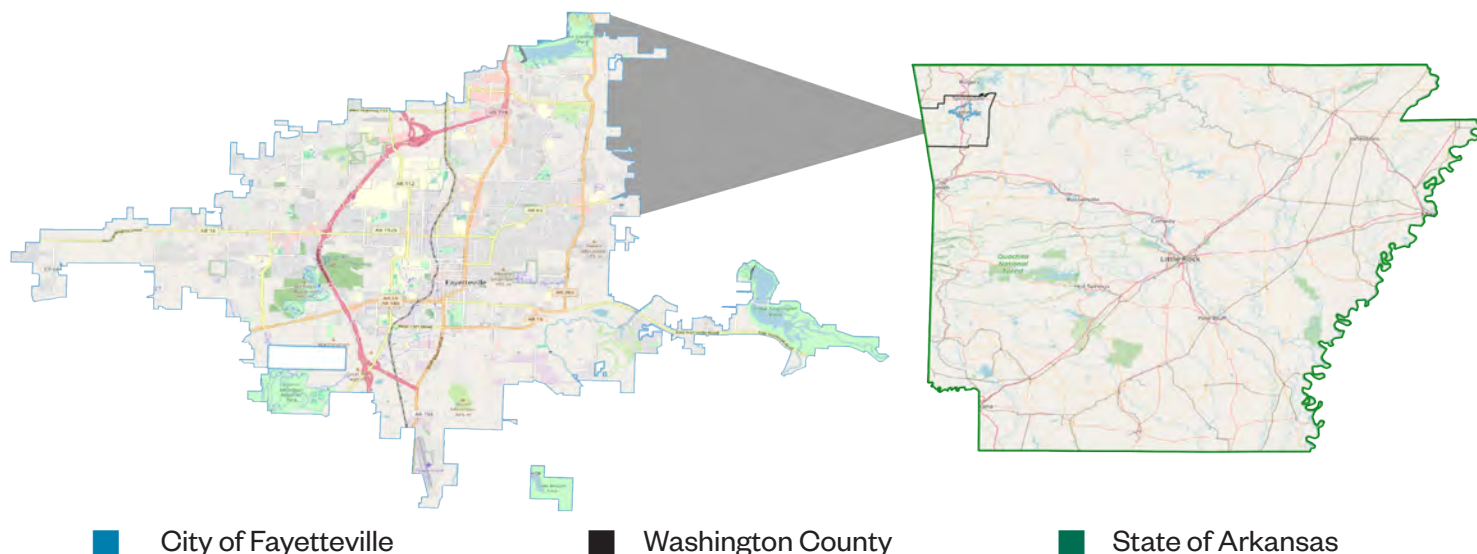


Figure 2. Maps displaying the location of Fayetteville, Arkansas within Washington County.

ABOUT FAYETTEVILLE

Nestled within the picturesque Ozark Mountains in the northwestern part of the state, Fayetteville, Arkansas, stands as a vibrant and growing community that harmoniously blends urban development with natural beauty. As the heart of Washington County and home to the University of Arkansas, Fayetteville exudes a unique character that attracts residents, students, and visitors alike.

Fayetteville is the second most populous city in Arkansas with 93,949 people as of the 2020 U.S. Census. It spans 55.8 square miles and of that area, 39.4% (22 square miles) is covered by the canopy of trees that comprise Fayetteville's urban forest. Fayetteville's location between the Springfield Plateau and the Boston Mountains within the Ozarks gives rise to a wide variety of land forms and environmental features including native prairie wetlands, steeply sloped and forested uplands, and a variety of streams and water bodies.

Overall, Fayetteville's urban forest plays a crucial role in enhancing social interactions, well-being, human health, and community engagement, making Fayetteville a more livable and enjoyable city.



Photo showing view of the Ozark Mountains from Fayetteville. Source: Experience Fayetteville



Photo showing circa 1890 Fayetteville, looking northwest from Mount Sequoyah; fayettevillehistory.org

BACKGROUND AND HISTORY

Situated in the Ozark Mountains, Fayetteville is known for its natural beauty and diverse wildlife. However, over time, the natural environment in and around Fayetteville has been significantly altered due to human settlement and unchecked development. As urban development happened, the natural environment transitioned to what is referred to as an urban forest, meaning trees in an urban area. However, there still remain heavily forested areas and woodlots along with forested public parks and open space within the City. The following provides an overview of the history of the natural environment which led to the City's urban forest and the focus of this management plan.

The earliest settlers in the Fayetteville area were Native American tribes who lived off the land and hunted and gathered food from the natural environment. However, with the arrival of European settlers in the early 19th century, the landscape began to change. The first settlers cleared large areas of land for farming, which led to deforestation and loss of habitat for many species of plants and animals.

In the late 19th and early 20th centuries, industrialization began to take hold in Fayetteville. Sawmills and other factories sprang up, leading to further deforestation and pollution of the local waterways. The construction of railroads and highways also had a significant impact on the natural environment, as large areas of land were cleared to make way for these transportation routes.

As Fayetteville continued to grow and develop, urbanization became a significant factor in altering the natural environment. The population increased, and more land was needed for housing, development, and infrastructure. This led to further deforestation and loss of habitat, as well as increased pollution and degradation of waterways.

Despite these significant changes, Fayetteville has also taken steps to preserve and protect its natural environment. A pivotal moment in Fayetteville's Urban Forestry history came in 2000 when Mary Lightheart protested the removal of trees at a proposed development and climbed into a massive oak tree, living there for three weeks. She and 50 other activists were protesting a new shopping center that would cause the removal of a large stand of oak trees. At the time, the Mayor and City Council approved the project. Two organizations, the League of Women Voters and Sierra Club, sued the City.

The activists helped bring light to tree preservation and triggered political change. The following year, a stronger tree preservation ordinance was enacted with a new Mayor. The residents of Fayetteville made it clear that trees are vital to this City.

This commitment to the natural environment is carried on by Fayetteville's Urban Forestry Management Plan and the City's programs for trees that are detailed in the Current Conditions section.

BENEFITS AND SERVICES PROVIDED BY FAYETTEVILLE'S TREES

A diverse and healthy urban forest works to the benefit of the community, the environment, and the economy. Following is a summary of some of the key benefits and services of trees, nature, and greenspaces in urban areas that was compiled from research to develop Fayetteville's Urban Forestry Management Plan.

IMPROVE THE QUALITY OF LIFE

Trees make cities more livable by decreasing summer temperatures and improving well-being. Greater contact with natural environments correlates with lower levels of stress, improved performance, and fewer sick days. Residents in areas with more greenery are three times more likely to be physically active and less likely to be overweight than residents living in areas with little greenery. View the following section for additional details about Fayetteville's urban forest improving the quality of life for residents.



Cooler Pavement Diminishes Urban Heat Islands

Tree canopy lowers temperatures by shading buildings, asphalt, and concrete. Trees deflect radiation from the sun and release moisture into the air, reducing surface temperatures by as much as 36 degrees. Lower temperatures diminish fumes from heated asphalt and mitigate the urban heat island effect.



Improve Air Quality

Trees produce oxygen and clean the air by removing pollutants that would otherwise contribute to human health problems such as asthma and other respiratory diseases.



Protect Wildlife and Ecosystems

Preserving and planting trees provides valuable habitat for wildlife, supports pollinator species, and provides favorable conditions for beneficial soil microorganisms.



Save Energy and Lower Energy Costs for Buildings

As natural screens, trees insulate homes and businesses from extreme weather, keeping buildings cooler and reducing air conditioning bills. Shade trees planted on a sunny exposure can provide savings of up to 50% in the summer. In winter, evergreen trees provide a barrier to cold winter winds.



Conserve Water and Soil

A tree's root system draws water into the soil and their canopy slows rainfall, reducing runoff and erosion while removing contaminants. In contrast, impervious surfaces like roads and parking lots allow water to run off unfiltered and at high volumes, increasing the likelihood of flooding and impaired water quality.

Other benefits include increased property values, reduced pavement wear, traffic calming, public safety, among others. View a compilation of research on urban forest benefits and services prepared by the Alliance for Community Trees (www.actrees.org). Tree benefits are quantified in the following section.

"In light of the ongoing effects of climate change, trees and their associated canopy have innumerable benefits and an urban forest plays a role in carbon sequestration, mitigating stormwater issues, filtering pollutants, increasing property values, improving public health, and reducing the heat island impacts associated with urban areas."

FAYETTEVILLE CITY PLAN, 2040

A CLOSER LOOK AT TREES IMPROVING THE QUALITY OF LIFE IN FAYETTEVILLE

Trees come in various forms— shade trees, flowering trees, trees with edible fruit and nuts, and trees with vibrant fall color. All types contribute benefits and services to the urban ecosystem— an ecosystem that brings nature into cities through tree canopy, parks, and interconnected greenspace. Many environmental benefits of trees in urban areas are identifiable and measurable, while other benefits are tangential and experiential, such as the feeling of walking a quiet tree-covered trail. The following provides a summary of the social and human health benefits of trees and greenspaces.



The urban forest brings a myriad of social and health benefits to Fayetteville’s communities. Park and street trees create a sense of community, offering opportunities for people to come together and engage in various activities. These shared spaces foster a sense of belonging and connection among residents. Additionally, Fayetteville’s urban forest provides a respite from the hustle and bustle of city life, offering peaceful retreats where individuals can relax, unwind, and enjoy nature.

Research summarized in the following paragraphs shows the presence of trees and greenery in urban areas reduces stress, improves mental well-being, and encourages physical activity, all of which contribute to healthier and happier communities. Moreover, Fayetteville’s urban forest creates opportunities for environmental education and volunteering, inspiring residents to learn about nature, participate in tree planting initiatives, and engage in environmental stewardship.



Figure 3. Human health and social benefits of trees.

Overall, Fayetteville's urban forest plays a crucial role in enhancing social interactions, well-being, human health and community engagement, making Fayetteville a more liveable and enjoyable city.

Studies have found that the amount of trees and vegetation in common spaces such as parks are related to a sense of neighborhood safety and more social activity. In turn, greenery in cities enhances the strength of social ties among neighbors (Kim, et al., 2020).

Encounters with nature in cities also lead to enhanced positive attitudes, decreased stress levels, improved attention spans, and better performance on cognitive memory assessments (Wolf, et al., 2020).

Tree canopy cover and greenspaces in cities motivate and provide opportunities for people to be physically active. The percentage of greenspace within a two mile radius of a person's home has been associated with the percentage of residents reporting good health, particularly among the elderly and those with lower socioeconomic status—groups that are typically less likely to get sufficient physical activity. Research shows that community residents are three times as likely to be physically active when living in areas with more greenspace (Ulmer, et al., 2016).

Opportunities to experience urban nature—whether it's a view of a street tree out a window or actually being outside in nature— are key to the mental well-being of city residents. People are happier, experience a greater sense of well-being, and have reduced stress levels when they live in areas with more greenspace nearby or on a tree canopied neighborhood street (White, et al., 2013).

More tree cover near schools also has a positive effect on student performance. Children with challenges concentrating are more focused following a 20-minute walk in an urban park or tree canopy covered sidewalk than they do after walks in other urban settings without trees and greenery (Taylor, et al., 2009). Trees in neighborhoods and parks connect children to nature.

The link between time spent in natural settings and health outcomes has been the center of focus for healthcare and insurance industries in recent years. Trees and greenspaces have shown to increase longevity, reduce the risk of cancer and heart disease, reduce anxiety and depression, improve immune function, and reduce stress hormones. A study in 2016 of 108,000 people found a 12% lower rate of non-accidental mortality among those with the most greenery in a 820-foot (250 meters) radius around their homes (James, et al., 2016). In addition, hospital patients placed in rooms with views of nature experienced shorter stays in the hospital compared to patients in rooms that faced other buildings (Mihandoust, et al., 2021).





ENVIRONMENTAL BENEFITS OF TREES

Research over the past several decades provides valuable quantified data on environmental benefits for urban forest researchers, managers, and practitioners. This data can be used to communicate tree benefits to residents and stakeholders and to incorporate trees into infrastructure design such as stormwater management. It can also be used to develop strategies that reduce inequities.

A tree canopy assessment conducted by the City in 2020 (with 2019 imagery) determined that 39.4% of the City (14,000 acres) was shaded by tree canopy. In 2022, a sample inventory of 2,712 public trees and 848 private trees was conducted to make estimates about the composition and structure of public and private tree populations. These datasets were used to calculate the following benefits of the citywide urban forest and public tree population as noted.

Citywide Tree Canopy Benefits

The citywide tree canopy across public and private land provides an annual estimated benefit of \$55 million by improving air quality and reducing stormwater volumes. (Endreny, 2018)

Public Tree Benefits

The 2022 sample inventory of public trees determined that are 42,000 trees in public spaces, and 25,000 are maintained.

The 25,000 publicly maintained trees were used to calculate the benefits and services. Using i-tree tools, it is estimated that the 25,000 provide \$71,615 in ecosystem benefits annually.

It is estimated that the 25,000 maintained public trees sequester (capture) 1.4 million pounds of carbon dioxide annually, worth \$33,613. The air quality benefits equate to \$23,949 annually in services. \$14,056 of stormwater benefits are diverted from the 25,000 trees. Using these three benefits, the 25,000 public trees provide a yearly total of \$71,615 in ecosystem benefits (Tree Inventory Summary).

CARBON BENEFITS		\$33,613
AIR QUALITY BENEFITS		\$23,949
<u>STORMWATER BENEFITS</u>		<u>\$14,053</u>
TOTAL BENEFITS		\$71,615



Photo of Eastern towhee habitats are supported by healthy urban forests. Source: Audubon Arkansas

Over the lifetime of these trees (i-trees uses 35.7 years), \$ 2.5 million in benefits for our 25,000 maintained public trees. The value of the 42,000 public trees is over \$4.2 million in ecosystem services benefits. (Tree Inventory Supplement)

ECOSYSTEM BENEFITS	AMOUNT FOR 2712 TREES	AVERAGE PER TREE	TOTAL FOR 25,000 PUBLIC TREES
Overall Monetary Benefit (\$)	\$7,767	\$2.86	\$71,599.65
Air Quality Monetary Benefit (\$)	\$2,598	\$0.96	\$23,949.30
CO (Carbon Monoxide) Pollution Removed (lbs)	12	0.004480	112.00
CO Removed Monetary Benefit (\$)	\$8	\$0.003	\$71.72
NO2 (Nitrogen Dioxide) Pollution Removed (lbs)	55	0.02	505.90
NO2 Removed Monetary Benefit (\$)	\$11.1	\$0.004	\$102.69
O3 (Ozone) Pollution Removed (lbs)	1,046	\$0.39	\$9,643.25
O3 Removed Monetary Benefit (\$)	\$1,233	\$0.45	\$11,366.70
PM2.5 (Particulate Matter 2.5 microns) Pollution Removed (lbs)	28	0.01	257.65
PM2.5 Removed Monetary Benefit (\$)	\$1,339	\$0.49	\$12,343.93
SO2 (Sulfur dioxide) Pollution Removed (lbs)	21	0.01	189.07
SO2 Removed Monetary Benefit (\$)	\$0.01	\$0.000004	\$0.09
Pollutants Removed (lbs)	1,169	0.43	10776.27
Carbon Sequestered Monetary Benefit (\$)	\$3,646	\$1.34	\$33,613.57
Carbon Sequestered (lbs)	156,765	57.8	1445102.2
Stormwater Monetary Benefit (\$)	\$1,524.53	\$0.56	\$14,053.56
Evaporation (ft³)	289,960	106.9	2672938.6
Interception (ft³)	290,397	107.1	2676967.0
Transpiration (ft³)	613,646	226.3	5656762.4
Potential Evaporation (ft³)	2,500,561	922.0	23050897.7
Evapotranspiration (ft³)	1,892,393	697.8	17444623.9
Runoff Avoided (ft³)	22,804	8.4	210213.8
CO2 Storage (lbs)	5,348,466	1972.1	49303704.8
CO2 Storage Monetary Benefit (\$)	\$124,391	\$45.87	\$1,146,668.05
Carbon Dry Weight (lbs)	2,917,345	1075.72	26892933.08
Carbon Storage (lbs)	1,458,672	537.86	13446459.26

"lbs" = pounds; "gal" = gallons; "ft³" = cubic feet

Figure 4. Estimated annual benefits of Fayetteville's public trees Source: USDA Forest Service i-Tree research



PLAN PURPOSE

Caring for and prioritizing the urban forest is an important part of maintaining a sustainable and vibrant city. However, urban forest management must also support the City's goals including economic development, transportation, urban design, and the goals of property owners. In recognition of this, Fayetteville's Code of Ordinances requires 'a tree canopy analysis and an Urban Forestry Effects Model study or their current equivalent studies within the current geographical boundaries of the city by December 31, 2012. Thereafter, the city should conduct these studies every ten (10) years.' UDC 167.03

The Urban Forestry Management Plan serves as a guide to proactively manage, care for, protect, and expand the City's tree canopy while navigating these competing pressures. The Plan provides a strategic and systematic framework for the sustainable stewardship, enhancement, and utilization of trees within the urban areas of Fayetteville. This Plan serves as a roadmap to guide decision-making and actions related to the urban forest. The key purposes include:

Sustainability and Environmental Health:

The Plan ensures that the ecological benefits are maintained and enhanced, contributing to the overall environmental health and resilience of the City

Quality of Life and Community Well-Being:

The Plan provides the strategies to create and maintain accessible and inviting greenspaces that enhance the quality of life and foster community pride.

Urban Planning and Design:

The Plan aligns with urban planning and design principles, ensuring that tree preservation, planting, maintenance, and removal are integrated into the built environment while reducing or clarifying competing priorities.

Climate Change Mitigation and Adaptation:

The Plan's overarching goal to increase canopy enables the City to maximize the urban forest's contribution to climate change mitigation and adaptation efforts.

Public Safety and Infrastructure:

The Plan provides recommendations for public tree maintenance and risk management.

Education and Outreach:

The Plan includes recommendations for community engagement, outreach, and education to raise awareness about the value of trees, promote responsible stewardship, and support the community in tree planting and maintenance activities.

Long-Term Vision:

A vision for the urban forest ensures decisions made today have a positive impact on future generations. It provides a framework for adaptive management, allowing for adjustments based on changing conditions and priorities.

Coordination and Collaboration:

The Plan fosters collaboration among various internal and external stakeholders to ensure a coordinated and holistic approach to urban forest management.

Legal and Regulatory Compliance:

Creation of the Plan is required by City Code. Recommendations in the Plan improve regulations for tree preservation, protection, maintenance, planting, and compliance.

CHALLENGES FACING FAYETTEVILLE'S URBAN FOREST

External Challenges

Urban forests across the country face common stressors including urban heat, poor air quality, weather extremes, pressure from development, and invasive plants, pests, and diseases. These challenges are often intensified by conflicting priorities and a shortage of resources.

Fayetteville's urban forest has been growing and changing as development and redevelopment occurs in the City. In many ways Fayetteville and the northwest region of the state are fortunate to be such a highly desirable place to live, work, recreate, and study. Rapid growth in northwest Arkansas is predicted and the effects are already being felt. From 2010 to 2020, Washington County's population rose by 21.1% and almost half of that growth was in Fayetteville alone. Specifically, Fayetteville is experiencing a 28% growth rate and is now the second largest city in the state, replacing Fort Smith (NWARPC). According to Woods & Poole Economics, Inc., the Fayetteville-Springdale-Rogers metropolitan area has a 76% population growth projected from 2022 to 2060.

Like many cities, the tree canopy cover in Fayetteville is not equitably distributed across the City. As a result, some neighborhoods experience higher surface and ambient temperatures, poorer air quality, and more frequent flooding than neighborhoods with greater canopy cover. Additionally, the lack of access to trees and greenspace impacts residents' physical and mental health, sense of community, and overall well-being.

Climate change is an overarching challenge that is compounding the issues facing Fayetteville's trees. In addition to the known pests, diseases, and weather that the native trees have evolved to withstand, the new changes in temperature and weather extremes bring a new onslaught of pests, diseases, and wet/drought cycles.

Healthy trees can play a significant role in making Fayetteville more resilient to weather and climate extremes by sustaining the natural ecosystem health. Yet the ability of community trees and forests to achieve their full potential is often significantly limited due to poor tree health stemming from reactive fixes instead of holistic solutions, limited training of tree care professionals, and insufficient municipal budgets.

Internal Challenges

- Proper and timely management of the trees in accordance with current best management practices.
- The need for updated tree-related regulations that preserve, protect, and grow the urban forest aligned with best practices and City priorities.
- Limited financial and operational resources to address the gradual and immediate impacts of climate change.
- Concerns regarding the organizational structure and communications with having three groups working in three different departments.
- Preparing for emerald ash borer and other emerging tree pests and diseases.
- Strategic tree planting programs and initiatives needed to sustain and expand tree canopy and the associated benefits.
- Educating and revitalizing community tree stewardship.



THE TIME IS NOW

It is critical for Fayetteville's environment, economy, and community well-being that the City act now to sustainably manage the urban forest. The City has a Comprehensive Plan for how Fayetteville will grow and change with development. Among other plans in place or in development is the City's Climate Action Plan. Fayetteville's Urban Forestry Management Plan supports and builds on the goals and policies of these plans and supplements those with vital analyses, studies, metrics, and strategies relating to the City's natural environment and specifically, the urban forest.

Undeveloped areas contain native trees and vegetation, fertile soils, vital water resources, natural prairie, and wetlands. Protection and conservation of these critical areas is up to the citizens and the choices made by the City.

Fayetteville's Urban Forestry Management Plan provides the roadmap with goals and supporting recommendations to manage, grow, preserve, and strengthen the urban forest through invigorated partnerships that align with city and community priorities. Section 2 of this Plan is an overview of the current state of Fayetteville's urban forest and will serve as a baseline to measure future progress. Section 3 is an overview of Fayetteville's priorities for the urban forest which were identified through community and stakeholder input which informed the Plan's vision, guiding principles, goals, strategies, and priority actions. Section 4 of the Plan details the implementation and monitoring guidelines and the Appendices section provides additional information and studies to support the Plan and its implementation.

Let's begin by exploring Fayetteville's urban forest.



Section 2: Current Conditions

Trees That Make Up Fayetteville's Urban Forest

PROGRESS FROM 2012 ASSESSMENT RECOMMENDATIONS

To begin exploring our urban forests, we must review the 2012 recommendations to see our progress over the last ten years. The recommendations in the 2012 Urban Tree Canopy Assessment Report were evaluated to develop recommendations for the Urban Forestry Management Plan. The following provides a summary of the status of recommendations in the 2012 report (Urban Tree Canopy Assessment Project 2012 recommendations- Pages 33 and 34).

1. Share this report to promote cohesion among the City, AFC, FNHA, and other partners and community stakeholders:

- People are part of the urban forest. This report can be used as a catalyst among urban forest managers and community stakeholders to meet Fayetteville's natural resource goals.
- Solicit feedback from community partners to refine tree preservation ordinances, tree planting initiatives, and steps to encourage survivability and forest health.
- Develop best management practices (BMPs), such as maintaining higher canopy cover in ecologically sensitive areas (wetlands), parking lots, schools, and commercial properties.

2024 Update. On Going and Complete. *The old and new Urban Forestry Plan will be available online.*

We regularly meet with our board to discuss ordinance changes and tree-planting initiatives and stress the importance of planting the right tree in the right place for longevity. The Urban Forestry Advisory Board advises staff on ordinance changes and tree-planting initiatives. The board is made up of a diverse group of community stakeholders.

We have developed a Best Management Practices to ensure we care for new yearly plantings. We set our planting goals based on what we can maintain and grow to maturity.

2. Monitor, adapt, and enforce existing tree Preservation and Protection ordinances.

- Streamline tree-related policies and identify if codes are working against local goals.
- Enforce requirements in the Tree Preservation plan, especially the 90% survival rate for forested areas and tree plantings.
- Collaborative planning can reduce costs and provide consistency for public works officials, planners, developers, stormwater, and resource managers.

2024 Update. Integrated and Complete. *Urban forestry staff continually review policies and codes and regularly adjust to necessary changes. We inspect all projects for a 90% survival rate. We collaborate with planning, sustainability, park maintenance, stormwater engineers, and others throughout the city for many projects.*

3. Develop a regional urban tree canopy assessment report in Arkansas.

Utilize the information gained from this assessment and others in the state to compile and compare results. Involve interdisciplinary partners in the process and draft an appropriate call to action.

2024 Update. Not applicable. *Our latest Urban Forestry Management Plan will be available regionally for other entities to review. This recommendation is outside the scope of staff work. Urban Forestry staff does talk with the NWA Regional Planning Director about trees. Urban Forestry staff would participate in a regional plan if initiated by a larger regional entity like the NWA Regional Planning Commission.*

4. Assess tree canopy every 8-10 years to monitor trends and assess the effectiveness of public education & outreach campaigns and the tree preservation ordinance. Tools such as the I-Tree Canopy can be used between comprehensive GIS-based assessments.

2024 Update. Integrated and Complete. *Urban Forestry Staff has worked with the GIS department and receives NAIP imagery as it is released; we can get regular canopy updates every two years. GIS has used the standards to give us tree canopy assessments every other year. We received one in 2015, 2017, and 2019 and are getting canopy assessments for 2021 and 2023. We assess the tree canopy every two years.*

The City's Urban Foresters frequently participates in several public education and outreach campaigns.

5. Disseminate this project's land cover and UTC assessment data broadly.

While it is current, encourage its use for applications such as water supply planning, stormwater modeling, land use planning, green infrastructure, and Low Impact Development (LID) design.

2024 Update. Integrated and Complete. *The Urban Forestry staff has several tools to help with the above, and we use GIS and the multitude of layers to plan green infrastructure. The staff has included LID features in many of the City's details, and engineering has included LID in the stormwater management of new developments in our city. Our maps are available to everyone.*

6. Foster academic partnerships. Recommend that the University of Arkansas become a Tree Campus USA and work with local schools to educate and plant/care for trees.

2024 Update. Complete. *We have spoken with several groups at the University of Arkansas to get them to become Tree Campus USA, but we have not succeeded. We keep regular contact with the University's Landscape Architecture department. We have also reached out to the sustainability department at the University of Arkansas.*

The staff regularly works with all public and private schools in Fayetteville. We have had planting projects with students at Butterfield Elementary, Haas Hall Academy, The New School, and Washington Elementary. We have been involved with the Fayetteville High School Advance Placement science program, which monitors and removes invasive plants at McNair Middle School. We have participated in several regional activities that teach children the importance of trees.

7. Explore all potential partnerships to achieve urban forest goals: public/private

including corporate and academic sponsors, council representatives, environmental quality, and stormwater associations, volunteers, non-profit organizations, and neighborhood associations.

2024 Update. Complete. *Fayetteville's Urban Forestry has partnered with Compassion Fayetteville, Beaver Watershed, Illinois Watershed Partnership, the Land Trust, Arkansas Urban Forestry Council, and other groups. We have recently started partnerships with several Property Owners Associations.*

8. Promote hardy, climate-adapted, and long-lived tree species that are appropriate for Fayetteville's environment to ensure investments in trees achieve maximum benefits.

2024 Update. Active, Integrated and Complete. *The City of Fayetteville codified the use of native Ozark trees as the recommended tree species. We have stressed the right tree for the right place. We actively promote using only Ozark native trees and shrubs in development.*

We have updated the recommended tree species list and are working on a new one.

9. Target areas for tree planting using the assessment data.

- Use results to justify targeted public tree plantings in the public right-of-way and greater private planting in commercial landscaping.
- Ground-truth possible planting areas and planting site locations. Make these data sets available on a GIS web map as social assessment tools for residents and businesses.

2024 Update. Integrated and On Going. *Over the last five years, we have used Tree Equity Score to locate new planting locations. We also use heat maps and other tools to help us plant trees in the most needed locations. Before that, we have always used income, access to trees, heat islands, and other factors to locate new tree plantings.*

10. Create a central repository for monitoring tree planting and tree removals on public and private property, possibly using a web-based application open to the public.

2024 Update. Integrated and On Going. *The Urban Forester in Parks, Natural Resources, and Cultural Affairs receives all planting plans city-wide and tracks how many trees are removed and planted yearly. The staff also created a spreadsheet that monitors how much is removed in the development review process. Staff can track development removal as well. Staff is currently unable to keep up with the data due to workload in Development and hopes for additional staffing soon. Staff cannot track private property owners activities.*

11. Ensure consistency in future UTC assessments using comparable image resolution, classification techniques, and QA/QC procedures. LiDAR and 1.5-2.0' multispectral satellite imagery acquired at similar times would provide an ideal data set.

2024 Update. Integrated and On Going. *With NAIP imagery, we can bring regular reports closer together; however, rapid technological advances may not always make this possible. We will continue to try to do this. This field has made many advances over the past ten years, and aerial imagery allows us to compare information. However, the imagery gets more accurate and improves each year. The latest data will be the most accurate.*

12. Create or update an existing targeted education and outreach campaign using the ecosystem benefits values. Use the data, maps, tools, and tree benefits to help non-profits, residents, and businesses visualize their role in reaching, maintaining, and expanding Fayetteville's urban forest for social, environmental, and economic benefits that are relevant to them.

2024 Update. Integrated and On Going. *We use trees' benefits and values daily with developers and internal customers. This topic is talked about frequently. **We won an award for placing price tags on trees that showed the benefits of each tree.***

13. Work on urban forestry goals and design specifications for other environmental planning initiatives such as wetland restoration projects, open space conservation easements, green infrastructure & low impact development (LID) plans, and energy efficiency programs.

2024 Update. Integrated and On Going. Goals are something we continue to assess and focus on for tree preservation. We will have new goals when we complete this document.

Forestry is starting to move towards other natural resource management. The foresters worked with the engineering department on specifications for BMPs for stormwater; this included tree preservation, usually near a stream. Staff created mitigation options and codified the options for green roofs, green facades, and other LID features.

14. Assess forest stands at risk from development by overlaying zoning or future land use data and developable slope percent. Quantify and locate areas at risk that, if developed, would impact overall citywide canopy cover goals as the economy improves and development follows.

2024 Update. Modified and Integrated. The staff has not assessed at-risk forests in the city using zoning codes and future zoning. However, staff uses multiple maps when reviewing development projects such as the enduring green network, heat island map, flood plan, Hill Side Hilltop Overlay District, and other available mapping tools. We use these tools to recommend conservation in the form of tree preservation easements and tree preservation on each project. We identify high-priority areas during our reviews of each project.

15. Promote cost-effective professional development in urban forestry. eLearn Urban Forestry is a state-of-the-art online, distance-learning program geared toward beginning urban foresters and those allied professionals working in and around urban and urbanizing landscapes, including service foresters, natural resource planners, landscape architects, City officials and public works employees. eLearn Urban Forestry provides free access to learning modules with a link to the Continuing Forestry Education (CFE) group, where you can get ISA or SAF credit for a small maintenance fee. Visit elearn.sref.info/ for more details.

2024 Update. Integrated and Complete. Urban Forestry staff codified ISA and other entities as a requirement for internal and external foresters. The city supports employees who want to become certified arborists and allows travel for continuing education. Staff continue to meet standard continuing education requirements to maintain credentials.

16. Provide an environment for natural forest regeneration. This study shows that grass, herbaceous, and shrub/briar land cover types naturally regenerate into forests, contributing to the City's overall tree canopy and ecosystem services.

2024 Update. Integrated and On Going. Urban Forestry worked on two forest regeneration projects just last year. The staff has been converting City-owned hay fields into forests and savannas.

CURRENT CONDITIONS

When the term infrastructure is used, oftentimes roads, bridges, power lines, and storm drains are most recognized. In addition to these staples of city infrastructure, trees lining streets and shading parks and backyards are to be included. These trees, collectively known as the urban forest, provide essential benefits that help Fayetteville function. Services generated by trees in Fayetteville provide immense value to the City. Like other city infrastructure, urban trees require management and maintenance to succeed.

The urban forest is comprised of trees across all city landscapes including streetscapes, parks and open space, trail and waterway corridors, commercial and residential properties, among others. While the Plan primarily addresses public trees, all trees across ownership types and the care of these trees contribute to overall urban forest health, sustainability, and associated benefits.

To present an analysis of the current conditions of Fayetteville's urban forest, tree populations in these landscapes are characterized by the type of setting and land ownership type (public or private) and the responsibility for maintenance (City, property owner, or other). In the following section, analyses are first summarized for the public street tree population, and private trees are then incorporated into the summary by describing the citywide urban tree canopy cover.

Public trees are comprised of trees along streetscapes, in medians, alleys, parks, open space, and natural areas on City-owned land. The City is primarily responsible for the maintenance of these trees and the Urban Forestry Management Plan focuses on the public street trees. View the illustration below for a summary of the tree types in Fayetteville.

RESULTS OF THE 2022 PUBLIC TREE SAMPLE INVENTORY

Fayetteville's urban forest is a diverse ecosystem consisting of young and mature trees of varying species, function, and associated benefits. As part of the planning process, a sample inventory was conducted for public trees and private trees (utilizing public rights-of-way for visual assessments). A total of 2,712 public trees were inventoried and research and analysis were applied to estimate the total public tree population. For more detailed information, refer to the Tree Inventory Summary Supplement.



Figure 5. Illustration of the types of trees in Fayetteville.

Based on the sample and assumptions, it is estimated that Fayetteville has 25,000 tree that are in maintained areas of public parks and street rights-of-way.

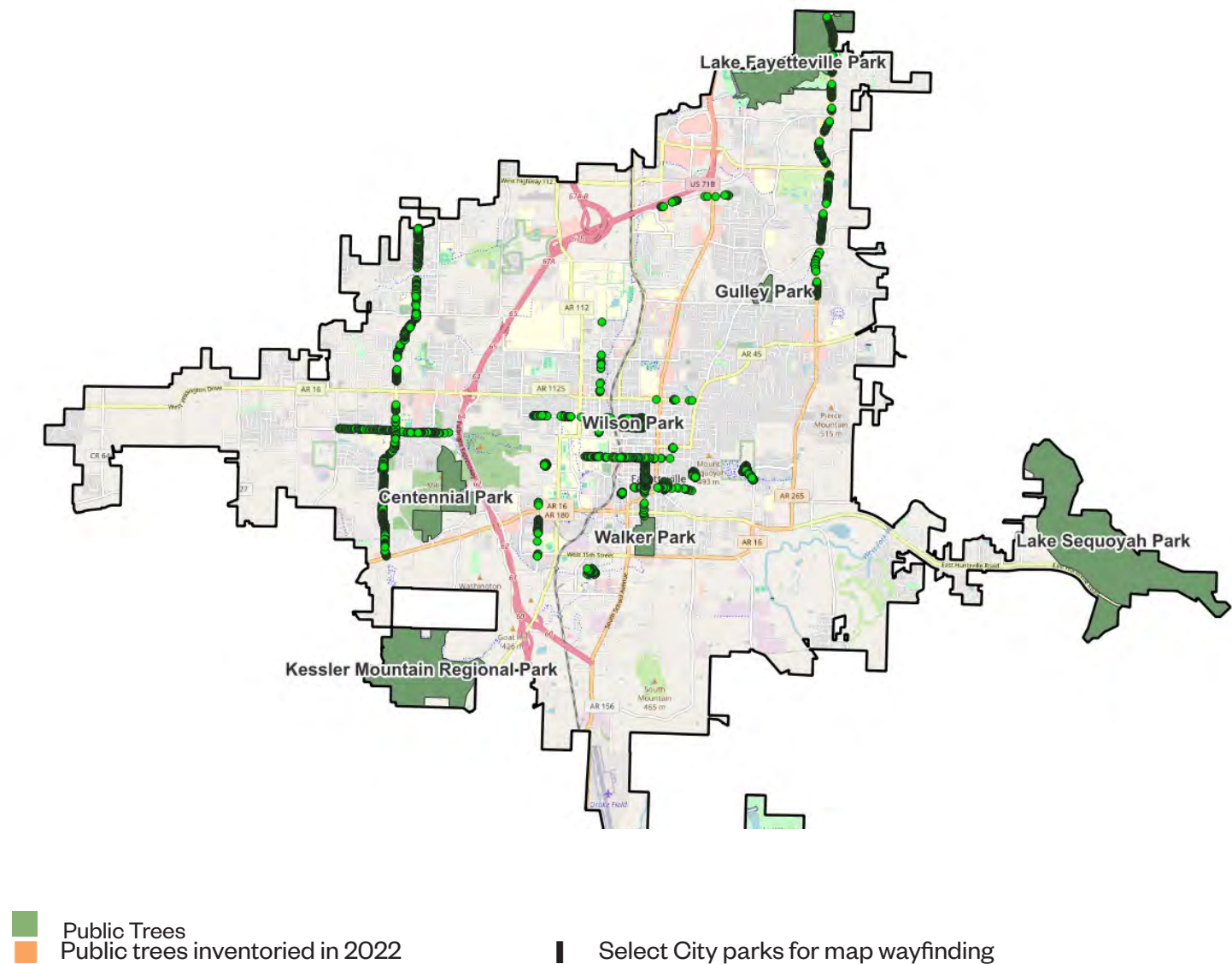


Figure 6. Overview of the sample inventory of public trees completed in 2022.

For more detailed information, refer to the Supplement Tree Inventory Summary.



TREE INVENTORY OVERVIEW

In October 2022, a sample inventory of public and private trees in Fayetteville was conducted by Certified Arborists accredited by the International Society of Arboriculture.

The scope of the public and private tree sample inventory was prepared as part of the City's Urban Forestry Management Plan. The tree inventory was intended to gather data that informs the current extent, structure, characteristics, and maintenance needs of the urban forest that can be addressed in the Plan.

Note, the sample public and private tree inventory analysis was conducted in October 2022. Due to ongoing tree maintenance and the dynamic characteristics of trees, changes such as condition, tree size, and maintenance needs may have changed since the analysis. Additional summaries and analyses of the sample public and private tree inventories from 2022 are provided in the Tree Inventory Supplement.

SUMMARY OF THE PUBLIC STREET TREE POPULATION



7%

Princeton elms
(*Ulmus americana*
'Princeton')



6%

Post oaks
(*Quercus stellata*)



6%

Willow oaks
(*Quercus phellos*)



111 unique
public tree
species



75% of public
trees in good
condition



55% of public trees
are 0 to 6 inches in
diameter

Figure 7. Overview of the species results of the 2022 sample inventory of public trees.



INTERPRETATION OF PUBLIC TREE INVENTORY ANALYSES AND CITYWIDE ESTIMATES

To grow a healthy and diverse urban forest, the public tree population must be well understood and managed. The data from the 2022 sample tree inventory were examined and assessed to determine the species, size, health, structural integrity, quality of the growing space, and maintenance needs, among other key characteristics for management that is representative of the citywide public tree population. For more detailed information, refer to the Tree Inventory Summary Supplement.

SPECIES DIVERSITY

Species composition data are essential since the types of trees present throughout the City dictate the amount and type of benefits produced, tree maintenance activities required, budget considerations, and influences species selection for future plantings.

It is estimated the current public tree population consists of 111 different species and 54 unique tree genera— relatively average in terms of species diversity in the region based on benchmarking research. Princeton elms comprise the highest percentage of trees with 7% of the total tree population, followed by post oaks at 6% and willow oaks with 6%. The top ten most common species make up 44% of the total public tree population— slightly lower than average compared to benchmarking research— which is a potential indicator of a healthy level of tree species diversity. If the most common tree species comprise less than half of the population, it may be a sign that the tree population is relatively diverse due to the number of unique tree species and their frequency of occurrence. The remaining 56% of public trees are made up of other species that are primarily pin oaks, blackgums, red maple, northern red oak, baldcypress, and hackberry.

Size and Relative Age Distribution

The distribution of public tree ages and size classes influences the structure of the citywide urban forest and impacts present and future management costs. An unevenly aged urban forest offers continued flow of ecological benefits and a more uniform workflow allowing managers to more accurately allocate annual maintenance schedules and budgets.

To optimize the value and benefits of Fayetteville’s trees, the public tree population should have a high percentage of large canopy trees which provide greater ecosystem benefits. On the other hand, there must be a suitable number of younger, smaller trees in the urban forest to account for and eventually replace large and mature trees in decline. Having a healthy percentage of young trees in the urban forest will ensure a sustainable tree population.

To compare Fayetteville’s urban forest structure to industry-recommended standards, the “ideal distribution” is used (Richards, 1983 and 1993). The diameter at breast height (“DBH” measured at 4.5-feet above grade) is used to measure relative age.

Overall, based on the sample inventory and estimated public tree population, the size distribution of Fayetteville’s public tree population is similar to the ideal age distribution. Generally, an ideal distribution has a larger proportion of small diameter trees compared to larger diameter trees. Specifically, an ideal distribution for public trees consists of:

Ideal Distribution of Public Tree Size Classes versus Fayetteville’s Distribution

	Ideal Distribution	Fayetteville Distribution
Tree in the 0-6 in class/ Young trees	40%	55%
Trees that are 6-12 class	25%	19%
Trees that are 12-18 class	15%	14%
Trees that are 18-24 class	10%	6%
Trees that are 24-30 class	6%	4%
Trees that are over 30” DBH	4%	2%

Table 2. Comparing public tree size classes

It is estimated that 55% of Fayetteville's public trees are in the 0-6-inch class compared to the recommended 40%. In contrast, the City also has less 6-12-inch trees (19%) compared to the ideal distribution of 25%.

The remaining size classes are within 4% of the ideal percentage.

The size and relative age distribution of Fayetteville's public trees indicates the population is relatively young given the City has more small-diameter trees and fewer trees than the ideal percentage for each of the larger size classes. This distribution may be an indication of an increase recently in planting efforts. The City should expect a growing demand for maintenance as the large number of young / small trees mature.



CONDITION

Tree characteristics and environmental factors affect the management needs for urban trees. An analysis of the condition can provide an indicator of how well the trees are managed and how they are performing given site-specific conditions. Understanding current and changing conditions plays an important role in planning, budgeting, and resource allocation. Tree maintenance needs are assigned for public safety reasons and by tracking these needs, managers are able to better plan and manage Fayetteville's public trees and the citywide urban forest.

The sample inventory of public trees was analyzed and extrapolated to identify potential trends in tree condition and the management recommendations to improve condition or minimize the deterioration of tree condition. Each inventoried tree's health was evaluated by ISA Certified Arborists based on the condition of the Fayetteville, Arkansas • Urban Forestry Management Plan • 2024

wood and the foliage as well as the structure.

Based on the analysis, it is estimated that three out of four public trees (75%) are in good condition and 15% are in fair condition with only 5% of trees in poor or dead condition. The dead trees or trees noted for removal should be addressed and planned for immediately. Trees classified as "Fair" or "Poor" should be examined to determine the necessary mitigation or plant health care, if any, to improve their condition.

OBSERVATIONS AND DEFECTS

Tree observations (or defects) were recorded during the 2022 sample inventory to further describe a tree's health, structure, or location when more detail was needed. A total of 20 observation categories were available for the arborists to note during the inventory. The public trees were noted to have 11 of the 20 categories. For more detailed information, refer to the Tree Inventory Summary Supplement.

A total of 1,283 observations were recorded during the tree inventory. Crown dieback was the most frequent observation recorded. It is estimated that 30% of the citywide public tree population has some level of crown dieback and 6% have cavity decay present. Mechanical damage due to lawnmowers, weed trimmers, construction, or other may comprise 5% of the public tree population followed by poor structure with 4%.

Of the recordings, 17% of the observations or defects may be preventable or mendable meaning the defects or concerns observed are primarily human-caused. For example, poor structure can be prevented or limited with proper young tree pruning, implementing best practices and standards would prevent or reduce the number of improperly pruned trees, and poor root systems can be prevented by choosing quality tree nursery stock, proper planting, and amending soils. Trees with poor location and/or hardscape damage observations could have been prevented by choosing the appropriate species for the site and ensuring adequate root space. Lastly, adequate mulch rings, growing space, grates, and awareness would reduce the count of mechanical damage observations. The data also shows the impacts of deferred maintenance. Also, about 35% of the observations recorded could be addressed or prevented with proactive pruning and/or plant health care.



MAINTENANCE NEEDS

It is estimated that 8% of the public tree population requires clearance pruning while only 6% require removal, 3% need pruning for clearance around utilities, and 1% require routine pruning or crown cleaning. The low percentage of maintenance needs may be an indicator of the City's current practices of conducting routine proactive pruning of public trees across the City. Newly planted trees should be structurally pruned (training pruned) within five years of planting though it was not an observable need in the recorded sample inventory.

Young tree training pruning is performed to improve tree form or structure; the recommended length of young tree pruning cycles is three years since young trees tend to grow at faster rates (on average) than more mature trees. The young tree cycle differs from a routine pruning cycle in that these trees generally can be pruned from the ground with a pole pruner or pruning shear.

The objective is to increase structural integrity by pruning for one dominant leader in most cases for most tree species. Young tree training pruning is species-specific, since many trees may naturally have more than one leader. For such trees, young tree training pruning is performed to develop a strong structural architecture of branches so that future growth will lead to a healthy, structurally sound tree. In addition to training pruning, young trees may also require additional maintenance such as added or amended mulch, watering, added or removed stakes and ties, and/or clearance of debris and litter. These needs can potentially be addressed during young tree training pruning.

Trees included in the young tree training pruning cycle are generally less than six inches DBH. These younger trees sometimes have branch structures that can lead to potential problems as the tree ages. Potential structural problems include codominant leaders, multiple limbs attaching at the same point on the trunk, crossing/interfering limbs, or dead/diseased/damaged limbs. If these problems are not corrected, they may worsen as the tree grows, increasing risk and creating potential liability.

INTERPRETATION OF PRIVATE TREE ANALYSES AND ESTIMATES

Though less data was collected for private trees during the 2022 sample inventory, this data is valuable in providing information about the citywide urban forest. A total of 850 private trees were inventoried from the public rights-of-way. Based on industry research and benchmarking of comparable cities, it is estimated that there are 80,000 trees in maintained areas of private property.

Using the sample inventory and an analysis that extrapolated the data, it is estimated that most tree species are oaks or *Quercus* with 19%, maples or *Acer* with 12%, and pines or *Pinus* with 9%. The top ten most common tree genera comprise 78% of the private tree population whereas, the top ten most common tree species comprise 57% of the population. The most common tree species include pin oaks (9%), loblolly pine (8%), red maple (8%), arborvitae, London planetree, hackberry, eastern redbud, eastern red cedar, Princeton elms, and black cherry. Most private trees are in the 0-6-inch class with 39%, followed by the 12-18-inch class (23%) and trees in the 6-12-inch class with 20%. Only 2% of private trees are greater than 30 inches.

Similar to public trees, it is estimated the private tree population is primarily in good condition (70%) with only 4% in poor condition and 2% consist of dead trees.

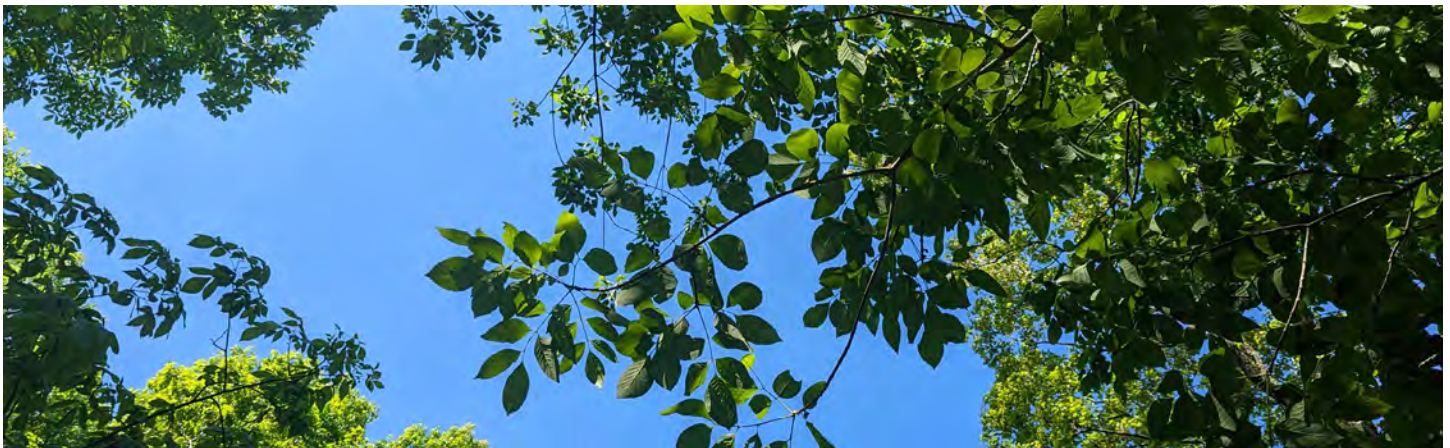
Based on the Certified Arborists observations of private trees from the public rights-of-way, it appears that the most common maintenance needs are pruning for clearance (9%), removing hardware from trees (6%), and utility pruning (2%).

Summary of Tree Inventory Analysis

Understanding the extent, structure, condition, characteristics, and maintenance needs of public trees enables Fayetteville's Urban Forestry Program and Transportation Department's right-of-way crews to effectively budget, plan, and address maintenance and planting needs in a sustainable, safe, and equitable manner. A comprehensive citywide public tree inventory is recommended in the Plan, and it is essential that the City maintain the data and routinely update the inventory.

For private trees, understanding the extent, health, composition, and other factors provides the Urban Forestry Program with a better picture of the entire urban forest. Challenges such as pests and diseases, invasive plant species, climate resiliency, among other threats to the urban forest can be addressed for private trees by providing resources, education, training, and other support to property owners to support growing a sustainable and resilient urban forest.

As stated at the beginning of this section, additional summaries and analyses of the sample public and private tree inventories from 2022 are provided in Tree Inventory Summary supplement.



CURRENT CONDITIONS OF THE CITYWIDE URBAN FOREST : TREE CANOPY COVER OVERVIEW

An assessment of tree canopy cover citywide provides the data and information to develop goals and strategies relating to tree planting, preservation, tree equity, and risk management along with the data to support community outreach and education. These urban tree canopy assessments, referred to as "UTC Assessments" or "Tree Canopy Assessments" and "TCA's" provide the information for long-term planning and serve as a measurement of change and progress over time.

This information can be utilized with other city planning efforts for sustainability, equity, human health, climate resiliency, stormwater management, water quality, wildlife preservation and enhancement, air quality improvements, and development guidelines among many others.

UTC assessments provide a baseline understanding of existing canopy cover across the entire city. In addition, these assessments provide an analysis of possible planting areas citywide and by various planning boundaries. This assessment for Fayetteville represents an important step in better understanding current conditions of the urban forest, its tree canopy distribution and value, and the importance of urban forestry during planning processes. This baseline assessment should be utilized in measuring progress resulting from implementing this Plan.

URBAN TREE CANOPY (UTC) FINDINGS - OVERVIEW

A consultant provided an analysis and a report with recommendations on Fayetteville's tree canopy cover change from 2002 to 2010, and in 2020, the City's Geographic Information System (GIS) Department assessed the existing tree canopy and possible planting areas citywide using imagery from 2013, 2015, 2017, and 2019. The historical imagery and related assessments provide information on the canopy change over time though this section focuses on the most current assessment from 2019. The summaries below provide an overview of the baseline conditions relating to urban tree canopy cover and possible planting area in the City. For more information on GIS methodology, see [GIS Study](#)

2019 UTC Findings – Citywide The City of Fayetteville is 55.8 square miles in size. Tree canopy covers 22.0 square miles of this area (39.4%) according to 2019 imagery

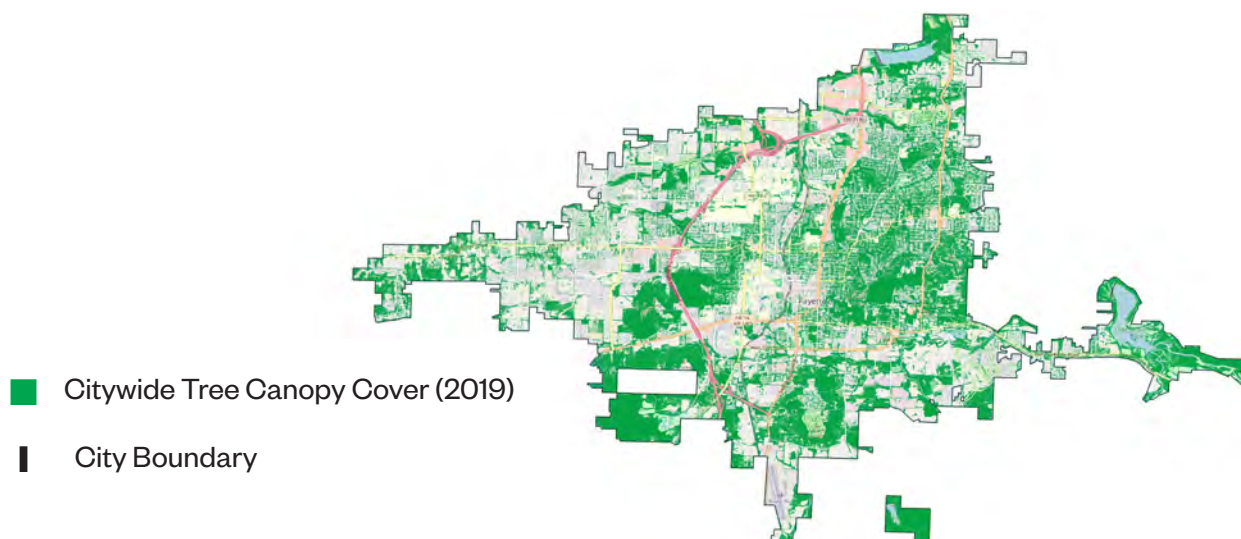


Figure 8. Map displaying the tree canopy mapped from 2019 imagery.

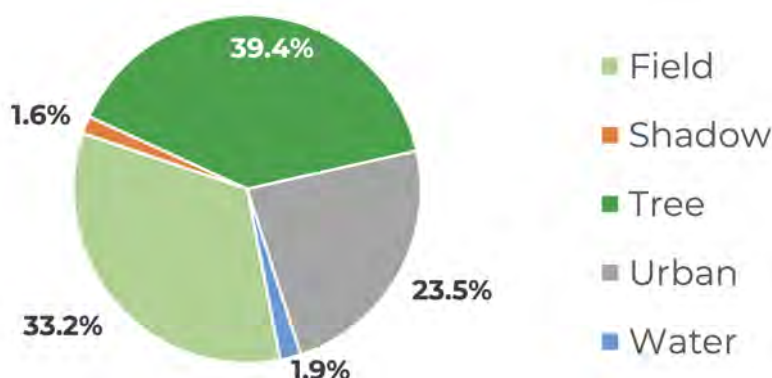


Figure 9. Citywide tree canopy results (2019). Source: City of Fayetteville



Figure 10. Examples of the land cover classes.

SPECIAL CONSIDERATIONS AND VULNERABILITIES

By measuring changes in tree canopy cover, city planners, urban forest managers, and policymakers can understand how changes and regulations in the urban landscape are affecting the health and vitality of the City, as well as the quality of life of residents. Secondly, tree canopy cover is a key indicator of urban forest health. Urban forests are dynamic systems that are impacted by a variety of factors, including urbanization, climate change, and invasive species. By analyzing changes in tree canopy cover over time, planners can take action to address the underlying causes of tree canopy loss or tree health decline.

Change in tree canopy cover can also be used to inform future policy and decision-making. For example, by tracking changes in tree canopy cover over time, city planners can identify areas where new trees may need to be planted to maintain or increase overall canopy cover. The information can also be used to inform land-use planning and development decisions, such as determining where to locate new parks or green spaces.

In Fayetteville, the Urban Forester within Development Services actively monitors and tracks tree canopy cover change through development regulations and is supported by the Urban Forester in Parks, Natural Resources and Cultural Affairs. Comprehensive worksheets and data are utilized to track on a monthly and yearly basis. The tracking includes forecasting the future canopy growth and loss.

In addition to this extensive tracking system, the City completed tree canopy assessments for four time periods—2013, 2015, 2017, and 2019. The following provides a summary of the canopy cover change that was utilized to inform the long-term canopy goals and priority planting areas discussed in the following section.

LAND COVER CHANGE OVER TIME*

From 2013 to 2019, the canopy cover decreased from 43.0% to 39.4% and the land cover classified as field decreased from 41.0% to 33.2%. Urban land cover increased by 3.5% going from 20.0% to 23.5%. This is an increase of 1,400 acres or 2.2 square miles of urban land since 2013. The data is representative of the changes occurring in the City over time as development increases.

* Note: Technology (e.g., data, imagery, resolution) for canopy assessments continues to improve. The 2019 data is the most accurate. For this comparison, GIS used the same city boundaries from 2013 to 2019. (For more information see [GIS Study](#))

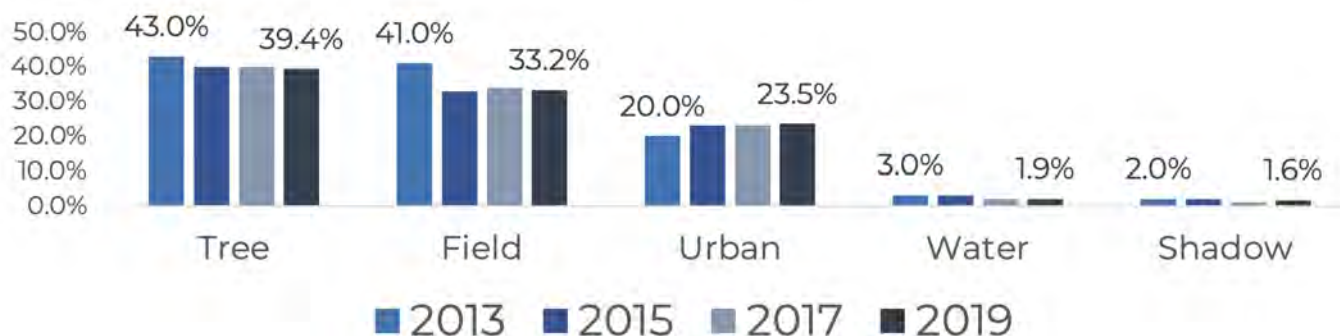


Figure 11. Examples of the land cover classes analyzed as part of the 2019 tree canopy study.

CANOPY REQUIREMENTS IN CHAPTER 167 TREE PRESERVATION AND PROTECTION ORDINANCE

Chapter 167 of Fayetteville's Code of Ordinances regulates and monitors tree canopy cover change in the City. The chapter addresses canopy cover preservation, afforestation, and mitigation and the regulations and procedures vary depending on factors and considerations such as the zoning designation, the type or size of a project, and the quality of the tree canopy removed.

The table below summarizes the tree minimum canopy cover requirements by zoning designation that are factored into the canopy goals recommended in the Urban Forestry Management Plan. Note, the zoning designations in the table below are consolidated into generalized categories. Specific zoning designations and details for each are available in Table 1 of Chapter 167.04.C.

REGULATING TREE CANOPY COVER

Zoning Designation (consolidated)	Percent Minimum Canopy
Residential (includes single-family, residential office, residential intermediate, multi-family)	15-25% (depending on designation)
Neighborhood Services (includes limited and general)	20% (for both sub-categories)
Neighborhood Commercial	20%
Community Services	20%
Thoroughfare (includes commercial and urban thoroughfare)	15% (for both categories)
Central Business Commercial	15%
Downtown Core	10%
Main Street Center	10%
Downtown General	10%
Neighborhood Conservation	20%
Heavy Commercial & Light Industrial	15%
General Industrial	15%
Institutional	25%
Planned Zoning District* (Hillside/Hilltop Overlay District, "HHOD")	25% (30%)
All residential zoning districts and C-1 districts within the Hillside/Hilltop Overlay District shall have their percent minimum canopy requirements increased by 5% to a total requirement of either 30% or 25%.	

Table 3. Minimum canopy requirements by zoning designation according to The Tree Preservation and Protection Ordinance.

TREE CANOPY EQUITY

Tree canopy is often not distributed equitably across city landscapes and ownership types. The American Forests organization created the Tree Equity Score (TES, www.treeequityscore.org) tool to measure tree equity across 150,000 U.S. neighborhoods and 486 municipalities in urban areas. Each community's TES indicates whether there are enough trees for everyone to experience the health, economic, and climate benefits that trees provide. The scores are based on how much tree canopy and surface temperature align with income, employment, race, age, and health factors. A 0- to-100-point system makes it easy to understand how a community is doing.

With the knowledge the score provides, Fayetteville's community leaders, tree advocates, and residents alike can address climate change and public health through the lens of social equity, attract new resources, factor the scores into technical decisions, guide implementation of the 2023 Urban Forestry Management Plan, and track progress toward achieving tree equity.

A score of 100 represents tree equity. Based on a 2022 analysis, Fayetteville's overall tree equity score is 87 out of 100. Based on the nationwide dataset for 197,505 U.S. Census-defined urban areas, the average score is 85 (as of 2023).

EQUITY IN TREE CANOPY COVER (TREE EQUITY SCORE TOOL)

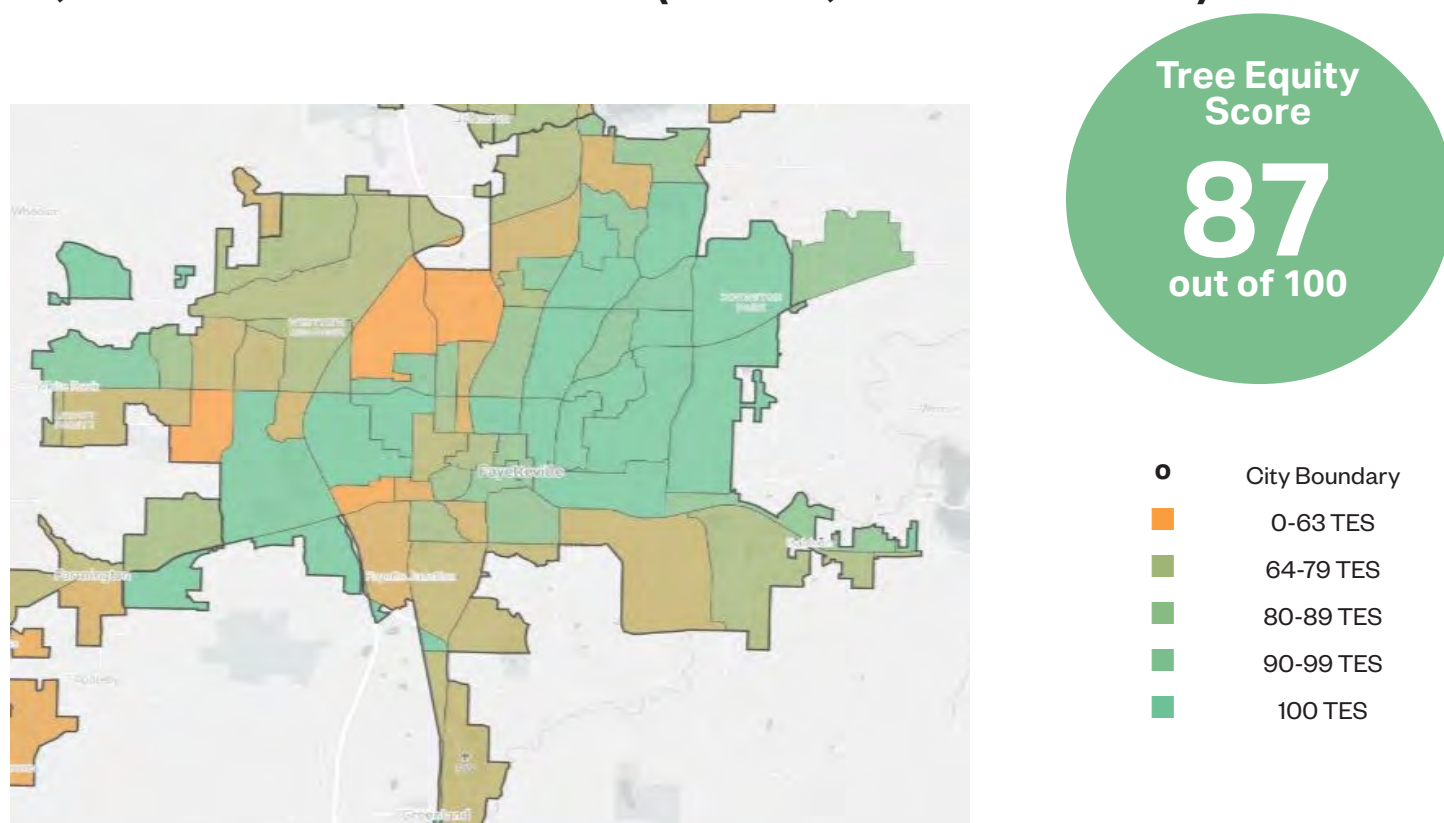
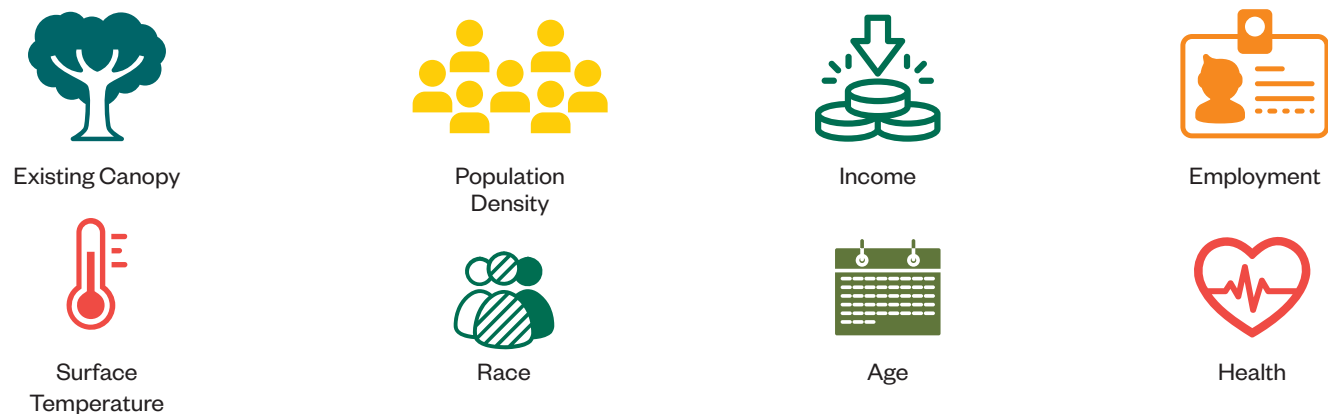


Figure 12. Map showing the Tree Equity Scores for Census Block Groups in Fayetteville. Source: American Forests' Tree Equity Score Tool

The map above displays the Tree Equity Scores for each U.S. Census Block Group within the City of Fayetteville based on the data inputs listed in the figure above.

Compared to other cities in the state, Fayetteville's Tree Equity Score of 87 is the second highest score out of 10 Arkansas cities in the study (see figure on the next page) and has the fourth highest score out of eight U.S. cities commonly used in comparing Fayetteville (see figure on the following page). This score for Fayetteville is based on a combination of metrics listed in the figure above for 47 Census Block Groups (CBG) comprising the City and averaged for a combined total score.

TREE EQUITY SCORE INPUTS



COMPARISON OF TREE EQUITY SCORES IN ARKANSAS: AVERAGE SCORE: 77

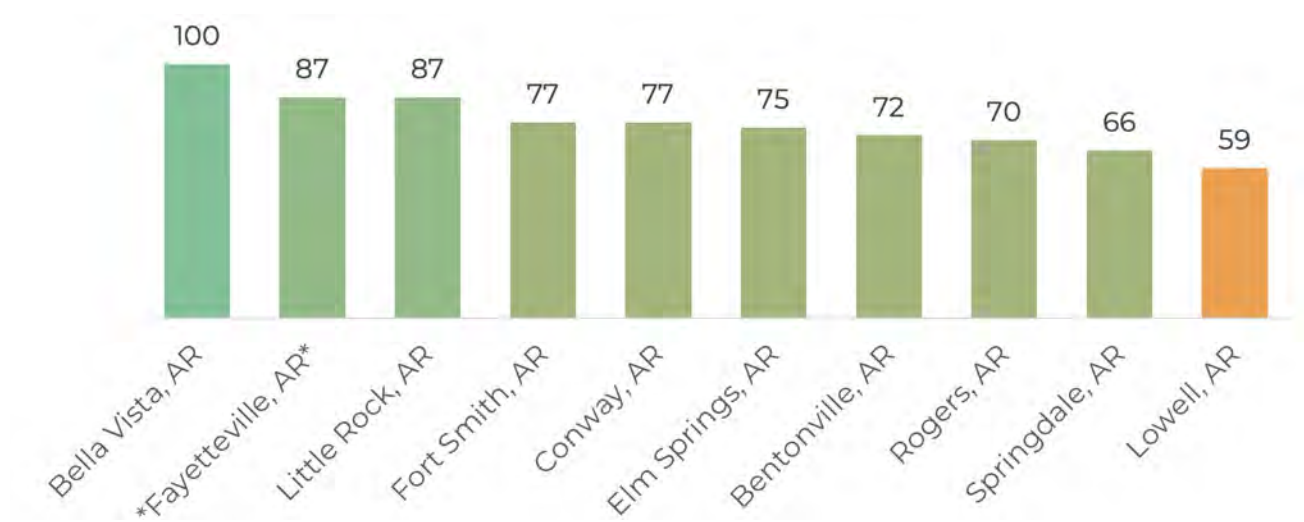


Figure 13. Tree equity score inputs and Comparison of Tree Equity Scores for select Arkansas cities based on a 2023 study.
Source: American Forests' Tree Equity Score Tool

*Note, the Tree Equity Score tool utilized data from EarthDefine and found the canopy cover percentage to be 35.6%, the UFMP utilizes the 39.4% determined by the City. The numbers by EarthDefine are only used for this comparison. For more information about the data sets and input refer to <https://www.treeequityscore.org>.

COMPARISON OF TREE EQUITY SCORES IN SELECT U.S. CITIES: AVERAGE SCORE: 87



Figure 14. Tree Equity Score comparisons for select U.S. cities. Source: American Forests' Tree Equity Score Tool

TREE EQUITY DISCUSSION

In the past few years, regional partners are increasingly acknowledging and confronting the past practices, current perceptions, and accelerating progress to ensure that communities, landscapes, and policies are more intentional about enhancing historically disinvested areas.

Driven in part by Fayetteville's Urban Forestry Management Plan and other City/regional initiatives, ambitious goals to increase tree canopy in areas of greatest need are taking hold. Although the City would oversee and monitor these canopy goals, the effort would inevitably require extensive support from all City departments, community-based organizations, and others aiming to prepare for a hotter and drier climate while development increases.



Figure 15. An example of higher tree canopy cover east (right) of North Gregg Avenue in the center of the image compared to areas west of the route. Source: Google Earth 2021 imagery

EASEMENTS

City easements refer to the legal rights granted to a city, utilities, or municipality to use certain portions of private property for public purposes, such as the installation of utilities or the construction of public infrastructure like sidewalks or roads. In Fayetteville, city easements can lead to the loss of tree canopy cover if not managed properly or if regulations do not adequately preserve and protect the existing trees.

When the City constructs public infrastructure like sidewalks or roads, they may need to remove trees that conflict with the design and function. In some cases, easements may restrict the planting of trees or other vegetation that could interfere with the infrastructure or utilities that are installed. This restriction can limit the ability to plant new trees and thus limit the potential for future tree canopy cover. Also, the installation of underground utilities in City easements can damage tree roots, which can lead to tree decline or death. When trees are damaged or killed due to City easement activities, the tree canopy cover can be significantly reduced. In addition, maintenance activities such as pruning or tree removal may be necessary in easements to ensure the proper functioning of public infrastructure. However, if not done properly, these activities can result in the loss of tree canopy cover.

Easements where canopy is vulnerable were analyzed to determine the existing tree canopy cover within to support the strengthening of regulations, monitoring, and management efforts guided by this Plan. An analysis of tree canopy within Fayetteville's easements was conducted in 2023 utilizing the City's 2019 tree canopy data. The City contains a number of different types of easements ranging from access, avigation, conservation, drainage, utilities (e.g., gas, sewer, and water), grading, landscape, private, sidewalk, telephone, trail, tree preservation, and vacated. The potential for tree canopy gains and losses largely depends on the intended use of the easement, responsible parties, and the regulations.

CITY EASEMENT TYPES

- Conservation
- Tree Preservation
- Drainage
- Utilities

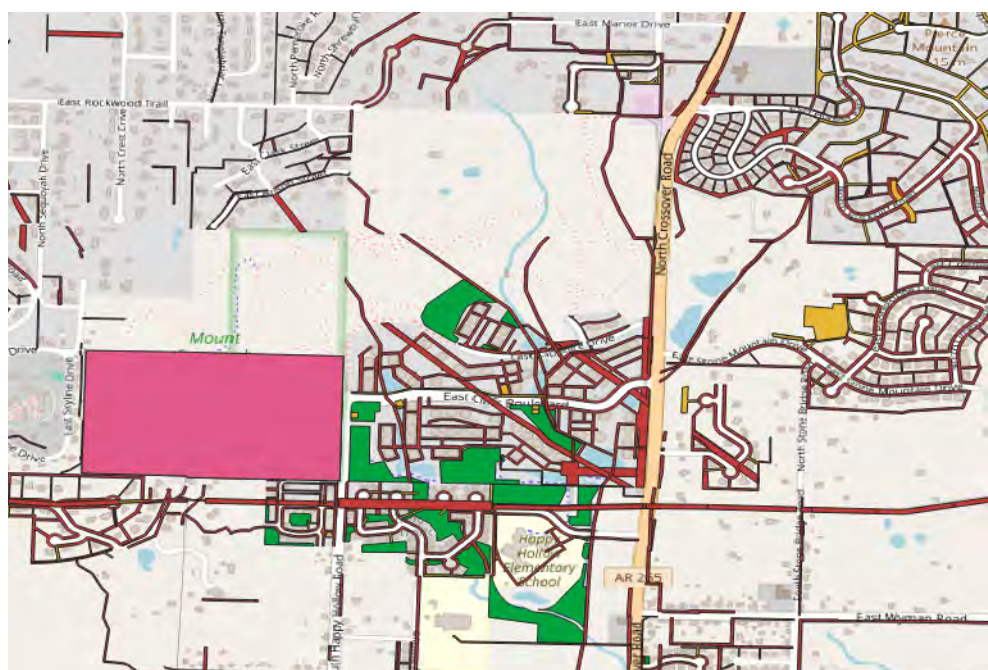


Figure 16. Examples of the types of easements found in the City of Fayetteville.

The table and map below describe the easement types vulnerable to canopy loss.

Canopy Likely Preserved	Canopy At Risk ("Vulnerable Easements")	Areas to Proactively Preserve Canopy
Conservation, Tree Preservation	Access, Null, Avigation, Drainage, Utilities, Grading, Landscape, Private, Sidewalk, Telephone, Trail, Vacated	Access, Landscape, Sidewalk, Trail, Vacated

Table 4. Potential vulnerability to canopy loss by easement type.

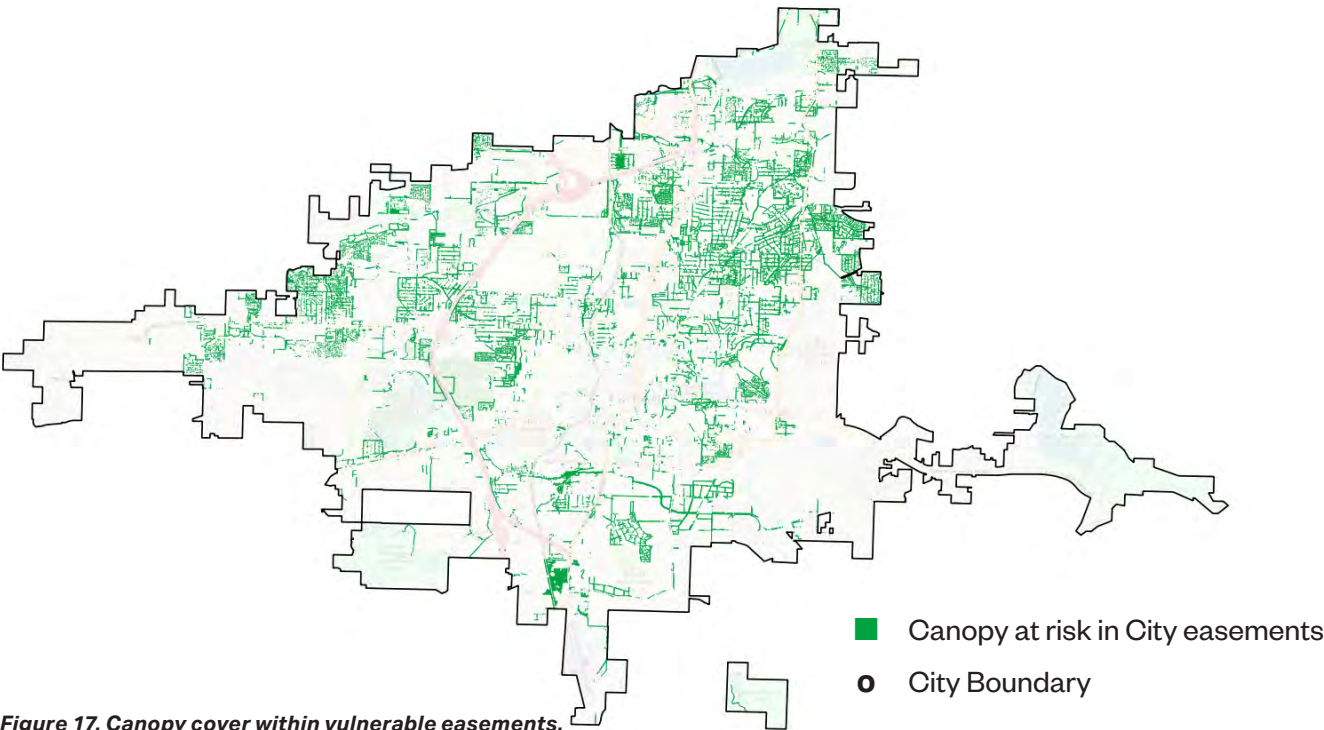


Figure 17. Canopy cover within vulnerable easements.

Acres of Vulnerable Easements	Acres of Canopy in Vulnerable Easements	% Canopy of Vulnerable Easements	Impact on Citywide Canopy Cover
3,981 total acres of vulnerable easements	1,015 acres of canopy in vulnerable easements	25% canopy within vulnerable easements	2.6% potential loss (39.4% reduced to 36.8%)

Table 5. Summary of vulnerable canopy in City easements.

Based on these categories, the vulnerable easements amount to a total of 3,981 acres and within that area, there are a total of 1,015 acres of canopy or 25%. The 1,015 acres of canopy represents 7.2% of the total citywide canopy cover (14,081 acres). This means that if the trees in these easements are not protected and canopy is removed, the City's canopy cover of 39.4% would be reduced to 36.8%.

NATIVE PRAIRIE



*Photo of Wilson Springs Preserve, a 121-acre preserve with the largest wetland remnant in Fayetteville and one of the last tall grass prairies in the region.
Source: City of Fayetteville*

Fayetteville's native prairie land is a rare and valuable ecosystem that is home to a diverse array of plant and animal species. Historically, areas of the City were covered in tallgrass prairie, which supported a variety of grasses, wildflowers, and other plants, as well as large grazing mammals like bison and elk.

Today, much of Fayetteville's native prairie land has been converted to other land uses, such as agriculture, urban development, and transportation infrastructure. However, there are still some remnant prairie areas in and around the City that provide important habitat for native plant and animal species.

One example of a native prairie area in Fayetteville is the Wilson Springs Preserve, a 121-acre site that is the largest wetland remnant in Fayetteville and one of the last tall grass prairies in the region (Northwest Arkansas Land Trust). In considering a plan for Fayetteville's urban forest and goals to increase tree canopy cover, it is important to evaluate areas of the City where it may not be preferable or permitted to plant trees. While some native prairie lands have been lost to development and other areas are being restored, it's important to consider the native habitats and ecosystems and whether they support growing trees that survive and thrive.

Based on GIS maps provided by the Northwest Arkansas Land Trust (NWALT) and the City of Fayetteville, there are areas of the City that may lend themselves to prairie restoration. The following map provides an overview of these native prairie lands.

CANOPY COVER IN HISTORIC NATIVE PRAIRIE LAND

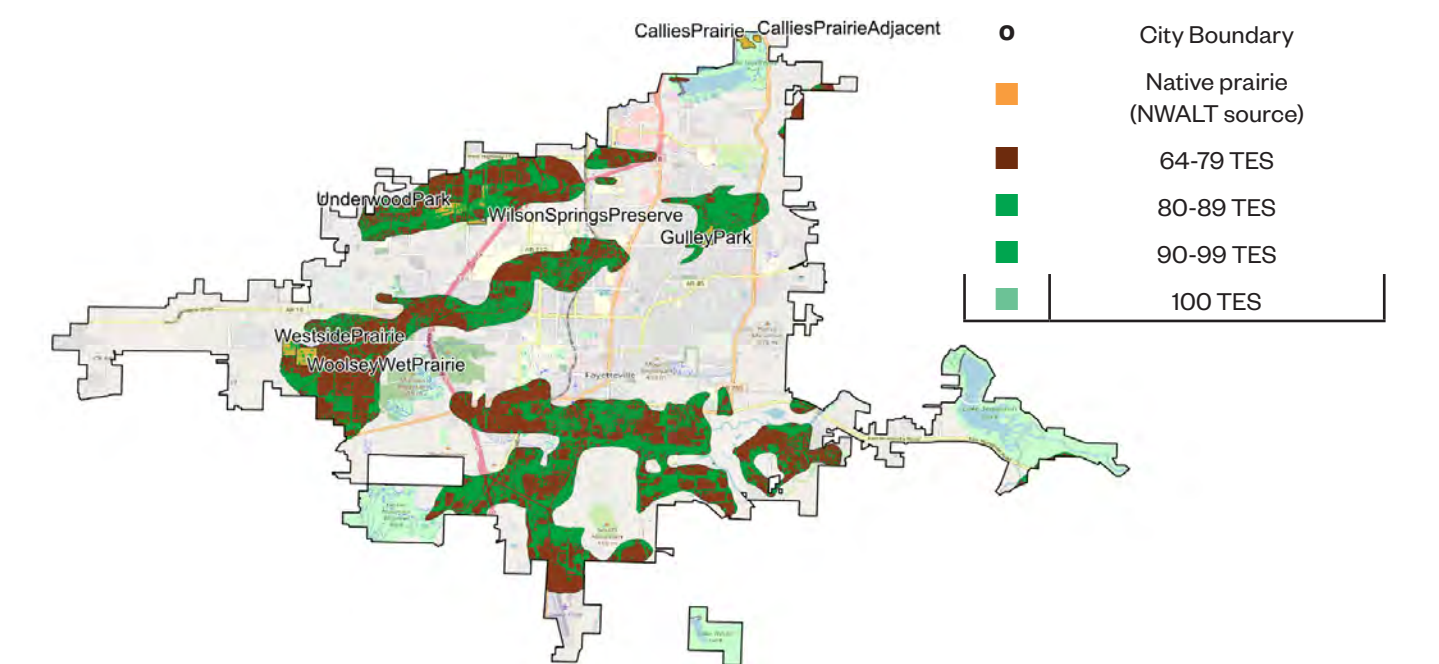


Figure 18. Map of the canopy within native and restored prairie land.

Total Prairie Acres	Total Canopy in Prairies	% of Canopy within Prairies
9,769 total native prairie land acres	1,957 total canopy acres in native prairie land	20% canopy in native prairie land

Table 6. Summary of the land acres and the canopy cover within native prairie land.

Protected Prairie-related Areas	Acres*
Woolsey Farmstead and Wet Prairie Sanctuary	50
Westside Prairie	40
Wilson Springs Preserve	121
Underwood Park	5 (estimated)
Callies Prairie	33
Gulley	3
TOTAL	252 acres

Table 7. Summary of the protected prairie-related areas. Source: City of Fayetteville

* Total acres may include land area that is not prairie, for example, Wilson Springs Preserve and Underwood Park

As shown in the map and tables above, the City has nearly 10,000 acres of land that was native prairie land. 20% of the native prairie land contains tree canopy which amounts to 1,957 acres of canopy. Over time, the City and organizations have actively restored and protected or preserved portions of this native prairie land as shown in the previous table.

Based on the figures provided by the City, 252 acres of prairie have been restored and/or protected while other native prairie land has been reshaped by development or is vulnerable. In Appendix A priority planting areas are explored with a consideration to preserve or restore native prairie land by not introducing trees into the landscape.

UNIVERSITY AND INSTITUTIONS



Aerial photo view of the University of Arkansas campus. Source: University of Arkansas

The University of Arkansas located in Fayetteville owns and manages the urban forest within its campus, while the City of Fayetteville manages the urban forest within its jurisdictional boundaries. The goals of managing the urban forest at the University may differ from those of the City. The University may prioritize aesthetics, education, and research, while the City focuses more on public safety, stormwater management, improving air quality, reducing the loss of canopy due to development, and improving human health and well-being.

While the urban forest within the University grounds contributes benefits to all city residents, the environment, and local economies, the City does not have authority to determine how canopy is preserved, expanded, or reduced. Therefore, an analysis was conducted to look at the amount of canopy on University grounds and the section of this Plan that discusses priority planting areas considers excluding these areas within the University.

TREE CANOPY COVER WITHIN THE UNIVERSITY OF ARKANSAS

University Acres	Canopy Area (Ac)	Canopy %
377 campus acres	22 acres of canopy on campus	6% canopy on campus
Citywide Acres		35,712
Citywide Canopy Acres		14,081
Citywide Canopy %		39.43%
Citywide Canopy Acres Excluding University		14,059
Citywide Canopy % Excluding University		39.37%

Table 8. Canopy within University of Arkansas property

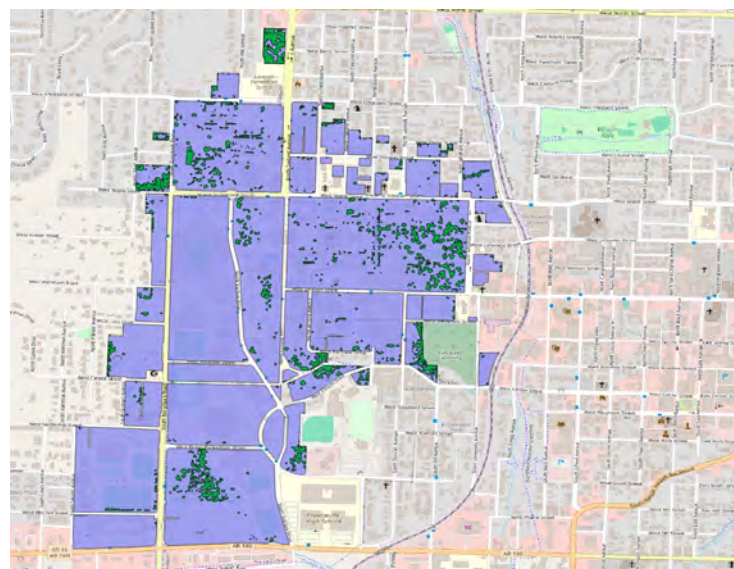


Figure 19. Map displaying tree canopy on University of Arkansas property within the urban core.

- University of Arkansas property in urban core
- Canopy within University of Arkansas property

As shown in the map and table above, an analysis of tree canopy cover within the University of Arkansas (UA) property in the urban core (excludes the UA Department of Food Science properties to the north) was completed as part of the study. A total of 377 acres of University property were mapped and it was found that within those areas, there are a total of 22 acres of canopy resulting in a 6% canopy for the University of Arkansas.

Hypothetically, if all trees were to be removed on the University property, the citywide tree canopy cover would be reduced from 39.43% to 39.37%. While the loss is not significant, the benefits the canopy provides to students, visitors, and residents warrant continued coordination and communication with institutions and stakeholders in the community. City development regulations, including for tree preservation, do not apply to the University of Arkansas as it is State property.

CURRENT TREE MANAGEMENT IN FAYETTEVILLE

The City of Fayetteville has a wide range of existing policies, regulations, and programs that are used to manage the City's urban forest. City departments engaged in Fayetteville's urban forest planning effort each bring important expertise, perspective, and resources to this commitment—to the tune of nearly \$700,000 (\$6.66 per capita) to manage approximately 42,000 public trees of which an estimated 25,000 trees are in maintained areas of streetscapes, parks, and properties.

Fayetteville is a leading city in urban forestry, having been recognized as a Tree City USA for 28 years, the fifth longest running designation in Arkansas. Fayetteville has also received more Growth Awards than any other city in the state, with 10 awards as of 2023.

PROGRAMS FOR MANAGING FAYETTEVILLE'S TREES

Department	Division	Count of FTEs*	Title	Certifications
Development Services	Development Review	1.00	Urban Forester	ISA** Certified Arborist
Parks, Natural Resources and Cultural Affairs	Parks Planning & Urban Forestry	1.00	Urban Forester	ISA Certified Arborist, ISA Municipal Specialist, ISA TRAQ***
Public Works	Park Maintenance	6.00	Urban Foresters	3 ISA Certified Arborists

Table 9. Summary of the departments and staff involved in urban forest management in Fayetteville.

* Full-time employee or full-time equivalent, ** International Society of Arboriculture, *** Tree Risk Assessment Qualification

SUMMARY OF PROGRAMS AND SERVICES

The Parks, Natural Resources and Cultural Affairs Department was reimagined and restructured in late 2021/early 2022 to give more focus to natural resources, arts, and culture in addition to the quality programming, greenspaces, and facilities it already provides. Prior to restructuring, it was referred to as the Parks and Recreation Department. A new 10-year Park and Recreation System Master Plan was completed in late 2022. This plan identifies themes set forth by the community to guide the growth and development of parks and it supports the goals of this Urban Forestry Management Plan.

The City's Urban Forestry Program within the Parks, Natural Resources and Cultural Affairs Department is overseen by one of the Urban Foresters and supports public street tree maintenance crews, the Urban Forester in Development Services, and the City's Urban Forestry Advisory Board.

Development Services' Urban Forester provides services related to development plan reviews and other supporting services. Specifically, the Urban Forester administers, reviews, and monitors regulations within Chapter 167 of Fayetteville's Unified Development Code titled, "Tree Preservation and Protection" and Chapter 177 "Landscape Requirements Code."

Public Works has six Urban Foresters in Public Works Park Maintenance for public street tree and park tree management. The Parks Maintenance Division was integrated into Public Works in 2021 and continues to support Parks, Natural Resources and Cultural Affairs in operations, facility improvements, and tree activities.

Sharing public tree maintenance and management responsibilities across departments can yield many benefits, such as utilizing limited resources efficiently. It is critical that workflows are clear and understood. Fayetteville's urban forest continues to grow and change, public awareness of the City's urban forest and its programs is increasing, and the beneficial impacts of trees to mitigate climate change are understood better than ever. In turn, it is anticipated the service demands will continue to rise, especially as the City implements the Plan's strategies to increase tree canopy cover. As service demand continues to increase so does the need to find methods to increase capacity and efficiency under strained fiscal support.



STAFFING LEVELS FOR URBAN FOREST MANAGEMENT

Many cities struggle to maintain adequate staffing and resource allocation. Available resources may cover short-term needs while neglecting important initiatives necessary to sustain long-term urban forest management. Determining and maintaining optimal staffing levels is critical to a program's efficiency. Optimal staffing depends on several factors including the number of public trees, how authority and responsibility is defined in the municipal code, internal and external expectations, customer service (i.e., the public), operations, and existing programs.

The City of Fayetteville's commitments to public health and safety, combating climate change, and addressing inequities translates into a growing demand for both long-term initiatives, and the staff to operate them. The growing urban forest will require increased staffing levels to achieve and maintain urban forest goals. Public Works and Development Services need to add full time employees to maintain the current level of services. As the City grows these positions will need to grow.

Some capacity and efficiencies for existing workloads can be improved through clarifications of roles, responsibilities, and workflows among City departments and divisions. Periodically examining program structures, staffing needs, and levels of service may identify ways to improve efficiencies, communications, and workflows within and among departments. Cities often consider consolidating their tree programs into one division or section to achieve these outcomes. Establishing a strong organizational structure with clear operating procedures is foundational in reducing future costs and addressing increased service demands.



TREE-RELATED PLANS AND REGULATIONS IN FAYETTEVILLE

Evaluating the alignment of existing policies and plans in Fayetteville with urban forest management elements ensures a strong connection among the programs that manage the urban forest and the projects and initiatives that support them. Proper alignment of urban forestry program recommendations reduces the risk of wasting resources and enables success of key projects that support urban forestry goals. Plans cannot live in isolation, therefore, cross-examining various plans and documents brings to light any projects or initiatives that are a misplacement of resources and time. Tree regulations in the City provide the foundation from which tree canopy cover can be preserved, protected, and expanded while aligning with industry standards and best practices. Regulations for trees on private property are the primary tools for urban foresters to guide private landowners and developers in sustainable practices.

RELEVANT PLANS AND STUDIES

Several documents and resources were reviewed and indexed as part of the information discovery process to develop the Urban Forestry Management Plan. These documents included:



City Plan 2040 (2020 update): The City of Fayetteville adopted its first comprehensive plan in 1970. The plan, and all of its subsequent updates and revisions, seek to establish a framework of goals, policies, and guidelines to direct future physical, economic, and social development.



Energy Action Plan (2018): This plan is structured around one overarching goal: reducing greenhouse gas emissions (GHG) for activities occurring in Fayetteville. While GHG reduction is the guiding goal, a host of co-benefits accompany these actions. The plan outlines ways that the City can increase energy efficiency, transition to cleaner fuel sources, improve public health outcomes, build more resilient local businesses, among other core principles.



Active Transportation Plan (updated February 2023): The plan serves as a guiding document for Fayetteville infrastructure and program development related to active transportation. It outlines a network of sidewalks, trails, and bicycle facilities to provide walkers, cyclists, and other users with clear pathways and connections to important city destinations.



Park and Recreation System Master Plan (2023): This plan was in development during the planning stage of the Urban Forestry Management Plan. In February 2023, the Park and Recreation System Master Plan was completed. It exemplifies the City's values in providing a thriving park system for all ages, abilities, and activities. The strategic plan will guide the future of Parks and Recreation for the next decade. It evaluated the existing conditions of the park network and identified areas for growth, improvement, and preservation.



Climate Action Plan: The goal of the Climate Action Plan will be to inform future policies, programs and actions undertaken by the City and to assist the City in its efforts to remain resilient to the anticipated changes in the climate to preserve the quality of life for those who live, work and play in Fayetteville.

The relevant plans and studies are summarized above to demonstrate the parallels among urban forestry and other planning efforts in the City. The Urban Forestry Management Plan's long-term framework aims to complement goals and policies within these City plans and studies that pertain to trees in Fayetteville. This evaluation of existing resources serves to reduce conflicting priorities in the City.

Tree Canopy Assessments (2002, 2010, 2013, 2015, 2017, 2019) and Studies (2020):

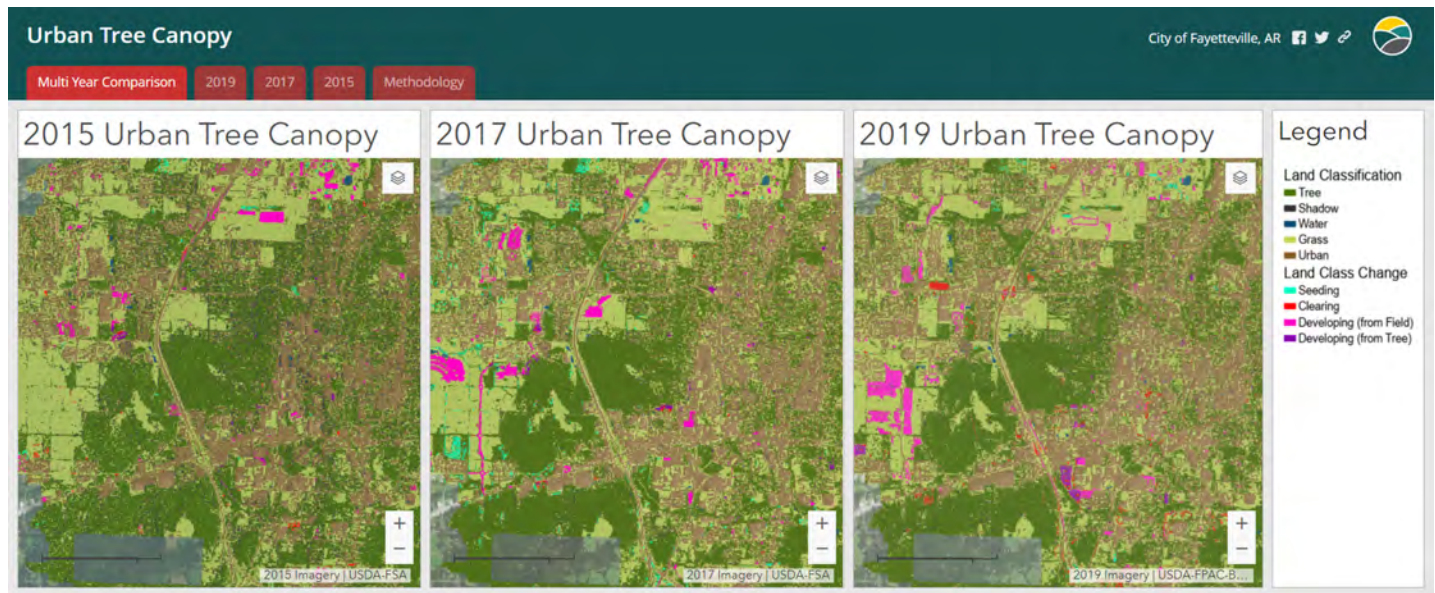


Figure 20. Comparison of canopy in 2015, 2017 and 2019

High-resolution GIS assessments of land cover were completed to identify the extent and opportunities for urban tree canopy cover. The City conducted these assessments based on 2002, 2010, 2013, 2015, 2017, and 2019 imagery to analyze canopy cover change. A consultant provided an analysis and report on the City's tree canopy cover change from 2002 to 2010 (in 2012), and in 2020, the City's GIS Department completed the Tree Canopy Cover and Environmental Equity study, report, and supporting web map for the 2013, 2015, 2017, and 2019 time periods to examine the correlations between canopy cover and socioeconomic data. ([Tree Study](#))

The difference may be a result of canopy increase, improvements in technology, or as stated in the accuracy assessment for the 2012 UTC Assessment Report "The Producer's accuracy of 92% can be interpreted as up to 8% of the overall landscape may be tree cover but was classified as another land cover category. Conversely, the User's accuracy of 99% indicates that if a pixel is classified in the classification map as Tree Canopy, there is 99% confidence that the pixel is tree canopy in the reference map. When combined, these two figures indicate that 36.0% likely underestimates the true canopy percent (and that the Green Vegetation category probably contains some actual tree canopy). The accuracy assessment uses concepts defined as Quantity and Allocation disagreement (Pontius, et al., 2011) to estimate true land cover percent values based on statistical results" (see the "COF_Classification_Accuracy_Assessment_Document" PDF provided to the City in 2012 for more details). Therefore, 36% is likely underestimating the amount of tree canopy in 2010 by up to 8% meaning the canopy in 2010 could have been as high as 44%.

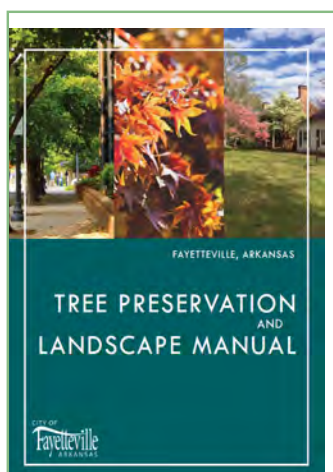
As shown in the previous figure, Fayetteville has demonstrated a proactive commitment to urban forest management by assessing tree canopy cover over several time periods and implementing the recommendations as resources allow. By monitoring the state of tree canopy cover, the City can better understand the urban ecosystem's health and make informed decisions. Fayetteville has also made strides in public and developer education on the significance of trees within the cityscape. Resources and guidance are provided to ensure responsible tree care and development practices, emphasizing the importance of preserving and enhancing the urban tree canopy. Additionally, the Urban Forestry staff have recognized policies and regulations that need to be updated to align with contemporary urban forestry standards, prioritizing the protection and growth of this vital green infrastructure. Furthermore, Fayetteville has invested in planting resilient tree species, making its urban forest more adaptive to climate challenges. These efforts reflect the City's commitment to enhancing the quality of life for its residents while fostering a greener, more sustainable future.

While Fayetteville's urban forestry efforts have made commendable progress, the 2024 Urban Forestry Management Plan builds on the progress and guides the City toward a long-term vision. The City must continue its commitment to reassessing canopy cover over time and expanding public education efforts to ensure a sustainable and thriving urban tree canopy. By successfully implementing the Plan, Fayetteville can bolster its urban forestry programs and grow a resilient urban forest.

TREE ORDINANCES IN FAYETTEVILLE

Chapter 167, Tree Preservation and Protection: This preservation ordinance within Fayetteville Code of Ordinances preserves and protects trees and natural areas in the City based on the type of project and its location. The regulations require a tree preservation plan and canopy cover retention or the planting of trees to meet minimum canopy cover requirements by zoning designation for proposed development projects.

Chapter 177 Landscape Regulations: In 2007 the Urban Forester (then titled Landscape Administrator) collaborated with other City staff to consolidate landscape requirements found throughout multiple sections of the Unified Development Code into this single ordinance (Chapter 177). The intention of consolidating requirements was to help meet the needs of those applying for development review. The ordinance aimed to meet the following goals: a greener, more attractive city with reduced heat, noise and air pollution; and increased property values. The City of Fayetteville requires developers to include landscaping in their building plans to beautify property, provide shade, and screen the perimeters of parking lots, utilities, incompatible uses, and vehicular use areas.



Tree Preservation and Landscape Manual (2016): The original manual was created in 1999, updated in 2006, and was condensed in 2016 in coordination with the Parks and Recreation Division and the Sustainability and Resilience Department. It was then approved by the Urban Forestry Advisory Board. The updated manual's primary purpose is to provide developers, engineers, architects, landscape architects, and contractors with the City's requirements for tree preservation and protection and landscape installation. The manual corresponds with the requirements detailed in the City of Fayetteville Unified Development Code Chapter 167: Tree Preservation and Protection and Chapter 177: Landscape Regulations.

Figure 21. Fayetteville's *Tree Preservation and Landscape Manual* provides the tree-related regulations and standards for entities involved in private development design and construction.



A cursory review of existing tree-related ordinances in Fayetteville was conducted based on industry tools and resources, comparisons of findings from benchmarking research, input gathered from internal stakeholders, and a cross-examination of regulations compared to industry standards and best practices. This integrated approach aims to balance goals for tree canopy cover, development, and other priorities in the future.

Appendix C provides a summary of the evaluation of Fayetteville’s tree-related ordinances.

SUMMARY OF FAYETTEVILLE’S KEY URBAN FORESTRY PROGRAMS AND RESOURCES

- The Urban Forestry team in Public Works performs tree maintenance on street trees not adjacent to private property. They also maintain trees in parks and along the trails.
 - Tree preservation and protection for new development is performed by the Urban Forester in Development Services. Residential reviews are performed by the Urban Forester in Parks, Natural Resources and Cultural Affairs.
 - Development Services administers Chapter 167 of the Unified Development Code to ensure Fayetteville maintains, enhances, and preserves trees and the City’s natural beauty.
 - The City’s Urban Forestry Advisory Board advises the City Council and the Mayor on urban forestry issues.
 - Fayetteville Code of Ordinances Chapter 167
- Tree Preservation and Protection to preserve and expand the City’s urban forest. Chapter 177 regulates landscape for developments.
 - Volunteer opportunities for tree stewardship and education.
 - Tree City USA accreditation and Arbor Day celebrations.
 - Amazing Trees of Fayetteville program and online inventory.
 - Celebration of Trees Event and other events celebrating and educating attendees about Fayetteville’s urban forest.
 - The City has an invasive plant ordinance, encourages Ozark native trees, and discourages trees found to have issues.

STAKEHOLDER FEEDBACK ON CURRENT CONDITIONS

Internal and external engagement is critical to the success of an urban forestry management plan. By engaging with Fayetteville's staff, residents, businesses, and other stakeholders, urban forestry staff are given a better understanding of the needs and concerns of the community. Engagement was conducted throughout the development of Fayetteville's Urban Forestry Management Plan. The feedback and input gathered was used to shape a plan that is representative of the needs of all stakeholders in the City. The engagement conducted throughout the development of the Plan also helps to build support for Fayetteville's urban forest and to ensure the Plan is implemented effectively.

Internal Stakeholder Feedback

In August and September 2022, engagement with City staff in various departments to develop the Urban Forestry Management Plan began with an online survey to identify workflows, measures of success, concerns, priorities, and shared goals and outcomes as it relates to trees in the City. A total of 28 of the 59 (47%) invited staff and board / commission members participated in the survey and follow-up interviews as desired.

Staff participants represented the departments of Parks, Natural Resources and Cultural Affairs; Public Works; Environmental; and Development Services. In addition, members from the Urban Forestry Advisory Board, Parks, Natural Resources and Cultural Affairs Advisory Board, Environmental Action Committee, Planning Commission, and Keep Fayetteville Beautiful participated.

The figure on the following page provides a graphic summary of responses. Most respondents serve as advocates for public trees and park improvements, over 60% support community recreation and engagement, and half are involved with City planning. Over half of the respondents noted the staffing levels as a challenge, along with needed improvements as they relate to ordinances and infrastructure conflicts (50% each). 46% feel there is more to be done in terms of preparedness planning as well as 46% concerned with the sustainability of ecosystems.

The respondents noted their top priorities to address in the Plan as procuring funding for the City to purchase land for tree preservation and canopy expansion, supporting local businesses and others in the community to cooperatively grow and maintain the urban forest, and increase funding to purchase trees to be planted to support canopy goals.



FAYETTEVILLE'S URBAN FOREST MANAGEMENT PLAN INTERNAL STAKEHOLDER SURVEY

Shared online through Google Forms
August - September 2022

4

City Departments represented

5

City Boards, Committees, and Commissions represented

28

out of 59 internal stakeholders participated in the survey

To view more information on the project and Fayetteville's urban forest, visit www.fayetteville-ar.gov/339/Urban-Forestry

ISSUES, CHALLENGES, & CONCERNS

Staffing
(54%)

Tree Ordinances
(50%)

Infrastructure Conflicts
(50%)

Urban Forest Sustainability
(46%)

Preparedness Planning
(46%)

Budgets
(39%)

PARTICIPANTS

- Parks, Natural Resources and Cultural Affairs Department
- Public Works Department
- Environmental (Sustainability & Resilience) Department
- Development Services Department
- Urban Forestry Advisory Board
- Parks and Recreation Advisory Board
- Environmental Action Committee
- Planning Commission
- Keep Fayetteville Beautiful

PARTICIPANTS' ROLE(S) WITH TREES IN FAYETTEVILLE

Advocate for public tree & park improvements

75%

Recreation, community engagement

61%

City planning

50%

OTHERS

- Code enforcement (46%)
- Landscape maintenance (43%)
- Environmental justice (39%)

DESIRED OUTCOMES OF THE UFMP

75%

Public tree maintenance plan

68%

Information about urban forestry and the City's tree programs

50%

Community volunteers, events, and engagement

MOST IMPORTANT URBAN FORESTRY GOALS

Increase efforts to reduce urban heat island effects in the city

29%

Improve policies and practices to address threats such as pests, diseases, and climate change

39%

Increase funding to increase tree canopy cover by purchasing trees to be planted

43%

Support private landowners and businesses through cooperative planting programs (e.g., free yard trees)

43%

Procure funding to purchase land for tree preservation to reach canopy goals

57%

Figure 22. Summary of the feedback received from internal stakeholders.

EXTERNAL ENGAGEMENT

Project Website

To support the development of the Urban Forestry Management Plan's vision, goals, and recommended actions, the urban forestry consultants met with Urban Forestry staff to develop strategies for community education, outreach, and engagement. The project team utilized the City's "Speak Up Fayetteville" website (speakup.fayetteville-ar.gov) to share information about the project and opportunities for engagement. To raise awareness and encourage engagement in the project, the website included background information and resources, project timelines, draft outcomes, and the platform for launching the public survey.

Media and Messaging

Throughout the development of the Plan, information was shared about the project and the City's urban forest through various mediums including news outlets, City website content, press releases, and social media.

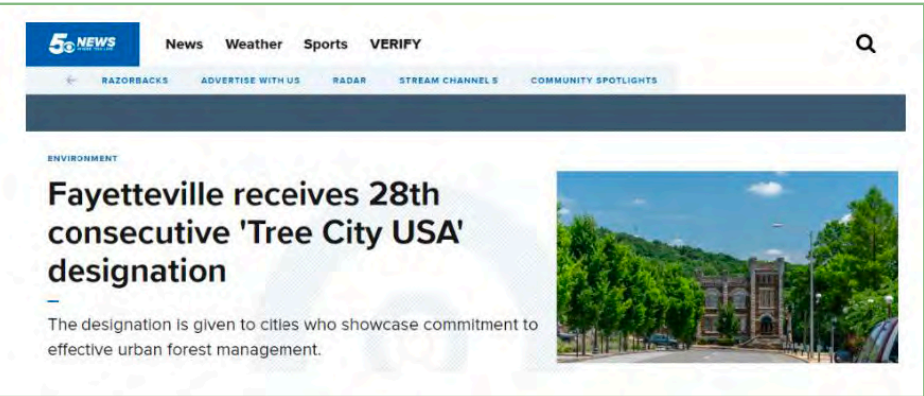


Figure 23. Example of the outreach conducted throughout the planning process.

Community Survey

From December 2022 through mid-January 2023, a 14-question online survey was launched on the City's Speak Up Fayetteville website to learn how trees impact the lives of Fayetteville's community members, to gather feedback on canopy goals and priority planting areas, to identify where the City should prioritize resources and investments, and to recognize the benefits and services provided by trees that the community values most.

A total of 169 responses were received. The following provides an overview of the engagement garnered from the effort followed by a summary infographic.

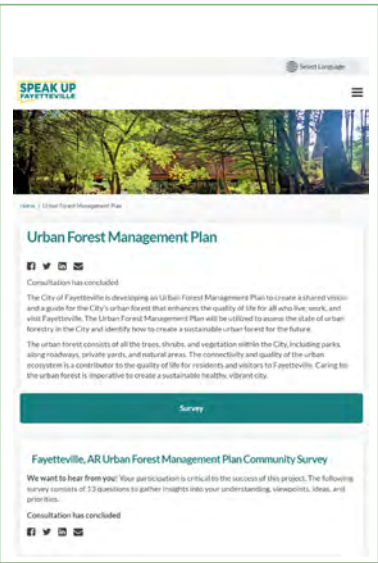


Figure 24. The project website for Fayetteville's Urban Forestry Management Plan.

The majority of respondents own a home in Fayetteville (61%) and are between 25 and 35 years old (28%).

Respondents are engaged with their urban forest in that they understand and appreciate trees providing shade and reducing surface temperatures (62%) and would like to see trees planted where there is historically less canopy coverage (50%). The trees planted should be resilient to pests and diseases, changing climates, limited space, and storm events (40%). To improve public tree health, respondents support setting and achieving canopy goals that are based on reducing heat, improving ecosystems, expanding canopy cover in underserved communities, and increasing the benefits trees provide (74%). They would also like to see more trees and preservation incorporated into development projects (66%) and planting trees that can coexist with sidewalks and underground utilities (41%). Future resources and investments that result from the Plan should be focused on strengthening ordinances for private development

(70%), purchasing land for conservation (54%), planting trees on public property (51%), and partnering with private property owners to plant trees on private property (41%). To achieve canopy goals, respondents would like to see parks and greenways prioritized (69%), followed by planting trees along streets (68%), on commercial and industrial property (60%), and on school and campus grounds (40%). The kinds of trees respondents would like to see planted include trees and priority areas that are climate-based (56%) and location-based using the right tree right place principle and replanting trees that were removed (25%). Most respondents support watering the street trees adjacent to their property during periods of drought (73%).

The success of this engagement effort is largely attributed to the City's commitment to share the survey and conduct outreach. The survey was announced on the City's website, the Speak Up Fayetteville project webpage, social media posts, press releases, news media, and shared throughout relevant partner networks.

As noted in the Introduction, Fayetteville's trees face multiple challenges from various sources. The urban forest is vulnerable to changing conditions due to urbanization, extreme weather, and pests and diseases.



FAYETTEVILLE'S URBAN FOREST MANAGEMENT PLAN COMMUNITY SURVEY

Shared online through
Speak Up Fayetteville



169 responses

30% of participants from Ward 3
(northeast area)

Survey Timeline:

December 2022 - January 2023

To view more information on the project, head to
www.fayetteville-ar.gov/339/Urban-Forestry

HOW OLD ARE SURVEY RESPONDENTS?

75 and older: 1%
65-74: 8%
55-64: 12%
45-54: 14%
35-44: 24%
25-34: 28%
18-24: 12%
<18: 1%



SUPPORT FOR WATERING PUBLIC STREET TREES ADJACENT TO THEIR PROPERTY DURING PERIODS OF DROUGHT

YES

73%

N/A

13%

UNSURE

11%

NO

4%

FOCUS AREAS FOR FUTURE INVESTMENTS



Strengthening tree code for development
70%



City purchasing land for conservation
54%



Planting trees on public property
51%



Partnering with property owners for plantings
41%



Improving conservation strategies
31%



Other
22%

DO YOU SUPPORT PLANTING MORE TREES THROUGHOUT THE CITY TO INCREASE TREE CANOPY COVER AND ASSOCIATED BENEFITS?

YES

NO



98%

2%

WHERE TO PLANT?

69% Public Spaces

68% Streets

60% Commercial & Industrial

40% Schools

31% Residential Property

WHERE TO PRIORITIZE RESOURCES TO IMPROVE PUBLIC TREE HEALTH?

More resources for public tree management **15%**

Plant trees that can withstand prolonged droughts **33%**

Plant trees to coexist with sidewalks and utilities **41%**

More trees and preservation incorporated into development projects **66%**

Set canopy goals based on reducing heat, improving ecosystems, and addressing underserved communities **74%**

WHERE TO PRIORITIZE PLANTINGS

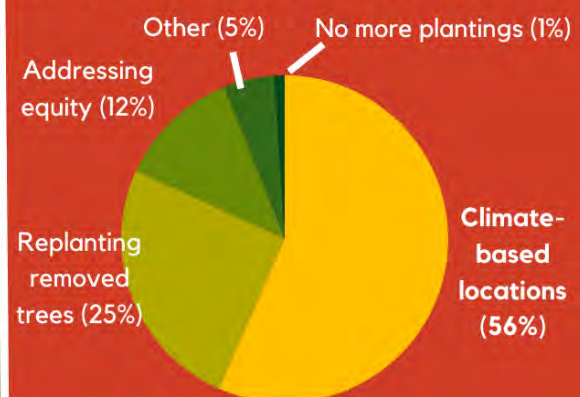


Figure 25. Infographic summary of the public's priorities and viewpoints regarding the urban forest

URBAN FOREST VULNERABILITIES DEVELOPMENT AND LAND USE CHANGE

The Northwest Arkansas Regional Planning Commission (NWARPC) estimates that Fayetteville will grow to a population of 142,496 by the year 2040. This will be an increase of an additional 48,547 people added to the most recent U.S. Census Bureau estimated population of 93,949 in 2020. Planning and anticipating the location, form, and function of land use and growth patterns enables the City and the existing residents to guide where and in what pattern this growth will occur. Relative to neighboring cities, Fayetteville has a large percentage of undeveloped land including swaths of canopy cover and native prairie land. However, according to the City's Urban Forestry Program, Fayetteville lost 35 acres of tree canopy cover in 2022 due to development. While the City's tree ordinances do require tree preservation, protection, and planting to mitigate canopy loss, it is projected that there will be a net loss of 20 acres of canopy solely for those development projects reported in 2022. Additionally, existing urban areas rezoned for more dense development reduce available space for trees and greenspace.

Fragmentation

Development often results in fragmentation of tree canopy, creating isolated populations that are less likely to cross-pollinate. This can reduce biological and genetic diversity of the ecosystem and change the species composition (Fahrig, 2003). It may also result in the loss of buffering potential, such as vegetative stabilization of stream banks. As sites become fragmented and the amount of ecosystem space is reduced, many plants and animals that rely on connected habitats may disappear from the region (Saunders, et al., 1991).

Altered Soils

Urban trees must often survive in compacted soils that have been altered for the built environment. A good growing medium for trees contains approximately 50% pore space (which allows the root system access to the air and water it needs to survive) and a layer of organic matter. In contrast, construction soils typically have less than 25% pore space and organic matter combined.

Competition for Space

Conflicts with hardscapes and utilities often occur when trees are not provided adequate space for root and canopy growth. In rights-of-way, trees may compete for space with signs and streetlights, underground utilities, and overhead electric and telephone lines. As trees outgrow available space, their roots can raise sidewalks as they search for water, air, and growing space. The resulting sidewalk repairs may require removal of the tree or application of alternative sidewalk solutions. The City has regulations and best management practices (BMPs) for addressing these situations.

The prevention of future conflicts requires streetscape design that considers the mature size of trees being planted as well as available technologies that allow trees to thrive in this environment. Examples of these unique designs are provided in the graphic below:



EASEMENTS



ROOT BARRIERS



**SUSPENDED
PAVEMENT**



**STRUCTURAL
SOILS**

Figure 26. Examples of the potential streetscape design solutions for preventing or mitigating tree and infrastructure conflicts.

To prevent and address negative impacts from development, the City of Fayetteville coordinates efforts to ensure projects adhere to City requirements such as tree canopy cover, stormwater management, public safety, and accessibility.

CLIMATE CHANGE IMPACTS

As the effects of climate change take hold, already stressed trees will decline more rapidly, and healthy trees will have to endure multiple stressors to survive and thrive. The extreme heat and drought will reduce water availability, the plant hardiness zone will shift and introduce invasive plant species, stronger storms will occur resulting in more downed trees and limbs due to the canopy declining, and existing and introduced tree pests and diseases will flourish as trees continue to weaken.

If the City does not commit to a long-term proactive approach and disciplined investment to improve the health and reliability of the public trees, Fayetteville will fight a costly, reactive and escalating battle against failing trees— which will have a detrimental impact to public safety, budgets, tree crews, road closures, and utility reliability. The negative environmental, public well-being and scenic impacts will also be significant.

With a quarter of Fayetteville's public street trees in fair or worse condition, and with climate change altering the types of species that thrive, the City's tree canopy is at considerable risk.

URBAN TREE PESTS AND DISEASES

Pests and diseases add to the existing stresses faced by trees in an urban environment. Stressed trees are more vulnerable to insects and diseases, although some pests and diseases pose an equal threat to healthy trees. Climate change can create conditions that are favorable for the spread of pests and diseases. Also, prolonged drought stresses trees causing them to be more susceptible to pests and diseases.

Though emerald ash borer (EAB) was found in Arkansas in 2002, it is still a concern for the ash (*Fraxinus*) trees across the City. From the sample inventory of public trees in 2022, it is estimated that 2% (600 trees) are ash trees. Currently, the City does not treat any ash trees on public land, but ash trees are no longer planted or recommended.

The insect attacks and kills healthy as well as stressed trees, causing catastrophic loss to all ash species. Its impact on the structural integrity of host trees can cause these trees to become safety hazards.



Figure 27. Emerald ash borer (EAB) insect (top), dieback (left), larvae (bottom left), borer holes (right), and larvae galleries (bottom right). Source: AR Department of Agriculture

Sudden oak death (SOD) is caused by *Phytophthora ramorum*, a fungus-like microorganism. At least 90 species of trees and woody ornamentals are hosts for SOD. Changing climates may cause SOD to become more widespread and harder to control. The disease produces rapid decline in oaks; death may occur within months to years later. Symptoms include bleeding cankers on the lower trunk. Other symptoms include leaf spots with dark margins and stem cankers. Control of SOD is focused on early detection and eradication of infected plants.



Figure 28. Sudden oak death (SOD) wood and bark discoloration (top) and lesions and discoloration of leaves (bottom). Source: AR Department of Agriculture

Dutch elm disease (DED) is caused by a fungus (*Ophiostoma ulmi*) that infects the vascular system of elm (*Ulmus*) trees. The disease propagates on a number of different elm species but the majority of cases in Arkansas have been found on American elm (*Ulmus americana*).



Figure 29. American elm identifying features (left), leaf flagging symptom of Dutch elm disease (middle), and gallery of bark beetles that are the vector for the *Ophiostoma ulmi* fungus. Source: University of Arkansas Cooperative Extension Service

Bacterial leaf scorch (BLS) is a systemic disease caused by the bacterium *Xylella fastidiosa* that disrupts the transportation of water through the tree. It is commonly transmitted by insects with piercing mouthparts, impacting sycamore, sweetgum, American elm, and various maple, oak, and other tree species. With higher temperatures and drought predicted, the impact of BLS on Fayetteville's trees is likely to increase.



Figure 30. Bacterial leaf scorch observed on oak (A), redbud(B), elm (C), and maple (D) leaves. Source: University of Arkansas Cooperative Extension Service

There are other pests and diseases to monitor such as the jumping oak gall disease affecting white oak trees, tent caterpillars with a wide range of hosts, oak wilt, red oak borer insect, thousand cankers disease, laurel wilt disease, and the threat of Asian long-horned beetle that prefers maples but also has a wide range of preferred host tree species. Additional information regarding tree pests and diseases can be found at the University of Arkansas Cooperative Extension Service.

Urban Heat

Like many urban areas, Fayetteville is experiencing the detrimental effects of excessive summer heat. Urban heat is a phenomenon that describes the higher air and surface temperatures in urban areas compared to surrounding rural areas. The temperature difference is largely due to the prevalence of buildings, roads, and other elements of the built environment that absorb and retain heat. Increased emissions of greenhouse gases and reduced tree canopy serve to magnify these impacts. Without strategic intervention, urban heat threatens the well-being and health of the community, particularly vulnerable populations lacking the cooling shade of trees.

With urban heat rising, the concern of tree decline is at the forefront of planning in urban areas. To understand Fayetteville's urban forest vulnerability to urban heat, analyses were conducted to measure and project potential impacts on its trees. These impacts include:

- **Increased stress on trees:** Urban heat adds to stress trees are already facing from factors such as air pollution, drought, and pests, making it more difficult for trees to survive and thrive.
- **Reduced tree growth:** Urban heat can slow down tree growth, which can lead to a decline in the overall health of the urban forest.
- **Increased tree mortality:** Urban heat increases the risk of tree loss, which can lead to gaps in the urban forest.
- **Reduced air quality:** Urban heat tends to hold pollutants in the atmosphere, worsening air quality. This places an additional burden on trees' air purifying capabilities while also having a negative impact on human health and the environment.
- **Changes in plant communities:** Urban heat can lead to changes in the composition of plant communities, as some species are more tolerant of heat than others. This can lead to a loss of biodiversity in the urban forest



Figure 31. Illustration of the temperature difference in urban areas due to the urban heat island effect.

Changes in Plant Communities

Climate change will have a dramatic impact on the tree species that can survive and thrive in Fayetteville. To inform the Plan's recommendations, the USDA Forest Service Climate Change Tree Atlas was utilized to model habitat changes for tree species growing in the southeast region of the United States, which includes Arkansas. However, some native species are not currently modeled in the Tree Atlas and no cultivars or exotics are included (Iverson, et al., 2019).



The tables below list tree species that may be found growing in Fayetteville and their predicted vulnerability to habitat loss due to changing conditions. It also includes the proportion of those tree species that are currently in Fayetteville’s public tree population based on the 2022 sample inventory. The percentages are then extrapolated to represent a public tree population of 25,000 trees (estimated).

SPECIES HABITAT PREDICTED TO INCREASE

Predicted Habitat Change	Tree Species Common Name	Percent of Fayetteville's Street Trees
Species Habitat Predicted to INCREASE Note: this list is not all inclusive or a recommendation, it is an ever-evolving list.	Princeton Elm	7%
	Post oak	6%
	Willow oak	6%
	Blackgum	4%
	New Harmony Elm	3%
	Red maple	3%
	American elm	3%
	Eastern redbud	3%
	Green ash	2%
	Eastern red cedar	1%
	Winged elm	1%
	Water oak	1%
	Eastern hophornbeam	1%
	Honeylocust	1%
	Flowering dogwood	1%
	Tulip tree	1%
	Osage orange	1%
	Shortleaf pine	1%
	Black cherry	1%
	Loblolly pine	0.5%
	American sycamore	0.4%
	Pecan	0.3%
	Overcup oak	0.3%
	Sweetgum	0.3%
	American holly	0.2%
	American hornbeam	0.2%
	Mockernut hickory	0.2%
	Southern red oak	0.2%
	Persimmon	0.2%
	Southern magnolia	0.1%
	Blackjack oak	0.1%
	River birch	0.1%
	White ash	0.1%
	Sassafras	0.04%
Total		51% or 12,703 Trees

Table 10. USDA Forest Service Climate Change Atlas for tree species habitat in Arkansas predicted to increase (low emission scenario).

SPECIES HABITAT PREDICTED TO NOT CHANGE

Predicted Habitat Change	Tree Species Common Name	Percent of Fayetteville's Street Trees
Species Habitat Predicted to NOT Change Note: this list is not all inclusive or a recommendation, it is an ever-evolving list.	Baldcypress	3%
	Hackberry	3%
	White oak	2%
	Black walnut	1%
	Nuttall oak	1%
	Mulberry	1%
	Scarlet oak	0.4%
	Boxelder	0.3%
	Shumard oak	0.3%
	Swamp chestnut oak	0.1%
	American beech	0.1%
	Chinkapin oak	0.1%
	Pignut hickory	0.1%
	Bitternut hickory	0.04%
	Black Hickory	0.04%
Total		12% or 2,913 Trees

Table 11. USDA Forest Service Climate Change Atlas for tree species habitat in Arkansas' predicted to not change (low emission scenario).

SPECIES HABITAT PREDICTED TO DECREASE

Predicted Habitat Change	Tree Species Common Name	Percent of Fayetteville's Street Trees
Species Habitat Predicted to DECREASE Note: this list is not all inclusive or a recommendation, it is an ever-evolving list.	Pin oak	5%
	Northern red oak	3%
	Sugar maple	3%
	Serviceberry	2%
	Bur oak	1%
	Silver maple	0.4%
	Shagbark hickory	0.4%
	American basswood	0.3%
	Black oak	0.2%
	Ohio buckeye	0.1%
	Black locust	0.1%
Total		16% or 3,899 Trees

Table 12. USDA Forest Service Climate Change Atlas for tree species habitat in Arkansas predicted to decrease (low emission scenario).



Figure 32. Summary of the climate change vulnerability of Fayetteville's public street trees. Source: USDA Climate Change Atlas

Important Note: The USDA Forest Service Tree Atlas models predict habitat change for 134 native tree species in the eastern United States. The research is then modeled for tree species in the southeast U.S. including Arkansas. Some native species are not currently modeled in the Tree Atlas and no cultivars or exotics are included. With limited data currently available on the resilience and vulnerability of native Arkansas tree species, this table provides a glimpse of how the species' composition of Fayetteville's urban forest may change.

Web source: www.fs.usda.gov/nrs/atlas/tree/

Habitat Increase	No Habitat Change	Habitat Decrease
51%	12%	16%
or 12,703 public street trees	or 2,913 public street trees	or 3,899 public street trees

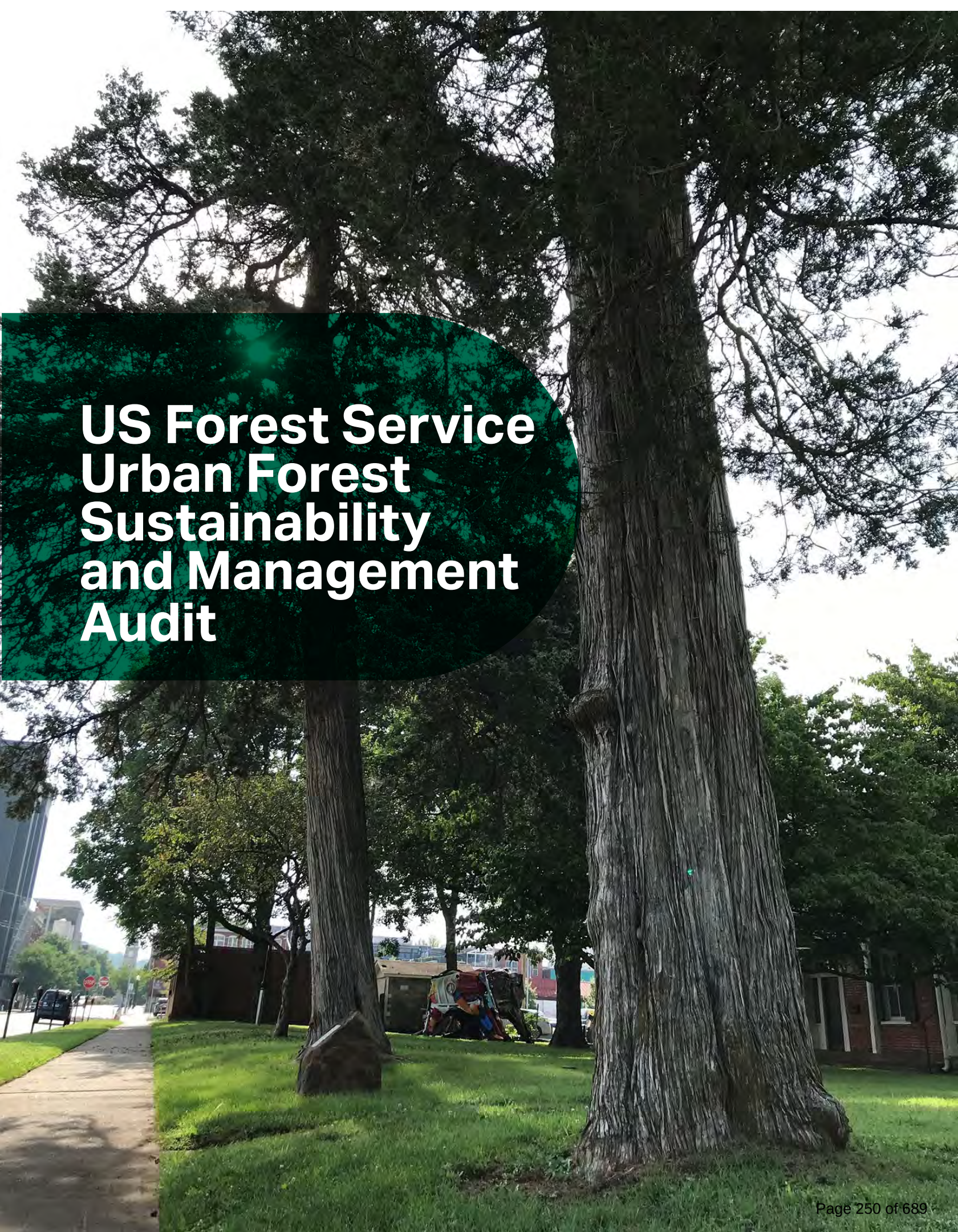
Table 13. Summary of the climate change vulnerability of Fayetteville's public street trees. Source: USDA Climate Change Atlas

According to the Climate Change Atlas and based on the 2022 sample inventory of Fayetteville's public street trees, 51% or an estimated 12,703 trees are expected to have their growing conditions and habitat improve and increase due to climate change. 12% or 2,913 public trees in Fayetteville are predicted to not be impacted by changing climates and 16% or 3,899 trees are predicted to be negatively impacted by climate change and experience habitat loss.

SUMMARY OF URBAN FOREST VULNERABILITIES

In summary, the key issues or challenges facing Fayetteville's urban forest that are addressed with the Urban Forestry Management Plan include:

- Managing the urban forest for sustainability and resiliency
- Addressing street tree maintenance needs
- Tree risk management
- The need for updated tree-related regulations
- Development pressure and construction / infrastructure conflicts
- Limited resources to address climate change impacts
- Strategic tree planting programs and initiatives
- Equitably expanding tree canopy cover, associated benefits, and levels of service
- Revitalizing and strengthening community tree stewardship



US Forest Service Urban Forest Sustainability and Management Audit

INDICATORS OF A SUSTAINABLE URBAN FOREST

Methodology

To assess the current state of Fayetteville's urban forest, the programs that manage it, and the community that shapes and benefits from it, a comprehensive evaluation was conducted using the framework of the U.S. Forest Service's Urban Forest Sustainability and Management Audit (Abbot, et al., 2015).

The framework was adapted from the Model of Urban Forest Sustainability (Clark, et al., 1997) and subsequent iterations. The primary objectives of the evaluation of Fayetteville's urban forest are defined by the authors and adapted by the Fayetteville Urban Forestry Management Plan consulting team:

- Engage the full spectrum of the organizations' management team
- Provide program direction for ongoing professional training
- Conduct a gap analysis of management practices and the health of urban forests
- Provide strategic direction to improve the health of the urban forest
- Optimize management for environmental justice and equitable distribution of resources

A sustainable system can be defined as one that survives or persists. In the context of urban forests, the objective can be stated as attempting to achieve the maximum long-term benefits over the greatest amount of time. Clark's framework provides specific criteria to evaluate sustainability along with measurable indicators. Social and economic factors as well as natural science are considered, as sustainability is often viewed as the "overlap between what is ecologically possible and what is societally desired by the current generation". Recognizing that both conditions will change over time, sustainability is addressed as a process rather than a goal (Clark, et al., 1997).

Clark's framework categorizes urban forest sustainability indicators in terms of the trees (or resource), the management, and the people who benefit from the urban forest. Within each category, a series of urban forestry industry standards and best management practices were used to evaluate Fayetteville's current performance level. Indicators were rated as low, medium, or high based on available data and information provided by stakeholders. Assessment results were used to identify areas where Fayetteville's urban forest can be improved and to develop recommendations.

The complete Urban Forest Audit for Fayetteville conducted in 2023 is available in Appendix B. The following provides a summary of the evaluation:

RESULT

Based on the analysis of findings from the needs assessment, Fayetteville scored a 73% in terms of urban forest sustainability and management as defined by the U.S. Forest Service, partners, and planning consultants. Based on similar audits completed by the urban forestry consultants, of the 16 audits, the average score is 64%. The City of Fayetteville scored relatively high when compared to other urban forestry audits completed by the consultants for other communities of similar size. Overall, the City scored highest in Professional Capacity and Training, Community, Green Asset Management, and Risk Management— all of which are at or above 75%. The Urban Forestry Management Plan provides guidance to maintain these strengths and to address shortcomings as opportunities.

Fayetteville's Urban Forest Audit Results (2023)



Figure 33. Summary of the 2023 Urban Forest Audit completed for Fayetteville's Plan.

URBAN FOREST AUDIT SUMMARY DISCUSSION

The main purpose of the urban forest audit is to apply the research and findings gathered throughout the planning effort to inform the Plan's goals, strategic actions, and targets. This audit or "gap analysis" enables the City's Urban Forestry Program to control different aspects of its program with data. This gap analysis identified the shortcomings that the program should overcome and by quantifying them, the program can make improvements. It also enables effective monitoring of Plan goals in that the audit categories and elements can be revisited at key intervals in the implementation process to measure progress and adapt strategies accordingly. For the comprehensive evaluation of all subcategories within the Urban Forest Audit, see Appendix B.

INTERPRETING THE URBAN FOREST AUDIT SCORES

The Urban Forest Audit System should serve as a baseline assessment from which progress can be measured and strategies can be adjusted using an adaptive management approach. Overall, Fayetteville scored a 73 out of 100 based on the consultants' evaluation. The scores resulting from the evaluation are informative but should not be considered a definitive assessment or a reason for excessive action due to a currently low score or inaction due to a high score. The following provides an interpretation of the scores for the City to consider when implementing the Plan's corresponding actions.

See Appendix B for details regarding scores for each Audit category and the criteria or indicators to improve scores for each category.

Category	Findings
Management Policy and Ordinances Rating of 71%	The City scored relatively average in this category due to the existing tree ordinances, development standards, and the Tree Preservation and Landscape Manual. The Tree-related Plans and Regulations section of this Plan summarizes existing tree ordinances and Appendix C provides a summary of an evaluation of these ordinances based on industry standards and best practices. The City's Comprehensive Plan includes urban forestry and tree canopy as a vital component in addressing climate change.
Professional Capacity and Training Rating of 89%	Staff have industry certifications, qualifications, and training. The Urban Forestry Program has staff for park and trail tree maintenance and to administer tree preservation and protection for new development. In addition, the program works with other departments, partners, and contractors to plant trees. In recent years, staffing levels increased but capacity should be evaluated periodically to ensure it aligns with the goals of this Plan and the service demands.
Funding and Accounting Rating of 67%	The City's adopted budgets have specific line items for the Urban Forestry Program and staff. The City's Tree Escrow account historically was the primary funding source for urban forestry activities. The figures reported for Arbor Day Foundation Tree City USA accreditation incorporate budgets from other departments but do not include the urban forestry budgets for Public Works' programs responsible for planting trees. Those programs in Parks, Natural Resources and Cultural Affairs are now funded primarily through the general funds.
Decision and Management Authority Rating of 63%	An Urban Forestry Advisory Board exists to advise on urban forestry matters. Currently, urban forest management is distributed across three groups in three different departments. The delineation of responsibilities is unclear and there is no single department or staff person designated as a point of contact for urban forestry. It is likely that communications and workflows could be improved with an adjusted program structure. Unique to other cities, Fayetteville's Urban Forester in Development Services has direct authority and oversight on tree preservation and protection for new development.
Tree-related Inventories Rating of 65%	Fayetteville completed a sample inventory of public trees and planting spaces along with a private tree sample inventory. In addition, the City conducted GIS analyses of urban tree canopy cover over four time periods and examined the correlation of tree canopy to socio-demographic data. Also, the Urban Forester actively tracks canopy gains and losses occurring on development projects— one of the most robust tracking systems the urban forestry consultants have seen. Within the City, the University of Arkansas has an inventory of its trees through its Arboretum Mapping Project.
Tree-related Plans Rating of 54%	Tracking and reporting of urban forest management activities, this Plan, and urban forestry referenced in the Comprehensive Plan and canopy goals in the Energy Action Plan resulted in higher than average scores for certain elements within this category. The City completed a Tree Canopy Cover and Environmental Equity Story Map and supporting reports.
Risk Management Rating of 78%	The Urban Forester in Parks, Natural Resources and Cultural Affairs is trained in tree risk assessments and the City has an adopted standard of care. The City completed a sample public tree inventory in 2022 to inform management strategies. The City also has an Emergency Operations Plan, actively manages invasive plant species and pests and diseases, and has lists and resources for recommended and prohibited trees.

Disaster Planning Rating of 64%	The City's maintenance staff and contractors address downed trees and limbs and collaborate when extensive response is needed.
Standards, and Best Practices Rating of 73%	Fayetteville has an average rating for this category though its strengths include tree ordinances, the Tree Preservation and Landscape Manual, Comprehensive Plan, Standard Details such as the Tree Preservation detail, clear guidance on the City's website relating to regulations and best practices, tree species lists, and tree protection requirements for construction and development.
Community Rating of 89%	Fayetteville has been a Tree City USA city consecutively since 1995, demonstrating the value placed on urban forests. This Plan included a public survey and has engaged and informed the public through an interactive project website— Speak Up Fayetteville. The City conducts Arbor Day events, has an Urban Forestry Advisory Board, engages the public through social media, website, and other platforms, addresses service requests, conducts the annual Celebration of Trees event, has an online resource for Amazing Trees in Fayetteville, provides education resources and trainings, and works closely with other community partners.
Green Asset Management Rating of 80%	The sample public tree inventory determined there are 54 unique tree genera and 111 unique tree species resulting in no tree species exceeding the recommended diversity thresholds. The size classes of public trees are in line with an ideal distribution and the majority (75%) of public trees are in good condition. Also, only 6% of trees are recommended for removal and the primary maintenance need is clearance pruning (8%). Most importantly, the City's Park Maintenance right-of-way crews proactively prune approximately 4,000 public trees per year resulting in an estimated 5.7-year rotation and the Urban Forestry Program conducts public park and trail tree maintenance.

Table 14. Interpretation of the 2023 Urban Forest Audit scores

The information provided in the table above describes the current conditions of Fayetteville's urban forest, the programs that manage it, and the community framework. As recommended in the Plan's monitoring methods, the City should use this framework to evaluate implementation progress, report successes, and inform changes to Plan actions. Many of the urban forest audit elements were given a rating of "In Development" as they previously did not exist but are addressed in this Urban Forestry Management Plan. This means that the City is already well underway in advancing its program and its Urban Forest Audit score.



Section 3: Vision for the Future and Recommendations

INTRODUCTION

This section provides guidance and recommendations for the City of Fayetteville to continue to provide high levels of service now and into the future over the next 10 years. The Urban Forestry Management Plan's recommendations include those that may only take a few months and others that will require a coordinated effort that may need to continue on beyond the 10-year timeframe.

PLAN VISION STATEMENT

“Healthy Trees, Healthy City: To cultivate a thriving, diverse, and well-maintained tree canopy that enhances the livability, health, and sustainability of our community for current and future generations.”



Vision

What does the urban forest and its programs look like 10 years from now?

The vision guides direction on where Fayetteville is headed and helps guide recommendations for the future.

Guiding Principles

What are we aspiring to achieve?

These are the aspirations for the City over the next 10 years. They are key themes for organizing the Plan and include a citywide canopy cover goal.

Goals

How do we achieve our principles and vision?

The goals are specific opportunities for the City to move toward the 10-year vision.

Strategies

What is the approach to take?

Strategies provide the general direction or method to take to achieve the goals.

Priority Actions

What is the next step?

This is the prioritized list of steps to take.



GUIDING PRINCIPLES, GOALS, STRATEGIES, AND ACTIONS

A series of guiding principles supported by goals, strategies, and actions are provided to serve as a 10-year roadmap toward the urban forest vision.



GUIDING PRINCIPLES AND GOALS OVERVIEW

Fayetteville's Urban Forestry Management Plan was designed to guide the City in managing, protecting, and growing its urban forest. The goals, strategies, and priority actions were developed based on research and analysis of available data, extensive internal and external engagement, and an evaluation of urban forest sustainability criteria. The resulting goals and recommendations address the current conditions, existing and potential challenges, and shared priorities described in Section two of the Urban Forestry Management Plan. The Plan's long-term framework supports the shared vision for Fayetteville's urban forest.

To achieve the vision for the urban forest, a citywide canopy cover goal 44.4 % over 30 years was established as the cornerstone metric for tracking progress in implementing the Urban Forestry Management Plan. The canopy goal embodies the City's commitment to sustainability and community well-being. This metric can be used by the City for tracking and monitoring the urban forest and it resonates with residents, creating a tangible and shared vision of a lush and vibrant urban environment. Moreover, the canopy cover goal aligns with other goals and priorities in the City such as environmental stewardship, climate change resilience, public health, air quality enhancement, and temperature moderation. By using canopy cover as an overarching measure, Fayetteville ensures a comprehensive approach that not only improves the urban ecosystem but also fosters a sense of pride, unity, and responsibility among its residents.

Fayetteville's Tree Canopy Cover Goal

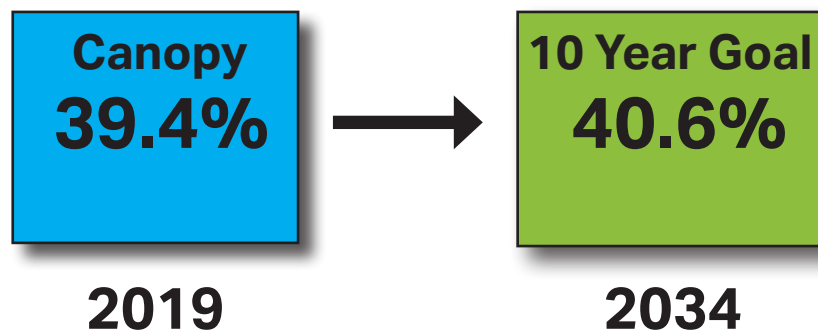


Figure 34. Fayetteville's 10-year canopy goal milestones and targets.

The 2023/2024 Urban Forestry Management Plan is a testament to Fayetteville's unwavering commitment to urban forestry. The overall 30-year goal is to increase canopy from 39.4% to 44.4%. The first step in achieving the 30-year goal is to focus on the actions necessary for the next ten years. The ten-year goal is to increase canopy by 1.2% to 40.6%.

To reach the 10-year goal, an average of 1,850 trees must be planted annually. The approach to reach this number is flexible and allows adjustments so that staff only plant trees they can be maintained to maturity. Planting trees that will reach maturity is a key aspect of this plan and goal for Urban Forestry staff.

There are three contributing tree planting sources: city-led planting, public planting through tree giveaways, and development of tree plantings.

City Plantings

Public Works Urban Forestry staff has maintained information that lets us know how many trees our maintenance staff can care for each year. Newly planted trees require regular watering, structural pruning, mulching, and monitoring for pests and diseases. After 3-5 years, the regular maintenance is lower and requires pruning every few years as needed. We use a 90% survival rate for our newly planted trees. Communication from Public Works Urban Forestry is key to knowing what our annual tree planting will be for the following year. The number of trees planted by the City will fluctuate based on the maintenance capacity of our Public Works Urban Forestry staff.

Development Plantings

It is estimated from available data that approximately 3,728 trees are planted annually due to development activities. The tree planting numbers presented in this plan are based on a no net canopy loss, meaning the number of trees removed, principally due to development, are replaced. Development activities that remove the canopy must be mitigated to reach the canopy goals, which is part of the standards and purpose in 177.01 B1: "Promoting reasonable conservation and replenishment of valued tree canopy and vegetation." Urban Forestry staff suspects this is insufficient to replace the lost canopy from development. Canopy has increased from 2012 to 2019, possibly due to the replacement canopy from development or more accurate imagery. More data is needed to study this information.

Public Plantings

Current tree giveaway programs such as "Celebration of the Trees" and "Invasive Bounty" provide about 1,350 trees annually. The survival rate for the trees given away is around 65%. This rate shows that approximately 75% (Roman 2014) of trees get planted, and minus 10% for our standard survival rate, it comes to a 65% survival rate.

Urban Forestry Staff has created a pilot program that works directly with property owners and homeowners' associations to add trees on streets, in lots, or around detention areas. These programs are currently adding

approximately 100 trees to the canopy. The survival rate for these trees is estimated at 90% since the homeowners will be planting them directly and maintaining trees on their property. The annual number of these types of plantings is targeted to grow.

Below is an overview of initial planting efforts. Large trees are targeted for development and city plantings, but a mixture of tree sizes is used in the calculations. For calculations, it is assumed that 60% of trees will be large, 30% will be medium, and 10% will be small. Calculations use an average tree canopy diameter of 40 feet (~ 20 years), which equals 1,257 square feet of canopy per tree. The chart below indicates general city-wide efforts before implementing this plan and is used for estimating baseline conditions.

Planting sources	Annual Planting	Survival Rate	Net trees
City Planting	450	90%	405
Citizen Planting (Give Away)	1,350	65%	877
Citizen Planting (Neighborhood Planting)	100	90%	90
Total trees			<u>1,373</u>

The annual goal is 1,850 trees planted, and the City is currently adding 1,373 net trees (survive the first three years) annually. With increased effort, this goal can be achieved. These numbers will grow, as indicated in Appendix A. In five years, staff will reexamine the goals for tree planting as data from development, NAIP GIS Maps and new programs are established, giving more data to update planting goals.

Using this integrated approach, along with preservation and mitigating the loss of canopy, the City of Fayetteville can be confident this ambitious goal is achievable.

PRIORITY PLANTING AREAS

Maintaining and selecting locations for trees to reach maturity requires careful planning and consideration of the location. The following maps are recommended to be used when selecting tree planting areas, these areas are high priority and can have the biggest impact. Social, economic, and environmental considerations go into locating areas for tree planting projects.

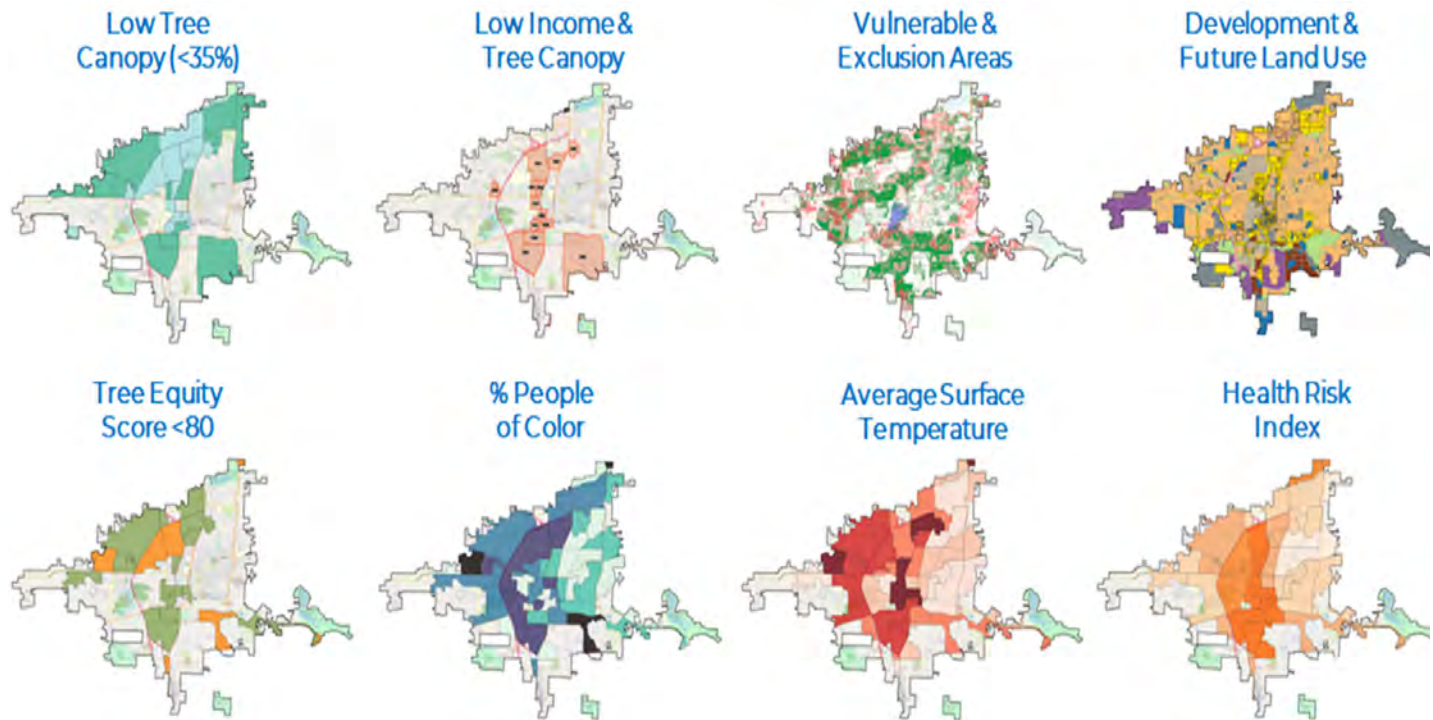


Figure 35. Scenarios for priority planting areas to achieve canopy goals and the Plan's outcomes.

By identifying priority planting areas to achieve the canopy goal, tree planting and maintenance can be strategically targeted where trees will have the most beneficial impact. The figure above provides an illustration of the priority areas for consideration and Appendix A provides the criteria going into the priorities along with larger maps.

STAKEHOLDER- DRIVEN GUIDING PRINCIPLES AND GOALS

During the analysis of data, collection of information, and gathering of internal and external stakeholder input, a series of overarching guiding principles emerged that helped to set the Plan's direction and solidify its foundation. The following five principles summarize the community's priorities and are reinforced by the feedback received from internal stakeholder engagement sessions. These priorities along with the Urban Forest Audit and the Indicators of Sustainable Urban Forestry (detailed in Section 2) established the foundation of the Plan.

Guiding Principles		Goals
A 	Equitable and Resilient Canopy Cover We value and appreciate the benefits and services provided by the trees in our community. These benefits and services should be maximized and equitably distributed across the City by growing an urban forest that is sustainable and resilient to current and future challenges.	Goal A1: Increase tree canopy cover citywide beginning in priority areas and purchased land. Goal A2: Implement a cooperative tree planting program with businesses, institutions, organizations, neighborhoods, and property owners. Goal A3: Plant trees that are resilient to current and future challenges such as climate change and tree pests.
B 	Maintenance and Management We care for our trees and the citywide urban forest to ensure the benefits are available for current and future generations. Our operations and investments prioritize sustainability, fiscal responsibility, and equity.	Goal B1: Prioritize public tree maintenance and tree risk management. Goal B2: Reduce conflicts between trees and other infrastructure such as sidewalks and utilities. Goal B3: Manage harmful tree pests and diseases that are present or expected to impact the urban forest. Goal B4: Conduct ongoing industry and professional training for City staff interacting with trees in Fayetteville.
C 	Tree Preservation and Protection Our existing tree canopy cover and the investments made in planting and caring for the urban forest are preserved through sound but fair policies and regulations that align with shared priorities in the city and best practices.	Goal C1: Establish or update policies and practices to reduce the urban forest’s vulnerability to tree pests, diseases, and climate change impacts. Goal C2: Update or amend tree-related ordinances to support the citywide canopy cover goal and other goals in the Plan. Goal C3: Monitor and enforce tree-related ordinances.
D 	Funding and Levels of Service The programs and staffing involved with the trees in our community have the resources necessary to meet current and future demands and challenges.	Goal D1: Procure funding for the City to purchase land for tree preservation and planting and to achieve other City goals. Goal D2: Increase funding to purchase trees to be planted and supporting infrastructure in support of the canopy cover goal. Goal D3: Evaluate the staffing levels, structure, and resources for tree-related programs and adjust as needed to meet the goals of the Plan and growing demands of the urban forest.
E 	Community Education, Engagement, and Stewardship A sustainable urban forest requires a shared commitment from the City and the community. We will foster tree stewardship in our community through equitable and impactful community education and engagement.	Goal E1: Continue to achieve Tree City USA status and other industry recognitions. Goal E2: Create and implement an engagement strategy for all demographics and stakeholders in the community. Goal E3: Provide inclusive program offerings such as events, education, and training to meet the needs of all.

Figure 36. Guiding principals and goals.

A) EQUITABLE AND RESILIENT CANOPY COVER

We value and appreciate the benefits and services provided by the trees in our community. These benefits and services should be maximized and equitably distributed across the City by growing an urban forest that is sustainable and resilient to current and future challenges.

Stakeholder Input and Support

Experts and stakeholders stressed the importance of setting and achieving local and citywide canopy goals to support the long-term health and sustainability of the urban forest. For example, planted trees must be resilient to drought and extreme weather events while supporting biodiversity in the urban ecosystem. A diverse mix of tree species is necessary to ensure the ability of the urban forest to survive pest and disease outbreaks. Success is predicated on planting trees matched to the site in terms of soils, water availability, space, and desired function. Post-planting care is required for trees to become established and thrive in the urban environment.

GOAL A1: INCREASE TREE CANOPY COVER CITYWIDE BEGINNING IN PRIORITY AREAS AND PURCHASED LAND.

Goal A1 Strategies
a) Procure funding to purchase land for the City to preserve and plant trees.
b) Review and refine the priority planting areas provided by the Plan.
c) Continue to offer free trees to citizens.
d) Plant a minimum of 1,850 trees per year for 10 years and reassess citywide canopy cover.
e) Coordinate with other City plans and programs.
Goal A1 Priority Actions
Review, refine, and finalize the canopy cover goals and planting priorities. Consider the status of recommendations outlined in the 2012 Urban Tree Canopy Assessment Report (see Table 9 in the Urban Forestry Management Plan).
Develop a neighborhood-level and citywide planting plan to achieve the canopy goals. Align efforts with the Climate Action Plan, Energy Action Plan, the 2023 Park and Recreation System Master Plan, and other initiatives.
Fully integrate tree plantings into City projects. Use the recommendation to inform the annual tree planting plan for parks as recommended in Goal E3 of the 2023 Park and Recreation System Master Plan.
Continue to offer tree care information especially in the priority neighborhoods.
Monitor progress toward achieving the canopy goals and planting targets. Use high-resolution imagery to assess and monitor canopy cover every two years. At minimum, reassess canopy cover citywide and by planning boundaries by 2029 for a 10-year canopy change assessment.

GOAL A2: IMPLEMENT A COOPERATIVE TREE PLANTING PROGRAM WITH BUSINESSES, INSTITUTIONS, ORGANIZATIONS, NEIGHBORHOODS, AND PROPERTY OWNERS.

Goal A2 Strategies
a) Identify existing and potential stakeholders.
b) Collaborate and share resources to identify program funding opportunities.
c) Track progress and recognize successes.
d) Conduct pilot programs to determine efficient ways to assist private land owners with tree plantings.
Goal A2 Priority Actions
Draft a list of existing and potential stakeholders with input from multiple departments.
Create a task force or utilize the Urban Forestry Advisory Board to collaborate on program design, priority planting locations, funding, tree selection, and ongoing maintenance.
Utilize data management software to track the plantings and recognize partnerships and program success possibly during Arbor Day celebrations.

GOAL A3: PLANT TREES THAT ARE RESILIENT TO CURRENT AND FUTURE CHALLENGES SUCH AS CLIMATE CHANGE AND TREE PESTS.

Goal A3 Strategies
a) Use data and research to make decisions on approved tree species for planting.
b) Select the right tree for the right site.
c) Provide ongoing tree care and monitor the condition of tree plantings.
Goal A3 Priority Actions
Utilize the Climate Tree Atlas study in the Plan to adjust approve tree species lists.
Evaluate the composition of the urban forest to inform changes to tree species selection for planting to maintain diversity.
Provide watering and irrigation for public tree plantings.
Evaluate measures to improve the enforcement of regulations for post-planting maintenance within Chapters 167 and 177 of Fayetteville’s Code of Ordinances.

B) MAINTENANCE AND MANAGEMENT

We care for our trees and the citywide urban forest to ensure the benefits are available for current and future generations. Our operations and investments prioritize sustainability, fiscal responsibility, and equity.

Stakeholder Input and Support

The community would like to see more shade trees along streets and sidewalks, recognizing that this will require additional resources. Participants in the engagement to develop the Plan stated that they would like the City to maintain street trees in a routine, proactive manner. City staff are in support of cooperative planting programs with businesses, institutions, organizations, and individuals where trees can be planted in yards to shade sidewalks. The staff engaged in the planning effort also support improving policies and practices for better public tree maintenance addressing concerns such as tree pests, diseases, and climate change impacts.

GOAL B1: PRIORITIZE PUBLIC TREE MAINTENANCE AND TREE RISK MANAGEMENT.

Goal B1 Strategies
a) Assess the public tree population for maintenance needs and potential risks.
b) Develop a public tree maintenance plan.
c) Continue to assess and possibly increase Urban Forestry Staff in Public Works.
d) Stay current with industry research, tools, technology, standards, and best practices.
e) Focus on planting strategies and designs that produce long-lived trees.
Goal B1 Priority Actions
Periodically conduct sample inventories or windshield surveys of public trees to identify changes to maintenance and risk management priorities.
Create annual work plans and seek funds to implement those plans using the actions within Goal D3.
Track maintenance records for public trees. Continue to add assets and management data to databases that track total asset management for more efficient maintenance planning.
Acquire and maintain industry certifications and trainings for Urban Foresters.
Continue to manage invasive plant species on public properties and within public rights-of-way. Support controlled burns to manage invasives and wildlife on public properties.
Strengthen or establish public tree risk assessment and mitigation protocols.
Analyze the work plans in relation to staffing and possible contracting work.

GOAL B2: REDUCE CONFLICTS BETWEEN TREES AND OTHER INFRASTRUCTURE SUCH AS SIDEWALKS AND UTILITIES.

Goal B2 Strategies
a) Assess public trees for current and potential infrastructure conflicts.
b) Identify existing and potential alternative solutions to infrastructure conflicts.
c) Coordinate with internal and external stakeholders.
d) Ensure trees are planted with the proper soil volume as shown in City details.

Goal B2 Priority Actions

Establish or improve protocols and checklists for evaluating current and potential infrastructure conflicts which includes potential alternative solutions to the conflict.

Establish regular meetings and protocols with internal and external stakeholders for improved coordination during infrastructure and utility planning, design, construction, and maintenance phases.

GOAL B3: MANAGE HARMFUL TREE PESTS AND DISEASES THAT ARE PRESENT OR EXPECTED TO IMPACT THE URBAN FOREST.

Goal B3 Strategies

a) Identify the primary tree pests and diseases of concern.

b) Provide information for identifying tree pests and diseases.

c) Monitor public trees and the urban forest for tree pests and diseases of concern.

d) Create a preliminary emerald ash borer (EAB) plan.

Goal B3 Priority Actions

Develop and implement an integrated pest management or plant health care plan for public trees.

Integrate tree pest and disease education into the community education strategy (Goal E1 – E3).

Focus on education and technical assistance with large private landowners.

GOAL B4: CONDUCT ONGOING INDUSTRY AND PROFESSIONAL TRAINING FOR CITY STAFF INTERACTING WITH TREES IN FAYETTEVILLE.

Goal B4 Strategies

a) Identify the staff and training needs and secure the annual budget required.

b) Conduct internal cross-training and document training materials and protocols.

c) Continue involvement with state wide boards and commisions.

Goal B4 Priority Actions

Utilize free and available online trainings and materials where appropriate.

Support the Urban Forestry Advisory Board in attending the free online Tree Board University program developed by the U.S. Forest Service.

C) TREE PRESERVATION AND PROTECTION

Our existing tree canopy cover and the investments made in planting and caring for the urban forest are preserved through sound but fair policies and regulations that align with shared priorities in the City and best practices.

Stakeholder Input and Support

Preservation and protection of existing trees was identified as a high priority. Existing mature trees have an outsized impact on sustainability, environmental justice, wildlife and ecosystems, and human health. Exploring changes to the tree ordinances was raised in most engagement activities and sessions. Preservation and planting requirements should be robust but not unduly burdensome to developers. They should also be tailored to the biome, e.g., different standards for natural prairies compared to forested areas. Trees planted or protected should survive post-development and be replaced if they die. City staff are in support of procuring funding to purchase land for tree preservation in order to maintain and increase tree canopy cover.

GOAL C1: ESTABLISH OR UPDATE POLICIES AND PRACTICES TO REDUCE THE URBAN FOREST'S VULNERABILITY TO TREE PESTS, DISEASES, AND CLIMATE CHANGE IMPACTS.

Goal C1 Strategies
a) Quantify the urban forest's role in climate change mitigation.
b) Maintain tree regulations to minimize urban forest vulnerabilities.
c) Assess development workloads and increase Urban Forestry Staff in Development Services.
Goal C1 Priority Actions
Calculate the carbon sequestration, storage, and avoided carbon generated from the citywide urban tree canopy cover and the public tree population using industry tools such as i-Tree. Utilize the data to build support and inform climate-related plans.
Update the Tree Preservation and Landscape Manual with any changes to tree-related ordinances.
As needed, update tree lists that prioritize native and climate-resilient tree species. Consider updates based on the diversity of the urban forest and existing / potential pests and diseases. At minimum, maintain a list of prohibited tree species reflective of the latest research and concerns.

GOAL C2: UPDATE OR AMEND TREE-RELATED ORDINANCES TO SUPPORT THE CITYWIDE CANOPY COVER GOAL AND OTHER GOALS IN THE PLAN.

Goal C2 Strategies
a) Monitor and track tree plantings and removals.
b) Adopt a no-net-loss policy for public trees.
c) Review and implement recommended changes to tree ordinances.
Goal C2 Priority Actions
Identify the departments, roles, and workflows (i.e., City Engineering and Transportation) and track public tree removals and plantings in a data management program.
Analyze the potential causes for canopy cover gains and losses as identified in the canopy assessments of four time periods.
Strengthen the mechanisms for tracking tree preservation, removals, plantings, mitigation, and canopy percentages for development projects. Use the tracking to inform potential changes to minimum canopy requirements for zoning designations as needed to support the canopy goal.

Review and refine the tree ordinance evaluation worksheet completed as part of the Plan (see Appendix C). Gather feedback from internal and external stakeholders before significant changes to ordinances are made. For example, develop incentives to preserve existing canopy instead of opting for mitigation and consider updating the penalties for illegal removal of protected trees.

Conserve open space and protect areas of significant riparian benefit, tree canopy, prairie, and other environmental resource through cluster development provisions, density controls, protective easements, and/or other development tools.

Update design standards to be more accommodating to trees and the necessary soil volume while balancing the needs for development.

GOAL C3: MONITOR AND ENFORCE TREE-RELATED ORDINANCES.

Goal C3 Strategies

a) Distribute information and resources regarding changes to tree regulations.

b) Establish a protocol when tree regulations are changed.

c) Recognize exemplary tree preservation practices and projects.

Goal C3 Priority Actions

Update information on the City's website and in materials as tree regulations change.

Consider developing a protocol for scheduled inspections, random spot checks, and recordkeeping.

Develop a program that recognizes exemplary and innovative development projects that preserve and expand tree canopy cover.

D) FUNDING AND LEVELS OF SERVICE

The programs and staffing involved with the trees in our community have the resources necessary to meet current and future demands and challenges.

Stakeholder Input and Support

During engagement exercises, concerns were raised regarding limited resources, staffing, funding, and time to address the current climate challenges. Additional resources in Development Resources, where code compliance officers are located, are needed to inspect, monitor, and enforce tree regulations. Proactive maintenance in Public Works is needed to water, plant new trees, and monitor new trees that will mitigate the impact of climate change. Stakeholders largely supported allocating additional resources to ensure the availability of urban forest resources now and in the future. City staff support increasing funding to purchase trees to plant towards a citywide canopy cover goal.

GOAL D1: PROCURE FUNDING FOR THE CITY TO PURCHASE LAND FOR TREE PRESERVATION AND PLANTING AND TO ACHIEVE OTHER CITY GOALS.

Goal D1 Strategies
a) Identify potential areas for land acquisition that meets Urban Forestry goals and City goals.
b) Coordinate with partners for land acquisition and management.
c) Lead by example and distribute information about land acquisition program.
Goal D1 Priority Actions
Review with internal partners the priority areas for tree planting and preservation to identify opportunities for land acquisition. Consider vacant land as an initial step and utilize the City Plan 2040's Enduring Green Network map and data.
Develop a multi-year program and allocate funding for land acquisition. Build support from land trusts and other organizations.
Implement best management practices and share information for private landowners to learn about the opportunities for urban forest stewardship on their own property(s).
Develop management plans for the properties purchased.

GOAL D2: INCREASE FUNDING TO PURCHASE TREES TO BE PLANTED AND SUPPORTING INFRASTRUCTURE IN SUPPORT OF THE CANOPY COVER GOAL.

Goal D2 Strategies
a) Identify the funding gap and funding source(s).
b) Communicate the benefits of a robust planting effort.
c) Develop and implement a tree planting program aligned with the canopy goal.
Goal D2 Priority Actions
Determine the funding gap to meet the goal of 1,850 per year.

Quantify the benefits and services provided by the 1,850 trees planted per year to communicate the future value added to Fayetteville's ecosystem, community, and economy.
Secure the necessary funding to meet the annual tree planting targets.
Provide bi-annual reports on canopy goal progress to justify continued funding for tree plantings.
Develop communications with local tree nurseries concerning the availability of the tree species for planting to reduce costs and address tree species diversity goals.

GOAL D3: EVALUATE THE STAFFING LEVELS, STRUCTURE, AND RESOURCES FOR TREE-RELATED PROGRAMS AND ADJUST AS NEEDED TO MEET THE GOALS OF THE PLAN AND GROWING DEMANDS OF THE URBAN FOREST.

Goal D3 Strategies
a) Track and report program activities and Plan implementation progress.
b) Analyze the organization of departments involved with trees in Fayetteville.
c) Conduct cost-benefit analyses and evaluate growing service demands and evaluate in house staffing levels, and their ability to meet the goals of this plan.
Goal D3 Priority Actions
Share with City departments and stakeholders the progress made in implementing the Plan by using the Monitoring section's guidelines. Successes and shortcomings build awareness and supporting for changes to staffing and program structure(s).
Evaluate staffing and contractor resources required to effectively plant trees aligned with canopy goals and to provide post-planting care.
Consider the benefits for consolidating tree programs into one department, section, or division to improve efficiencies and levels of service.
Consider the need and framework for establishing a City section specific to managing natural areas and open space (e.g., wetlands, bottomlands, prairies).
Secure funding to implement a tree watering program for newly planted public trees. Continuously explore avenues to ensure diverse funding sources and advocate for increased operations and capital funding to address priority tree maintenance and care needs.

E) COMMUNITY EDUCATION, ENGAGEMENT, AND STEWARDSHIP

A sustainable urban forest requires a shared commitment from the City and the community. We will foster tree stewardship in our community through equitable and impactful community education and engagement Stakeholder Input and Support.

Participants reported a perception of conflicting policies and priorities regarding the City's trees. City departments, partners, developers, and the community must have a common understanding of the challenges and opportunities surrounding the urban forest to develop a shared vision for addressing them. A public communications plan stemming from a citywide coordinated effort was seen as a necessary step in bringing clarity to the roles of City departments involved with the urban forest and tree care. Half of the internal stakeholders engaged support bolstering community engagement and volunteer efforts.

GOAL E1: CONTINUE TO ACHIEVE TREE CITY USA STATUS AND OTHER INDUSTRY RECOGNITIONS.

Goal E1 Strategies
a) Continue to track program activities and budgets.
b) Explore the opportunities and requirements for other recognition programs.
Goal E1 Priority Actions
Continue to track and annually report urban forestry activities of all partners and continue to maintain Arbor Day Tree City USA designation. Strive to continue to achieve Arbor Day Foundation Growth Awards and Sterling Tree City status.
Achieve an award from the American Public Works Association's Awards Program for innovative programs and outcomes resulting from this Plan.
Conduct a follow-up benchmarking exercise toward year 10 of this Plan to compare program budgets and activities to other Tree City USA communities in the region.

GOAL E2: CREATE AND IMPLEMENT AN ENGAGEMENT STRATEGY FOR ALL DEMOGRAPHICS AND STAKEHOLDERS IN THE COMMUNITY.

Goal E2 Strategies
a) Identify and collaborate with stakeholders to draft the strategy.
b) Implement the strategy as a coordinated effort.
c) Review and adapt the strategy as changes occur.
Goal E2 Priority Actions
Finalize a community outreach strategy and a communications plan to garner support, spur behavior change, and increase participation from the community. Use the data and recommendations from this Plan.
Increase outreach and marketing for improving and expanding tree canopy for the public good.
Implement the outreach strategy as a coordinated citywide effort by convening with other City departments and stakeholders. Gather input and feedback from the Urban Forestry Advisory Board.
As outlined in the community outreach strategy, gather input and feedback from the public regarding implementation of this Plan and changes to urban forestry programs.
Identify existing and potential partners and organizations to support community outreach and engagement that is inclusive and equitable.

GOAL E3: PROVIDE INCLUSIVE PROGRAM OFFERINGS SUCH AS EVENTS, EDUCATION, AND TRAINING TO MEET THE NEEDS OF ALL.

Goal E3 Strategies
a) Continue to implement programs and services through the lens of environmental stewardship.
b) Coordinate with new and existing community and regional partners.
c) Develop strategies for open participation that is inclusive .
Goal E3 Priority Actions
Use the outreach strategy from Goal E2 to identify community groups that represent all neighborhoods.
Identify low tree canopy neighborhoods for targeted engagement.
Coordinate with partners and secure funding for regular public events, training, and educational materials as outline in the outreach strategy.
Make the data and information from this Plan accessible to the public online.
Gather feedback for continual improvements to events, education, and trainings.

Table 15. Details of goals and strategies



Section 4: Implementation

IMPLEMENTATION

The framework of the goals and actions in the Urban Forestry Management Plan provides the City of Fayetteville with the means to measure progress and adapt to an ever-changing environment and availability of resources. Each of the goals align with the U.S. Forest Service's Urban Forest Audit System described and summarized in Section 2 of this Plan. The actions are intended to guide the City towards improvements in ranking for each of the nearly 130 elements within the 11 categories of urban forest management. As actions are implemented, the City may conduct new iterations of the Urban Forest Audit to gauge success, evaluate progress, and adjust accordingly. View the Evaluate section (page 100) of the Monitoring Plan for more information.

Based on the assessment of Fayetteville's urban forest resource, the programs that manage it, and the community that shapes and benefits from it, the following implementation summary is recommended. Implementing the Plan in this manner will effectively and efficiently address the City's shared challenges and priorities using available resources. As the Plan progresses, more resources will become available to implement the longer-term actions.

IMPLEMENTATION SUMMARY

A) Equitable and Resilient Canopy Cover			
Guiding Principle	We value and appreciate the benefits and services provided by the trees in our community. These benefits and services should be maximized and equitably distributed across the City by growing an urban forest that is sustainable and resilient to current and future challenges.		
Audit Category	Policy & Ordinances; Standards & Best Practices		
Goals	Goal A1: Increase tree canopy cover citywide beginning in priority areas and purchased land.	Goal A2: Implement a cooperative tree planting program with businesses, institutions, organizations, neighborhoods, and property owners.	Goal A3: Plant trees that are resilient to current and future challenges such as climate change and tree pests.
Strategies	a) Procure funding to purchase land for the City to preserve and plant trees.	a) Identify existing and potential stakeholders.	a) Use data and research to make decisions on approved tree species for planting.
	b) Review and refine the priority planting areas provided by the Plan.	b) Collaborate and share resources to identify program funding opportunities.	b) Select the right tree for the right site.
	c) Continue to offer free trees to citizens.	c) Track progress and recognize successes.	c) Provide ongoing tree care and monitor the condition of tree plantings.

	d) Plant 1,850 trees per year for 10 years and reassess citywide canopy cover.	d) Conduct pilot programs to determine efficient ways to assist private land owners with tree plantings.	
	e) Coordinate with other City plans and programs.		
Priority Actions	Review, refine, and finalize the canopy cover goals and planting priorities. Consider the status of recommendations outlined in the 2012 Urban Tree Canopy Assessment Report (see Table 9 in the Plan).	Draft a list of existing and potential stakeholders with input from multiple departments.	Utilize the Climate Tree Atlas study in the Plan to adjust approve tree species lists.
	Develop a neighborhood-level and citywide planting plan to achieve the canopy goals. Align efforts with the Climate Action Plan, Energy Action Plan, the 2023 Park and Recreation System Master Plan, and other initiatives.	Organize workshops or seminars that focus on the importance of the program.	Evaluate the composition of the urban forest to inform changes to tree species selection for planting to maintain diversity.
	Fully integrate tree plantings into City projects. Use the recommendation to inform the annual tree planting plan for parks as recommended in Goal E3 of the 2023 Park and Recreation System Master Plan.	Create a task force or utilize the Urban Forestry Advisory Board to collaborate on program design, priority planting locations, funding, tree selection, and ongoing maintenance.	Provide watering and irrigation for public tree plantings.
	Continue to offer tree care information especially in priority neighborhoods.	Utilize data management software to track the plantings and recognize partnerships and program success possibly during Arbor Day celebrations.	Enforce the post-planting regulations regarding maintenance within Chapters 167 and 177 of Fayetteville's Code of Ordinances.
	Monitor progress toward achieving the canopy goals and planting targets.		
	Reassess canopy cover citywide and by planning boundaries by 2029 for a 10-year canopy change assessment.		

Maintenance and Management

Guiding Principle	We care for our trees and the citywide urban forest to ensure the benefits are available for current and future generations. Our operations and investments prioritize sustainability, fiscal responsibility, and equity.		
Audit Category	Green Asset Management; Tree Inventories; Tree Plans		
Goals	Goal B1: Prioritize public tree maintenance and tree risk management.	Goal B2: Reduce conflicts between trees and other infrastructure such as sidewalks and utilities.	Goal B3: Manage harmful tree pests and diseases that are present or expected to impact the urban forest.
Strategies	a) Assess then need for more public works Urban Foresters.	a) Assess public trees for current and potential infrastructure conflicts.	a) Identify the primary tree pests and diseases of concern.
	b) Develop a public tree maintenance plan.	b) Identify existing and potential alternative solutions to infrastructure conflicts.	b) Provide information for identifying tree pests and diseases.
	c) Develop a plan for maintaining trees that are planted toward the canopy goal.	c) Coordinate with internal and external stakeholders.	c) Monitor public trees and the urban forest for tree pests and diseases of concern.
	d) Stay current with industry research, tools, technology, standards, and best practices.	d) Ensure trees are planted with the proper soil volume.	d) Create a preliminary emerald ash borer (EAB) plan.
	e) Focus on planting strategies and designs that produce long-lived trees.		
Priority Actions	Periodically conduct sample inventories or windshield surveys of public trees to identify changes to maintenance and risk management priorities.	Establish or improve protocols and checklists for evaluating current and potential infrastructure conflicts which includes potential alternative solutions to the conflict.	Develop and implement an integrated pest management or plant health care plan for public trees.
	Create annual work plans and seek funds to implement those plans using the actions within Goal D3.	Establish regular meetings and protocols with internal and external stakeholders for improved coordination during infrastructure and utility planning, design, construction, and maintenance phases.	Integrate tree pest and disease education into the community education strategy (Goal E1 – E3).
Goals Continued	Goal B1: Prioritize public tree maintenance and tree risk management.	Goal B2: Reduce conflicts between trees and other infrastructure such as sidewalks and utilities.	Goal B3: Manage harmful tree pests and diseases that are present or expected to impact the urban forest.



Priority Actions Continued	Track maintenance records for public trees. Continue to add assets and management data to databases that track total asset management for more efficient maintenance planning.		Focus on education and technical assistance with large private landowners.
	Acquire and maintain industry certifications and trainings for Urban Foresters.		
	Continue to manage invasive plant species on public properties and within public rights-of-way. Support controlled burns to manage invasives and wildlife on public properties.		
	Strengthen or establish public tree risk assessment and mitigation protocols.		
	Develop a framework and approach to utilize more biomass resulting from public tree maintenance, removals, and post-storm cleanup. Expand efforts beyond mulching by including logs for wood products for local craftsmen.		

Tree Preservation and Protection

Guiding Principle	Our existing tree canopy cover and the investments made in planting and caring for the urban forest are preserved through sound but fair policies and regulations that align with shared priorities in the City and best practices.		
Audit Category	Policy & Ordinances; Standards & Best Practices; Capacity & Training; Authority		
Goals	Goal C1: Establish or update policies and practices to reduce the urban forest's vulnerability to tree pests, diseases, and climate change impacts.	Goal C2: Update or amend tree-related ordinances to support the citywide canopy cover goal and other goals in the Plan.	Goal C3: Monitor and enforce tree-related ordinances.
Strategies	a) Assess development workloads and increase Urban Forestry in Development Services.	a) Monitor and track tree plantings and removals.	a) Distribute information and resources regarding changes to tree regulations.
	a) Quantify the urban forest's role in climate change mitigation.	b) Adopt a no-net-loss policy for public trees.	b) Establish a formal protocol.
	b) Maintain tree regulations to minimize urban forest vulnerabilities.	c) Review and implement recommended changes to tree ordinances.	c) Recognize exemplary tree preservation practices and projects.
Priority Actions	Calculate the carbon sequestration, storage, and avoided carbon generated from the citywide urban tree canopy cover and the public tree population using industry tools such as i-Tree. Utilize the data to build support and inform climate-related plans.	Identify the departments, roles, and workflows (i.e., City Engineering and Transportation) and track public tree removals and plantings in a data management program.	Update information on the City's website and in materials as tree regulations change.
	Update the Tree Preservation and Landscape Manual with any changes to tree-related ordinances.	Analyze the potential causes for canopy cover gains and losses as identified in the canopy assessments of four time periods.	Consider developing a protocol for scheduled inspections, random spot checks, recordkeeping, an on-site education.

	As needed, update tree lists that prioritize native and climate-resilient tree species. Consider updates based on the diversity of the urban forest and existing / potential pests and diseases. At minimum, maintain a list of prohibited tree species reflective of the latest research and concerns.	Strengthen the mechanisms for tracking tree preservation, removals, plantings, mitigation, and canopy percentages for development projects. Use the tracking to inform potential changes to minimum canopy requirements for zoning designations as needed to support the canopy goal.	Develop a program that recognizes exemplary and innovative development projects that preserve and expand tree canopy cover.
		Review and refine the tree ordinance evaluation worksheet completed as part of the Plan (see Appendix C). Gather feedback from internal and external stakeholders before significant changes to ordinances are made. For example, develop incentives to preserve existing canopy instead of opting for mitigation and consider updating the penalties for illegal removal of protected trees.	
Goals Continued	Goal C1: Establish or update policies and practices to reduce the urban forest's vulnerability to tree pests, diseases, and climate change impacts.	Goal C2: Update or amend tree-related ordinances to support the citywide canopy cover goal and other goals in the Plan.	Goal C3: Monitor and enforce tree-related ordinances.
Priority Actions Continued		Conserve open space and protect areas of significant riparian benefit, tree canopy, prairie, and other environmental resource through cluster development provisions, density controls, protective easements, and/or other development tools.	
		Update design standards to be more accommodating to trees and the necessary soil volume while balancing the needs for development.	
		Establish a policy for reassessing the citywide tree canopy cover at regular intervals to monitor the canopy goal.	

Funding and Levels of Service

Guiding Principle	The programs and staffing involved with the trees in our community have the resources necessary to meet current and future demands and challenges.		
Audit Category	Green Asset Management; Community		
Goals	Goal D1: Procure funding for the City to purchase land for tree preservation and planting and to achieve other City goals.	Goal D2: Increase funding to purchase trees to be planted and supporting infrastructure in support of the canopy cover goal.	Goal D3: Evaluate the staffing levels, structure, and resources for tree-related programs and adjust as needed to meet the goals of the Plan and growing demands of the urban forest.
Strategies	a) Identify potential areas for land acquisition.	a) Identify the funding gap and funding source(s).	a) Track and report program activities and Plan implementation progress.
	b) Coordinate with partners for land acquisition and management.	b) Communicate the benefits of a robust planting effort.	b) Analyze the organization of departments involved with trees in Fayetteville.
	c) Lead by example and distribute information about the program.	c) Develop and implement a tree planting program aligned with the canopy goal.	c) Conduct cost-benefit analyses and evaluate growing service demands.
Priority Actions	Review the priority areas for tree planting and preservation to identify opportunities for land acquisition. Consider vacant land as an initial step and utilize the City Plan 2040's Enduring Green Network map and data.	Determine the funding gap for planting 1,850.	Develop a mission and vision statement for urban forest management in the City that align with the goals in this Plan.
	Develop a multi-year program and allocate funding for land acquisition. Build support from land trusts and other organizations.	Quantify the benefits and services provided by the 1,850 trees planted per year to communicate the future value added to Fayetteville's ecosystem, community, and economy.	Share with City departments and stakeholders the progress made in implementing the Plan by using the Monitoring section's guidelines. Successes and shortcomings build awareness and supporting for changes to staffing and program structure(s).
	Implement best management practices and share information for private landowners to learn about the opportunities for urban forest stewardship on their own property(s).	Secure the necessary funding to meet the annual tree planting targets.	Evaluate staffing and contractor resources required to effectively plant trees aligned with canopy goals and to provide post-planting care.

	Develop management plans for the properties purchased.	Provide annual reports on canopy goal progress to justify continued funding for tree plantings.	Determine the need for consolidating tree programs into one department, section, or division to improve efficiencies and levels of service.
Goals Continued	Goal D1: Procure funding for the City to purchase land for tree preservation and planting and to achieve other City goals.	Goal D2: Increase funding to purchase trees to be planted and supporting infrastructure in support of the canopy cover goal.	Goal D3: Evaluate the staffing levels, structure, and resources for tree-related programs and adjust as needed to meet the goals of the Plan and growing demands of the urban forest.
Priority Actions Continued	In the long-term, consider utilizing land acquired for pilot projects such as testing new tree species for the region and in-house tree production (i.e., tree nursery).	Coordinate with tree nurseries the tree species for planting to reduce costs and address tree species diversity goals.	Consider the need and framework for establishing a City section specific to managing natural areas and open space (e.g., wetlands, bottomlands, prairies).
			Secure funding to implement a tree watering program for newly planted public trees. Continuously explore avenues to ensure diverse funding sources and advocate for increased operations and capital funding to address priority tree maintenance and care needs.

Community Education, Engagement, and Stewardship

Guiding Principle	A sustainable urban forest requires a shared commitment from the City and the community. We will foster tree stewardship in our community through equitable and impactful community education and engagement.		
Audit Category	Community		
Goals	Goal E1: Continue to achieve Tree City USA status and other industry recognitions.	Goal E2: Create and implement an engagement strategy for all demographics and stakeholders in the community.	Goal E3: Provide inclusive program offerings such as events, education, and training to meet the needs of all.
Strategies	a) Continue to track program activities and budgets.	a) Identify and collaborate with stakeholders to draft the strategy.	a) Implement programs and services through the lens of environmental justice.
	b) Explore the opportunities and requirements for other recognition programs.	b) Implement the strategy as a coordinated effort.	b) Coordinate with new and existing community and regional partners.
		c) Review and adapt the strategy as changes occur.	c) Develop strategies to remove barriers to participation.

Priority Actions	Continue to track and annually report urban forestry activities of all partners and continue to maintain Arbor Day Tree City USA designation. Strive to continue to achieve Arbor Day Foundation Growth Awards and Sterling Tree City status.	Finalize a robust community outreach strategy and a communications plan to garner support, spur behavior change, and increase participation from the community. Use the data and recommendations from this Plan.	Use the outreach strategy from Goal E2 to identify community groups that represent all neighborhoods.
	Achieve an award from the American Public Works Association's Awards Program for innovative programs and outcomes resulting from this Plan.	Increase outreach and marketing for improving and expanding tree canopy for the public good.	Identify low tree canopy neighborhoods for targeted engagement.
	Conduct a follow-up benchmarking exercise toward year 10 of this Plan to compare program budgets and activities to other Tree City USA communities in the region.	Implement the outreach strategy as a coordinated citywide effort by convening with other City departments and stakeholders. Gather input and feedback from the Urban Forestry Advisory Board.	Coordinate with partners and secure funding for regular public events, training, and educational materials as outline in the outreach strategy.
		As outlined in the community outreach strategy, gather input and feedback from the public regarding implementation of this Plan and changes to urban forestry programs.	Make the data and information from this Plan accessible to the public online.
		Identify existing and potential partners and organizations to support the implementation of the community outreach strategy and support engagement that is inclusive and equitable.	Gather feedback for continual improvements to events, education, and trainings.

MONITORING PLAN

This Urban Forestry Management Plan will be updated every ten years as outlined in the code. Revisions can be made in five years, and canopy data will be collected from GIS every two years and revised periodically. Better data will help reflect changes in the urban forest and incorporate changes in industry standards. Also, community response and industry recommendations should be considered to reach the established goals. This process should be overseen by an urban forestry working group consisting of community members with various skill sets and backgrounds. Examples include the City’s Urban Forestry Program, Urban Forestry Advisory Board members, other City staff, and stakeholders. The monitoring of the plan should follow the evaluation, monitoring, reporting, and Revising methodology. Knowing how the City and its partners are doing will require a continual evaluation process. This section presents examples of how to monitor, analyze, and revise the Plan, which will keep stakeholders informed of the status of the Urban Forestry Program. To monitor progress toward implementing the Plan recommendations, an evaluation similar to the U.S. Forest Service’s Urban Forest Audit (details below in the Evaluate section) conducted to develop the initial Plan should be completed. This evaluation will identify progress and shortfalls compared to the baseline audit.

In addition, a report card could be created based on the audit’s outcomes and distributed to the public periodically. This will measure progress toward implementing the Plan’s actions. The Report section provides a suggested structure for measuring and reporting success toward accomplishing each goal. Other indicators to measure progress may need to be developed to ensure a thorough and accurate evaluation.



EVALUATE



The U.S. Forest Service’s Urban Forest Audit System provides a framework for routine evaluations of the urban forest, the programs that manage it, and the community that shapes and benefits from it. The deliverables to this Urban Forestry Management Plan project include guidance for completing an update to the audit completed in 2023 to develop the Plan. This audit system consists of 11 categories of urban forest management, sustainability, and community. Within the 11 categories are approximately 130 subcategories or elements. Each element was ranked or scored based on the consultants’ evaluations in 2023 for the Urban

Forestry Management Plan. It is recommended the City’s urban forestry working group (or similar) complete a bi-annual audit to inform any alterations to actions and strategies.

About the Urban Forest Audit

The primary objectives of the audit are defined by the Urban Forest Audit System authors and adapted by the City’s urban forestry consulting team to engage the full spectrum of the organizations’ management team, provide program direction that increases the level of professionalism in management, conduct a gap analysis of management practices and the health of urban forests, provide strategic direction to improve the health of the urban forest, and optimize management for environmental justice and equitable distribution of resources.

1) Management Policy and Ordinances
2) Professional Capacity and Training
3) Funding and Accounting
4) Decision and Management Authority
5) Tree-related Inventories
6) Tree-related Plans
7) Risk Management
8) Disaster Planning
9) Standards and Best Practices
10) Community
11) Green Asset Management

Table 16. Categories for evaluation using the U.S. Forest Service’s Urban Forest Audit System.

Urban Forest Audit Process

The process of analyzing the urban forest involved extensive information and document gathering and research to identify policies, practices, programs, and standards pertaining to categories of urban forest sustainability and management as defined by Clark et al. (1997), Kenney et al. (2011), and the Forest Service. The categories are listed in Table 16.

Each category has a series of subcategories pertaining to the specific category. As an example, the subcategories listed in Table 17 are in the Management Policy and Ordinances category:

1.01) Climate Change (Sustainability)
1.02) No Net Loss
1.03) Risk Management
1.04) Tree Canopy Goals
1.05) Tree Protection
1.06) Utility
1.07) Human Health
1.08) Wildlife Diversity/Habitat/Protection
1.09) Performance Monitoring
1.10) Private Tree Ordinances
1.11) Public Tree Ordinances
1.12) Development Standards
1.13) High-Conservation Value Forests
1.14) Urban Interface (WUI)

Table 17. List of subcategories within the Management Policy and Ordinances category of the audit

All available documents and plans were reviewed and tallied in the audit worksheet as part of the information discovery phase. Based on the evaluation of the documents and outcomes of all planning processes (i.e., research, City staff interviews, urban forest benchmarks, data analyses, and community engagement) each subcategory within the 11 categories was “ranked” using the following system:

- 0) Not Practiced - Component doesn’t exist or is not practiced; 0 points
- 1) In Development - Component is in development as part of or aside from this Plan; 1 point
- 2) Adopted Practice - Component is routinely practiced; 2 points
- 3) Exceeds Adopted Practice - The component is exceeded; 3 points

The points were then totaled for an overall rating to provide a summary of the City’s level of achieving each category of urban forest management and sustainability.

Urban Forest Audit Results for Fayetteville

#	Category	SOC* (% Achieved)	Base** (% Achieved)	Overall Rating	Overall (% Achieved)
1	Management Policy, Ordinances	50%	67%	20	71%
2	Professional Capacity and Training	100%	NA	16	89%
3	Funding and Accounting	75%	NA	8	67%
4	Decision, Management Authority	50%	100%	5	63%
5	Tree-related Inventories	NA	56%	17	65%
6	Tree-related Plans	NA	50%	13	54%
7	Risk Management	83%	50%	14	78%
8	Disaster Planning	NA	67%	9	64%
9	Standards and BMPs***	75%	69%	44	73%
10	Community	100%	NA	25	89%
11	Green Asset Management	NA	NA	16	80%
TOTAL		76%	65%	187	73%

*Standard of Care (SOC) elements represent the minimum group of urban forestry management “best practices” that a municipality should consider for implementation. SOC refers to the degree of prudence and caution required of an individual who is under a duty of care (i.e., legal obligation of the controlling authority, owner, or manager) to minimize risk. Neither state, regional, nor national minimum management components have been established for SOC but these are interim recommendations for consideration. (NA = not applicable)

**Base Practices (BP) elements represent additional urban forest management activities or components that may effectively expand a program beyond the SOC group (see footnote above). These elements are typically precursors to other “non-core” elements in the category. (NA = not applicable)

***Best Management Practices (BMPs)

Table 18. Outcomes of the urban forest audit completed in 2023 for Fayetteville’s Plan.

Urban Forest Audit Summary Discussion

The main purpose of the urban forest audit is to apply the research and findings gathered throughout the planning effort to inform the Plan's goals, strategies, and actions. This audit or "gap analysis" enables the Urban Forestry Program to control different aspects of its program with data. This gap analysis identified the shortcomings that the Urban Forestry Program should overcome and by quantifying them, the program can make improvements. It also enables effective monitoring of Plan strategies in that the audit categories and elements can be revisited at key intervals in the Plan implementation process to measure progress and adapt strategies accordingly. For the comprehensive evaluation of all subcategories within the Urban Forest Audit, see Appendix B.

The information provided in the table above describes the current conditions of Fayetteville's urban forest, the programs that manage it, and the community framework. As recommended in the Plan's monitoring methods, the City should use this framework to evaluate implementation progress, report successes, and inform changes to Plan actions. Many of the urban forest audit elements were given a rating of "In Development" as they previously did not exist but are addressed in this Urban Forestry Management Plan. This means that the City is already well underway in advancing its program and its Urban Forest Audit score.



Figure 37. Results of the 2023 urban forest audit to utilize in Plan monitoring.



EVALUATE

Measuring accomplishment of the actions will require ongoing analysis. The outcomes of the Urban Forest Audit System in the Evaluate section can be used to monitor change over time. These benchmark values should be tracked, and a state of the urban forest report should be prepared and distributed to the public every 2 to 5 years. Analysis may include an updated public tree inventory, i-Tree benefits analyses, or urban tree canopy assessments. The state of the urban forest report should include the benchmark values as reported in the Plan and the Urban Forest Audit System as of 2023, so that the City can measure and compare changes to the urban forest. The report should reflect changes to the audit system that are measured.



The following table provides a summary of the benchmark values that can be used to monitor and report on Plan progress.



Primary Urban Forest Benchmark Values to Measure Plan Progress

2019 URBAN TREE CANOPY (UTC) COVER (ASSESSED IN 2022)	
Tree Equity Score (2022)	87 out of 100
Urban Tree Canopy	39.4%
Short-term Canopy Goals	39.9% by 2029 (1,850 trees/year) 40.6% by 2034 (1,850 trees/year)
Long-term Canopy Goals	44.4% by 2054 (3,000 trees/year)
Total Trees to Reach 10-year Goal	18,500 trees by 2034 (1,850 trees/year)
Total Trees to Reach 30-year Goal	91,000 trees by 2054 (3,000 per year avg.)
PUBLIC TREE COUNTS (2022 ESTIMATES)	
Total Public Trees (alive or dead)	42,000 (estimated)
Total Public Street Trees	25,000
Total Public Street Planting Sites	TBD
Total Public Open Space Trees	Unknown
TREE BENEFITS (2022 ESTIMATES)	
Citywide (UTC Assessment)	2019: \$76.5 million (total)
Ecosystem Benefits of Public Trees	2022: \$4.2 million (annual estimate)
TREE AND BUDGET DISTRIBUTION (2021)	
Public Trees (street and park) per Capita	0.44
Budget per Capita	\$6.66
Urban Foresters (3 departments)	8.00 (2023)
Total Public Trees per Staff	5,000 trees for every 1.0 FTE
MANAGEMENT ACTIVITIES (2023)	
Public Trees Pruned	To be recorded at the end of the year
Public Trees Removed	To be recorded at the end of the year
Public Trees Planted	To be recorded at the end of the year
Number of Volunteers and/or Hours	To be recorded at the end of the year
URBAN FOREST AUDIT SYSTEM (TOTAL SCORE OF 2023): 73%	
Management Policy and Ordinances	71%
Professional Capacity and Training	89%
Funding and Accounting	67%
Decision and Management Authority	63%
Tree-related Inventories	65%
Tree-related Plans	54%
Risk Management	78%
Disaster Planning	64%
Standards and Best Management Practices	73%
Community	89%
Green Asset Management	80%
PUBLIC PERCEPTION (2022)	
Tree-related priorities	62% want trees for shade
Preference for improving public tree health	74% for setting canopy goals, 66% for more trees and preservation in development
Where to prioritize future investments	70% for improved tree code for development

Table 19. Fayetteville's primary urban forest benchmark values to measure Plan progress.

REPORT



Based on the evaluation of Plan implementation progress, the City's urban forestry (or similar) should track, record, and report on the metrics described below that are measures or indicators of success based on the Urban Forest Audit utilized in developing the Plan's goals.

POLICY AND ORDINANCES

Urban forest policies are the foundation for preserving the environmental benefits, resiliency, and the character of Fayetteville's urban forest.

- List all City-led planning efforts.
- Describe related City-led tree planting efforts.
- Communicate citywide canopy goals.
- List recommended changes to City Code, policies, and manuals.
- Distribute any recommended tree list to city staff, partners, and residents.

CAPACITY, TRAINING, AND AUTHORITY

Fayetteville has the capacity and expertise to provide optimal levels of service for sound urban forest management.

- List the existing staff and supporting departments and partners.
- Summarize roles and responsibilities of the Urban Forestry Advisory Board.
- Describe existing and needed certifications, qualifications, and training.
- Report the number of volunteers and volunteer hours.

BUDGET AND FUNDING

Funding and resources enable comprehensive and sustainable urban forest management for the preservation and enhancement of tree benefits.

- Report the proportion of public trees to the City population.
- Report the number of volunteers and volunteer hours.
- List the unfunded urban forestry needs.
- Report the budget, and donations.

ASSESSMENTS AND PLANNING

A thorough understanding of the urban forest ensures data-driven decisions, sustainable and comprehensive planning, and amplified tree benefits.

- Report the number of public trees planted, pruned, and removed.
- Report the number of trees assessed for risk.
- Provide a summary of existing tree canopy cover citywide every two years.

COMMUNITY ENGAGEMENT

- Sustainable urban forest management and equity is achieved through a partnership with the City and its residents resulting in improved well-being, human health, and local economies.
- List existing and potential partners.
 - Report the number of planting events and trees planted.
 - Report the history/count of Tree City USA and supporting awards.
 - Report the number of volunteers, events, and volunteer hours.
 - Report the results of public surveys.
 - Report on the activities of the Urban Forestry Advisory Board.

GREEN ASSET MANAGEMENT

- Fayetteville proactively manages the public trees, continues to grow and expand a healthy canopy, effectively mitigates climate change impact. List the existing and potential outreach platforms and initiatives.
- Report the number of public trees pruned, removed, and planted.
 - Report the number of mitigation plantings and stormwater plantings.
 - Report progress towards canopy goals and tree planting targets.
 - Provide a map of planting areas for upcoming year.
 - Report on Urban Forestry Audit score every 5 years.

Table 20. Evaluation, monitoring, and reporting techniques to achieve the urban forestry goals.



REVISE

Completion of this Plan is a critical step towards meeting the vision for Fayetteville’s urban forest. Continual monitoring, analysis, and reporting will help to keep urban forest partners involved and focused on accomplishing the actions. Plans are typically revised every 10 to 15 years; hence, the Plan will need formal revision to respond and adapt to changes as they develop. Formal revision of the Plan should coincide with the update of the City’s Comprehensive Plan, Park and Recreation System Master Plan, Energy Action Plan, Tree Preservation and

Landscape Manual, climate/sustainability and stormwater plans, and other relevant planning efforts. Recommendations and goals of each should be compared. Revisions to the Plan should occur with major events, such as newly discovered pests or diseases, changes in program budget and resources, or significant changes to industry standards or legal codes.

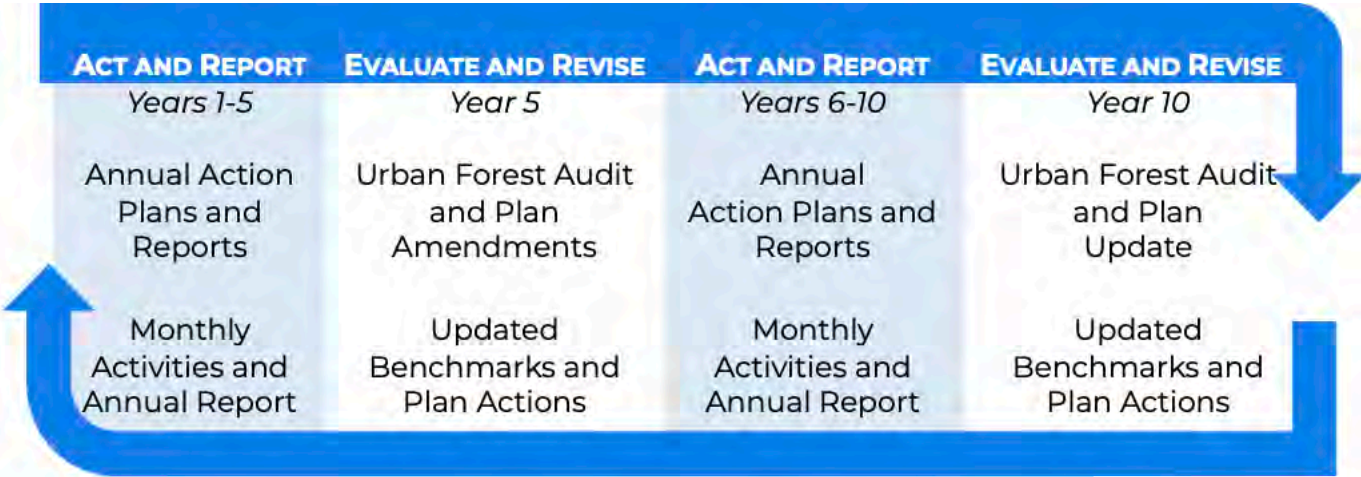


Figure 38. Example of the plan implementation, evaluation, and revision process.

Applying the Urban Forest Audit to Revise the Plan

The Urban Forest Audit can serve as the tool for the City to effectively Evaluate, Monitor, Report, and Revise the Plan as part of the implementation and monitoring protocols. As found in the 2023 Urban Forest Audit completed to develop the Plan, there are areas of urban forest management where the City is performing at a high level and other areas where improvements are needed. The goals and actions in the Plan address both these strengths and challenges. The following summarizes the relationship of the Plan’s actions to the categories in the Urban Forest Audit. Each action in the Plan includes a reference to the Audit’s category and subcategory (see Appendix B).

Ranking	Count	%	% of Total
1) In Development	63	25%	49%
2) Adopted Common Practice	62	48%	48%
0) Not Practiced	4	0%	3%
Category Total	129	73%	100%

Table 21. Summary count of the evaluations completed in the 2023 Urban Forest Audit.

Out of the nearly 130 elements (or subcategories) within the Audit, the majority (63 elements or 49%) ranked “1) In Development” followed by 62 (48%) elements ranked as “2) Adopted Common Practice”. Most of the elements given the “In Development” ranking was a result of the outcomes from the Urban Forestry Management Plan or the strategic actions within the Plan to be implemented. As the Plan is being implemented, the status or score of the categories within the audit should change.



Conclusion

CONCLUSION

Trees are an integral part of the community and the ecological systems in which they exist. They provide significant economic, social, and ecological benefits, such as carbon sequestration, reduction of urban heat islands, energy savings, reduction of stormwater runoff, improvement of water quality, enhancement of human health and wellness, and increase the value of properties. Planting and maintaining trees helps Fayetteville become more sustainable and reduces the negative impacts on the ecosystem from urban development. Trees are as necessary as water, infrastructure, and energy to sustain healthy communities. The health of the urban forest is directly linked to the health of the region.

The Urban Forestry Management Plan is a roadmap for a strategic approach to manage Fayetteville's urban forest. The Plan contains goals and supporting actions that are critical to the long-term vitality of the forest. However, in order for the Plan to actually have an impact on the forest resource, it requires stewardship and financial resources to begin implementation. Further, it needs to be institutionalized as a document requiring implementation with a sense of urgency to get things started. Completion of the Urban Forestry Management Plan clearly demonstrates that City leadership understands that a healthy urban forest is critical to guaranteeing the long-term health and vitality of the community.

In order to accomplish the goals, the City should consider the following commitments:

- **Recognize that the trees of the urban forest are more than aesthetic enhancements.**
- **Recognize trees as the backbone of the urban ecosystem and an essential part of the community's green infrastructure.**
- **Promote the health and growth of the urban forest by following scientifically established best management practices for tree selection, planting, watering, and pruning.**
- **Promote a robust urban forest through policies and practices that reduce its vulnerability to known diseases or pest infestations, and future threats, including the anticipated effects of climate change.**
- **Engage in a continuous process of long-range planning for the growth and maintenance of the urban forest.**
- **Promote public appreciation of the urban forest through educational outreach programs.**
- **Support local businesses, institutions, organizations, and individuals in their efforts to grow and maintain the urban forest through community education.**
- **Proceed in a manner that is inclusive and transparent.**

Successful implementation of actions in this Plan will bring Fayetteville to a higher level of service that is more equitably distributed across the City resulting in a sustainable and thriving urban forest that benefits all residents and future generations— ultimately achieving the Plan vision: Healthy Trees, Healthy City: Fayetteville's urban forest is to cultivate a thriving, diverse, and well-maintained tree canopy that enhances the livability, health, and sustainability of our community for current and future generations.



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Supplemental Material Contains more in-depth information and data.

Supplement 1-	Urban Forestry Benchmarks
Supplement 2-	Canopy Goal Setting and Priority Areas
Supplement 3-	Tree Inventory Summary
Supplement 4-	Public Survey Results
Supplement 5-	Staff & Board Member Survey Results
Supplement 6-	US Forest Service Urban Forest Audit
Supplement 7-	Recommended Tree List and Sister City Climate City Assessment
Supplement 8-	Invasive Plant Species Program Review
Supplement 9-	Urban Tree Canopy Assessment Project 2012

APPENDIX A. CANOPY GOALS AND PLANTING TARGETS

Canopy Goal Assumptions Data from Fayetteville's tree canopy cover assessments (2019) and the American Forests Tree Equity Score (TES) tool were analyzed to identify a feasible canopy goal and to develop strategies to achieve it. The draft canopy goal was refined by examining the available land area, resources, other ongoing city priorities, future land use, land ownership types, opportunities to mitigate urban heat, and preservation of native prairie land. Other considerations were our climate, elevations, historic canopy coverage for the regions, topography, survey results, climate change atlas, invasive species, and development patterns. The goals were set to be achievable and flexible so that staff could take different strategic approaches to planting trees.

Using this integrated approach, the City of Fayetteville's ambitious and achievable goal is 44.4% tree canopy in 30 years— up from 39.4% based on 2019 imagery. To achieve this, the City and partners must preserve the existing canopy to the greatest possible extent, mitigate the lost canopy, and increase canopy coverage by planting trees.

- Existing tree canopy cover is based on imagery from 2019.
- Promote growing trees to maturity rather than focusing on a number.
- A no-net-loss strategy is sought, meaning the number of public trees removed for internal municipal projects and encouraging mitigation on private property.
- Development projects must continue to mitigate tree removal, dedicate tree preservation easements, and add street trees.
- Most new large neighborhoods are in previous pasture land.
- Supporting citizens and growing trees in existing neighborhoods with POA/HOA support.
- Trees that grow into large canopy trees are planted wherever feasible.
- The City will need to plant public street planting sites and consider converting impervious surfaces to planting sites and planting in parks and natural areas.
- Assumes a potential for young tree mortality post-planting is 10% with POA/HOA projects and City projects (the standard for Fayetteville is 10%).
- Assume a potential for trees given away with a mortality rate of 65% (10% is our mortality rate, and studies show around 75% make it into the ground from tree giveaways combined. The mortality rate is an optimistic 65%).
- \$408 per tree is the average cost for contracted tree planting.
- Emphasis should be placed on planting native and highly adaptable trees that support strategies for climate resiliency and tree species diversity.

Priority Planting Areas to Achieve Canopy Goals and Tree Equity

Once the City finalizes local and citywide tree canopy goals, it is recommended to establish priority areas based on a variety of themes and community needs. Themes may include ownership type (public and private), areas of low existing tree canopy, Tree Equity Scores (TreeEquityScore.org), and greatest amount of available planting space while other themes may address air quality, stormwater reduction, water quality, and preserving native land cover (e.g., native prairie land). Others may evaluate opportunities to address disadvantaged areas, densely populated regions, loss due to development, and human health factors such as asthma cases, median age, and mental health. In any planting prioritization scenario, the scale may include U.S. Census Bureau Census Block Groups, Future Land Use Classes, neighborhoods, ownership (public, private, campus and institutional), and citywide.

Using the results from the 2019 Urban Tree Canopy Assessment and an analysis of canopy change over four time periods and analyses in a Geographic Information System (GIS), a series of recommended prioritization techniques is provided. The description of the prioritization techniques and scenarios is provided below followed by a series of corresponding priority maps.

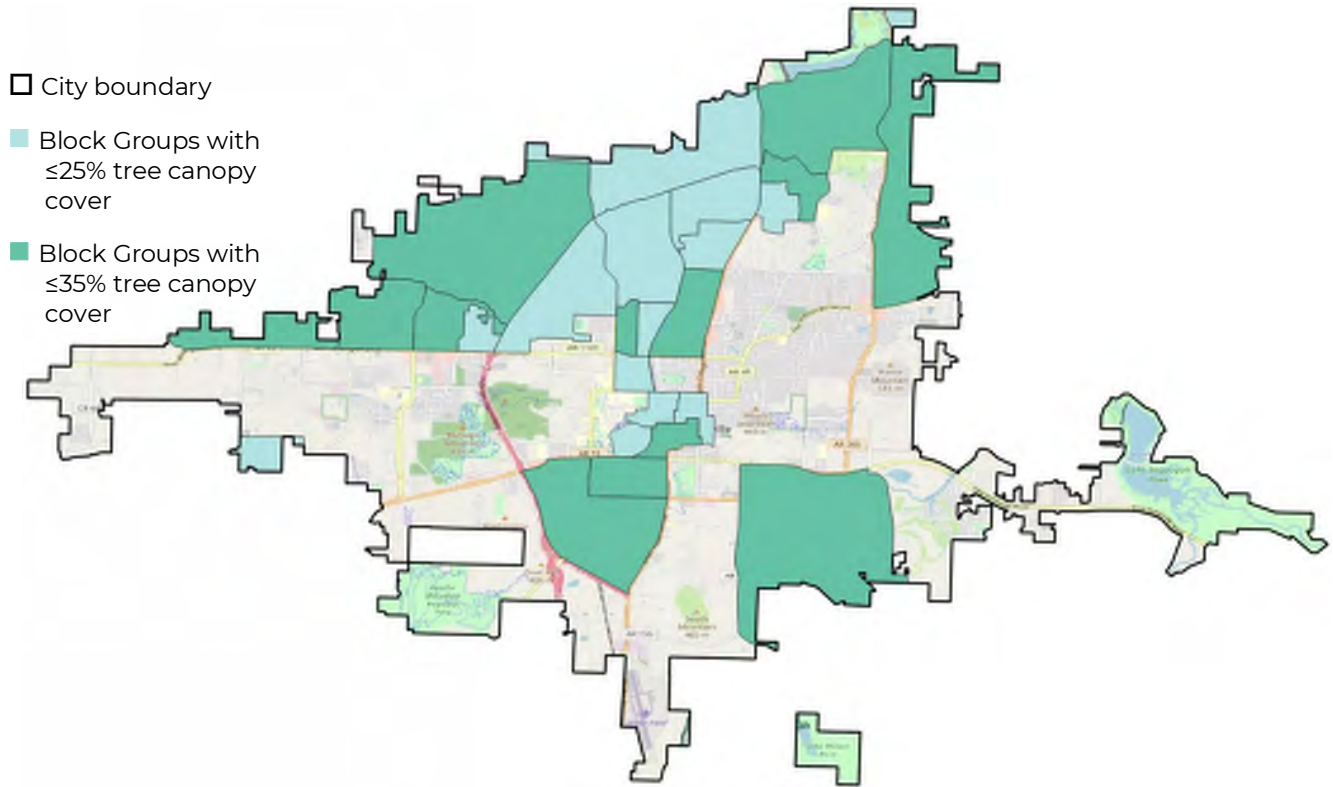
- ❖ **Low Tree Canopy:** It is important to understand the existing distribution of existing tree canopy across the City. This scenario shows Census Block Groups (CBGs) that are low in canopy cover (less than 35% canopy cover).
- ❖ **Low Income and Tree Canopy:** This scenario shows the CBGs with a high proportion of low-income populations and low amounts of tree canopy cover (less than 35%).
- ❖ **Vulnerable and Exclusion Areas:** Certain areas of the City may not be preferable to plant trees such as in native prairie land. Other areas are outside of the City's jurisdiction such as the University of Arkansas. And other areas such as easements have tree canopy that is vulnerable to change such as the removal of trees for a utility easement.
- ❖ **Development and Future Land Use:** With robust tree regulations in place, tree plantings in future land use areas can be considered to support a citywide canopy goal.
- ❖ **Tree Equity:** The American Forests' Tree Equity Score tool evaluates the correlation between tree canopy cover, surface temperatures, and socioeconomic data. Priority areas may include CBGs that have less than the citywide score of 87 out of 100.
- ❖ **Percent People of Color:** Redressing tree canopy cover inequities requires multiple facets of urban forest management though identifying canopy cover and the proportion of people of color within CBGs can assist in determining priority areas for plantings.
- ❖ **Average Surface Temperature:** Trees and green spaces have been proven to lower surface temperatures and mitigate urban heat island effects. Data from USGS Landsat 8 imagery, thermal bands.
- ❖ **Health Risk Index:** Research shows trees can improve human health through air quality improvements and encouraging physical activity. Priority areas are based on self-reported poor mental health, poor physical health, asthma, and coronary heart disease from the Centers for Disease Control.

View the maps on the following pages for examples of the listed planting priority techniques.

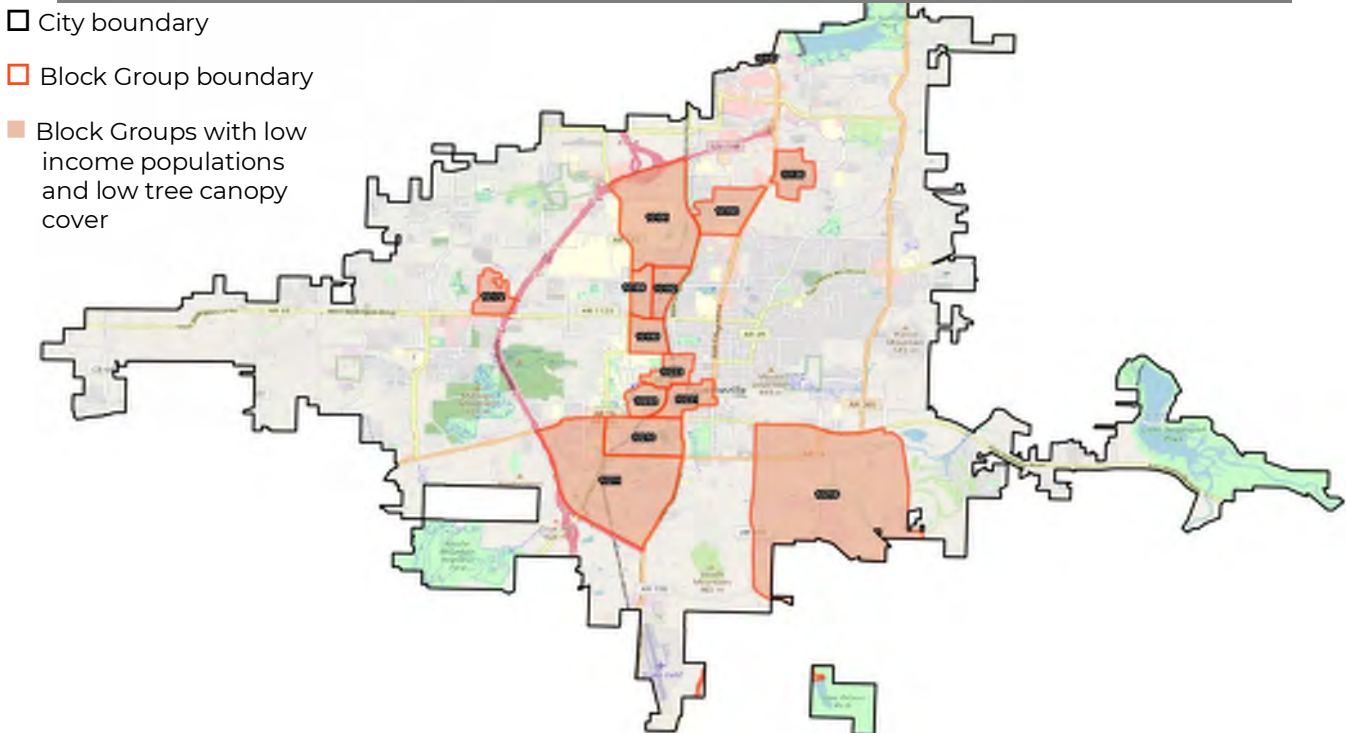
Priority Planting Maps by Theme

Figure 50. Priority planting maps by planting theme.

Areas with Low Tree Canopy Cover (<35%)

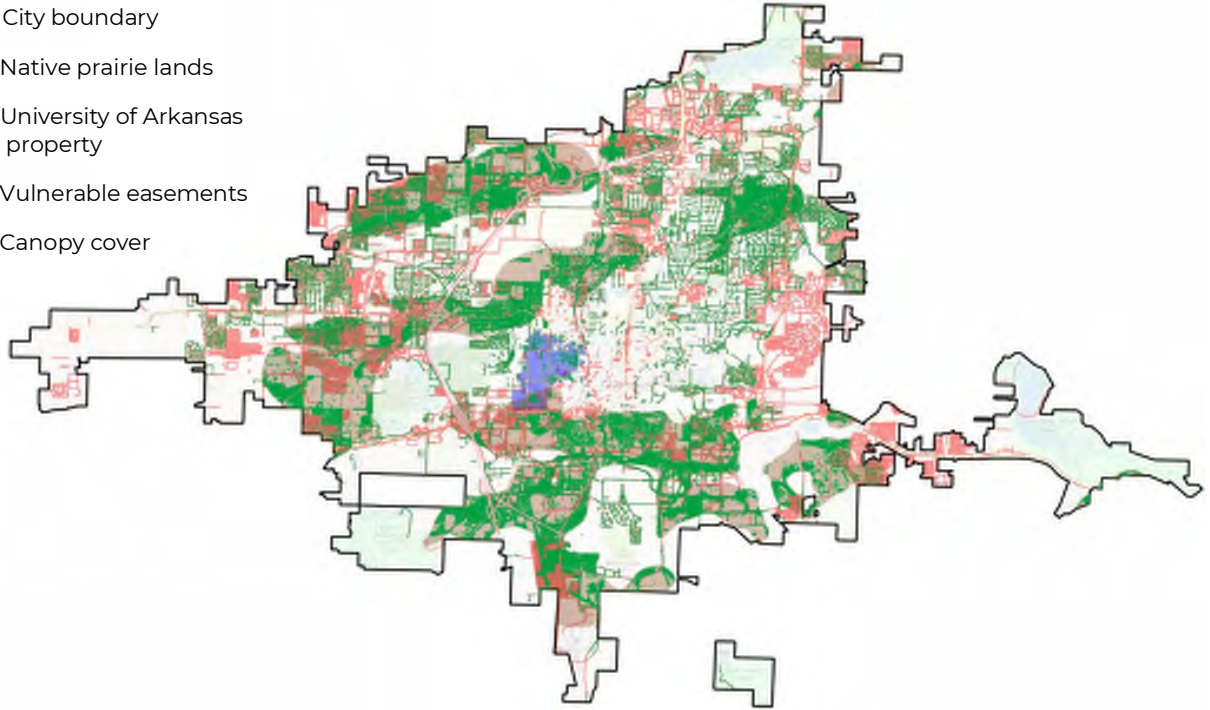


High Concentration of Low-Income Populations and Low Canopy



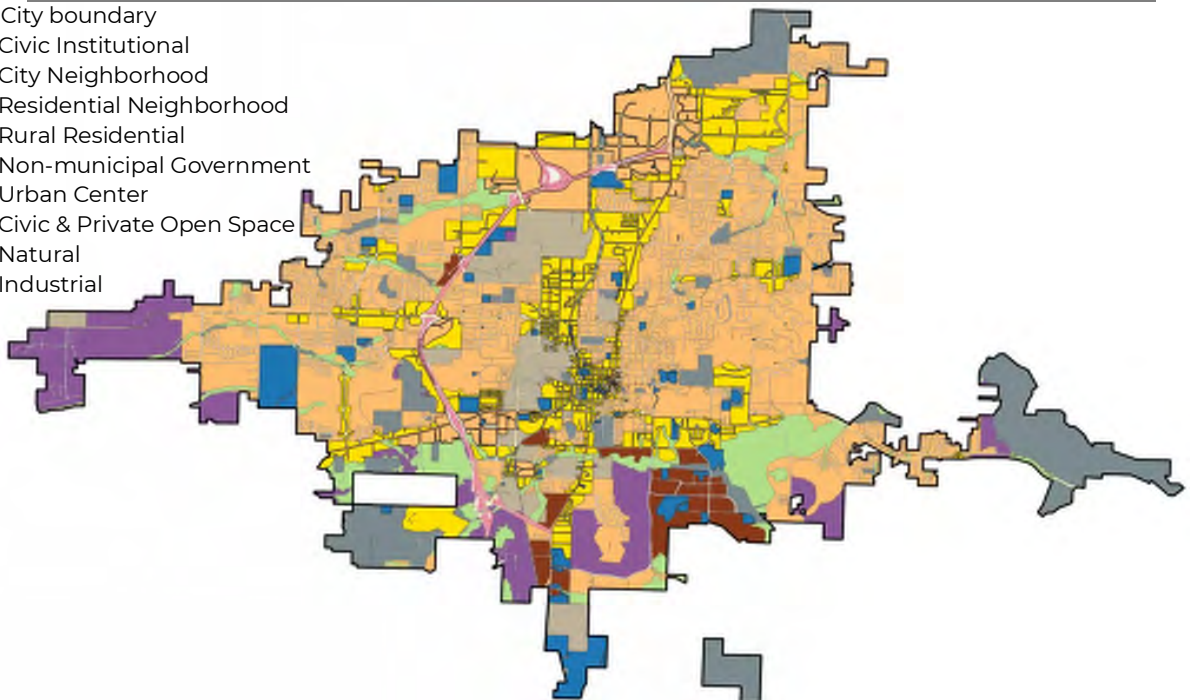
Vulnerable and Exclusion Areas

- City boundary
- Native prairie lands
- University of Arkansas property
- Vulnerable easements
- Canopy cover



Development and Future Land Use Impacts

- City boundary
- Civic Institutional
- City Neighborhood
- Residential Neighborhood
- Rural Residential
- Non-municipal Government
- Urban Center
- Civic & Private Open Space
- Natural
- Industrial

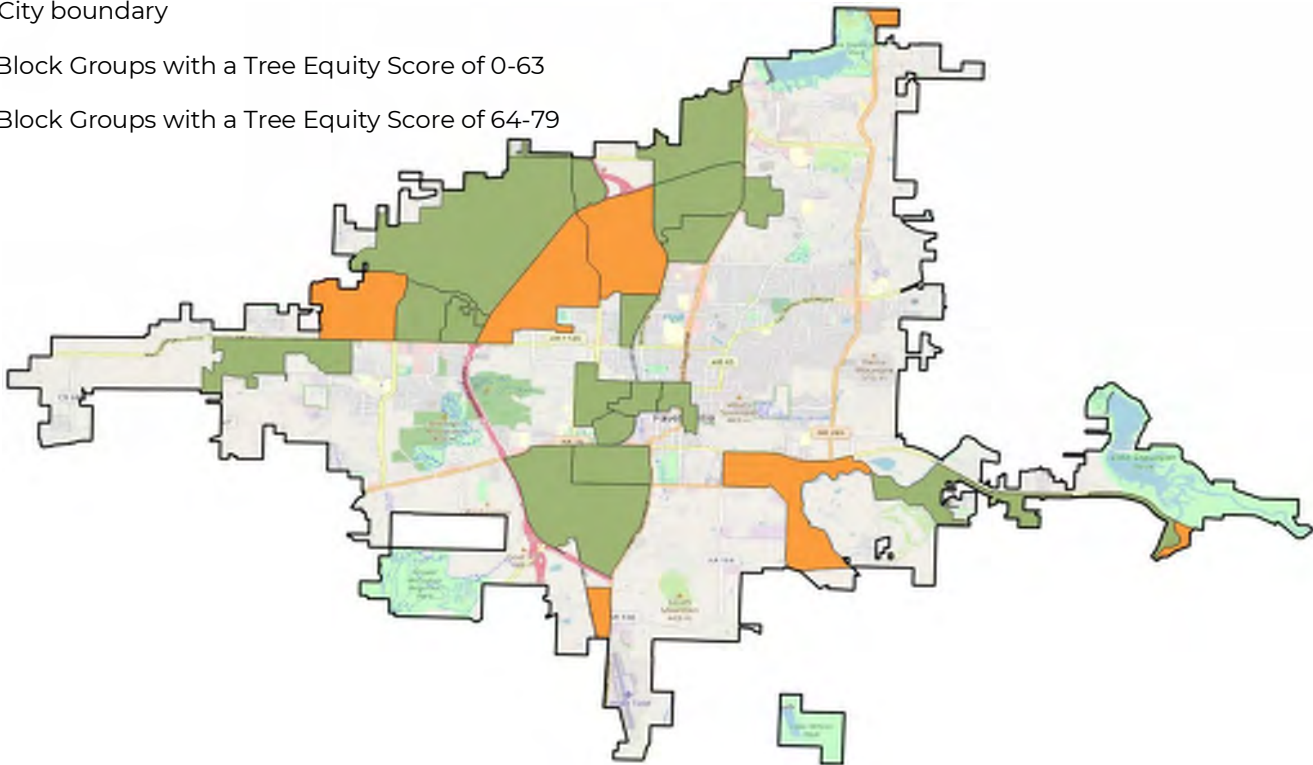


Areas with Tree Equity Scores Less Than 80 out of 100

□ City boundary

■ Block Groups with a Tree Equity Score of 0-63

■ Block Groups with a Tree Equity Score of 64-79



Census Block Groups with High Concentrations of People of Color

□ City boundary

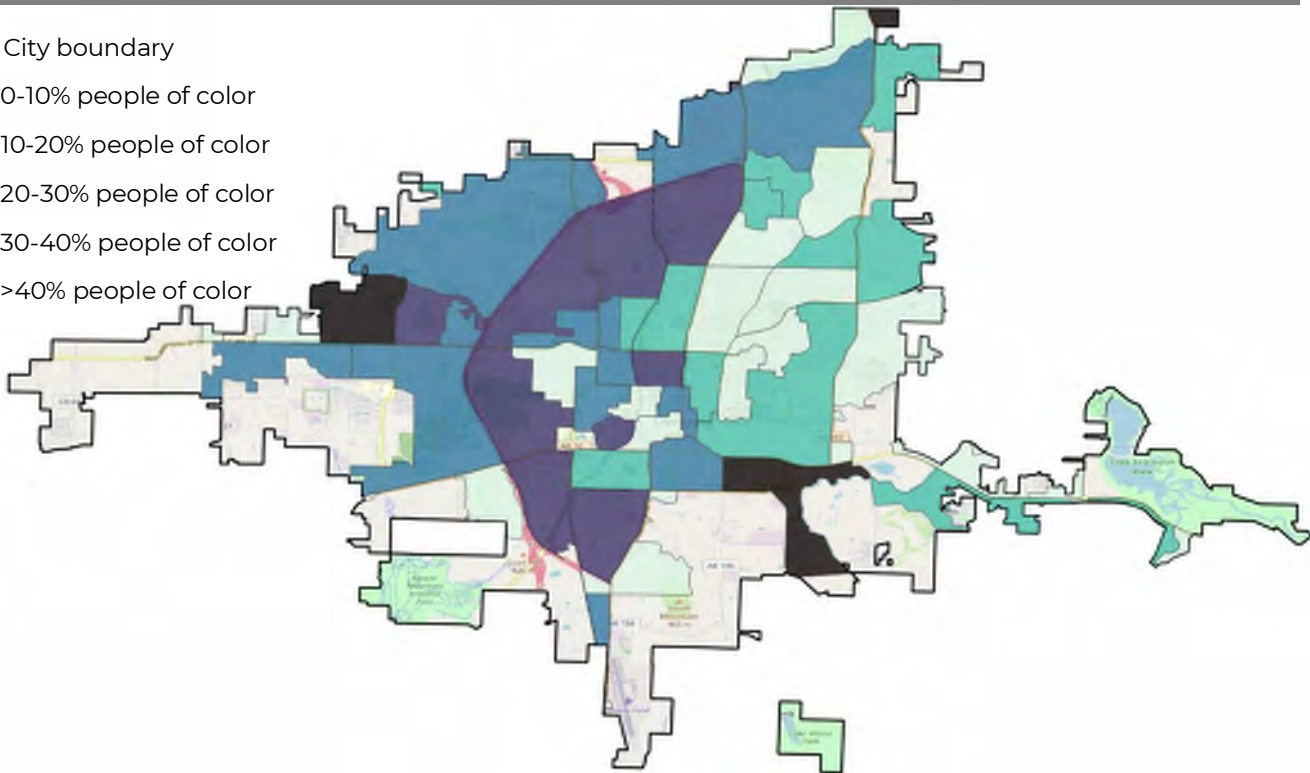
■ 0-10% people of color

■ 10-20% people of color

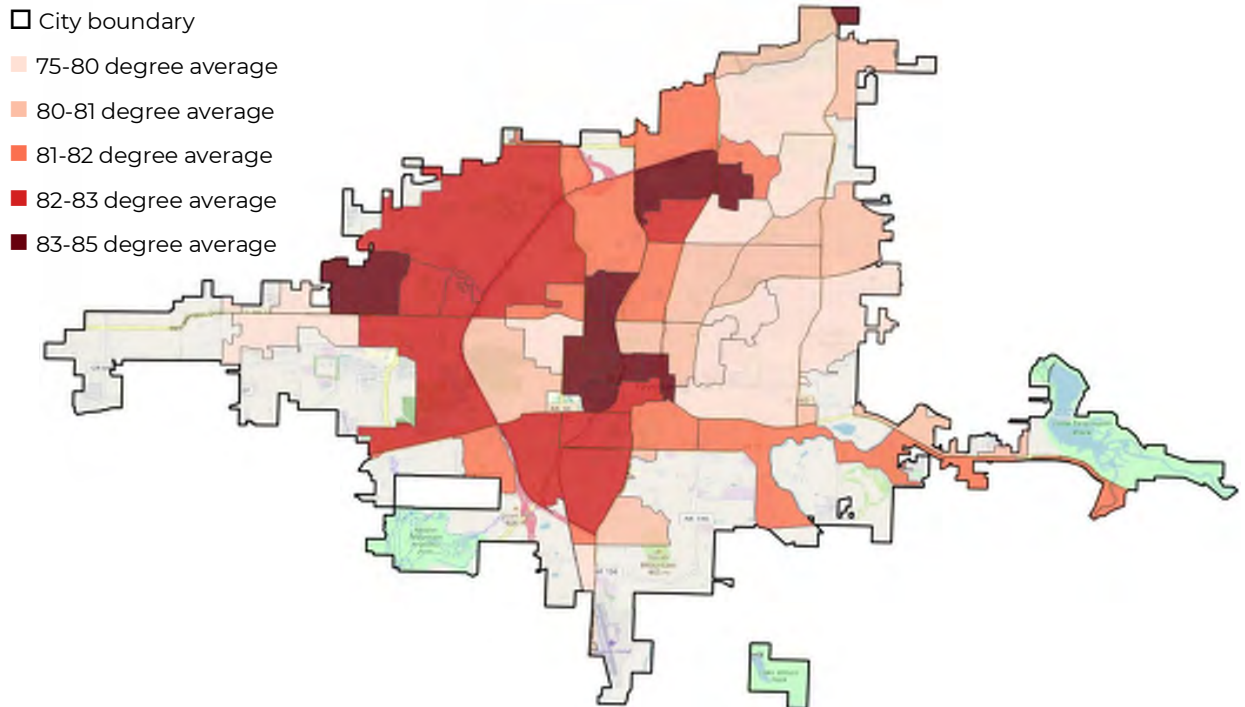
■ 20-30% people of color

■ 30-40% people of color

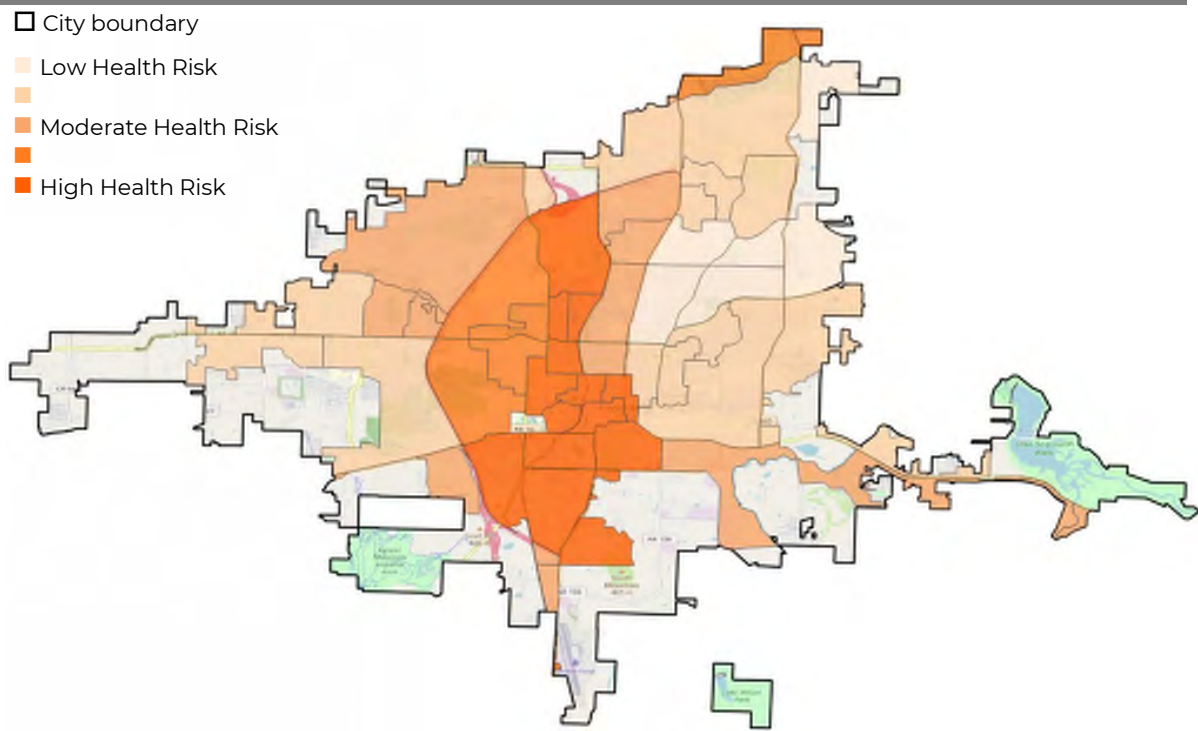
■ >40% people of color



Areas with Higher than Average Surface Temperature



Health Risk Index Based on the Centers for Disease Control



APPENDIX B. 2023 URBAN FOREST AUDIT RESULTS

Urban Forest Audit Scoring Key

Not Practiced (0)	In Development (1)	Adopted Practice (2)
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Table 21. Results of the 2023 Urban Forest Audit.

Management Policy

Category	Component Evaluated	Description or Criteria for Evaluation
1.00	Approved Policy Statements	Written policy statements approved by a governing body.
1.01	Climate Change (Sustainability)	Also referred to as Sustainability. With reference to urban trees. Addresses the long-term health and productivity of the natural resource.
1.02	No Net Loss	Can refer to trees, basal area, or canopy.
1.03	Risk Management	Should reference: ANSI A300 Part 9, ISA BMP, and prioritization funding mechanisms.
1.04	Tree Canopy Goals	Overall community/campus goal, or by designated "zone".
1.05	Tree Protection	Construction and/or landscape maintenance.
1.06	Utility	Utility pruning, planting, and installation policy (e.g. boring vs. trenching).
1.07	Human Health – Physical & Psychological	Recognizes and addresses the human health benefits of the natural resource (e.g., exercise, air quality, stress management, shade). Could also include Urban Heat Island (UHI) policies.
1.08	Wildlife Diversity/Habitat/Protection	Mammals, birds, or reptiles.
1.09	Performance Monitoring	Recognizes the annual or biennial calculation of metrics (e.g. some component of ecosystem services) for the purpose of tracking management performance.
1.10	Ordinance (Private)	Tree protection and management for trees on private property.
1.11	Ordinance (Public)	Tree protection and management for public trees.
1.12	Development Standards	US Green Building Council's LEED® rating systems (or similar internationally) LEED v4 BD+C (Sustainable Sites) LEED 4 ND (Neighborhood Pattern & Design, Green Infrastructure) ASLA's SITES® Rating System
1.13	High-Conservation Value Forests	Programs or policies for identification, acquisition, and/or protection of groups of trees or forests that provide unique public benefits.
1.14	Urban Interface (WUI)	Programs or policies that improve management of the urban interface for fire and/or invasive species.

Capacity and Training

Category	Component Evaluated	Description or Criteria for Evaluation
2.00	Professional Management	Provision for professional consultation.
2.01	Certified Arborist - Staff	International Society of Arboriculture
2.02	Certified Arborist - Contracted	International Society of Arboriculture
2.03	Certified Arborist - Other Resource	International Society of Arboriculture
2.04	Other Professional - Advising/directing UF management	This could be a professional in an allied field like Landscape Architecture.
2.05	Municipal Forestry Institute	Graduate of Society of Municipal Arborist's MFI program or similar
2.06	USFS Urban Forestry Institute or similar	Attendance at USFS UFI or similar
2.07	Campus/city arborist – ISA CA instructor for CEUs	Arborist routinely provides ISA CEU presentations/workshops.
2.08	Tree Board University or similar	On-line training modules from Oregon U&CF for Tree Board/Advisory Council or similar
2.09	Organizational Communications	Process, procedures, and protocol for cross-professional communications within the organization (all departments “touching” trees).

Funding and Accounting

Category	Component Evaluated	Description or Criteria for Evaluation
3.00	Urban Forestry Budget	
3.01	Budgeted Annually	Budget authorized/required for tree board, tree maintenance, and/or tree planting.
3.02	Contingency Budget Process	A protocol is in place to prioritize urban forestry management activities during budget shortfalls; e.g. during times of limited funding for: ¹⁾ risk management, ²⁾ young tree care, ³⁾ mulching.
3.03	Funding Calculated from Community Attribute	Budget in terms of per capita, per tree, or for performance (e.g. per tree weighted by size class or age).
3.04	Funding Based on Performance Monitoring	Budget connected with/based on ecosystem service (ES) monitoring and performance.
3.05	Urban Forestry Line Item	Is the budget specific to urban forest management?
3.06	Green Asset Accounting	Maintain green infrastructure data in the “unaudited supplementary disclosure of an entity’s comprehensive annual financial report (CAFR)”. GASB 34 implementation for municipalities.

Authority

Category	Component Evaluated	Description or Criteria for Evaluation
4.00	Authority	
4.01	Urban Forest Manager	Professional urban forest manager with authority over the program and day-to-day activity. Including designated budget line item.
4.02	Staff Authority	Designated staff with authority over the program and day-to-day activity. Including designated line item.
4.03	Communication Protocol	Established protocol and mechanism(s) for communication among all members of the urban forest management “community” in your municipality or organization (e.g. manager, department under control, advisory board, finance, field operations, public, NGOs, business community, developers).
4.04	Tree Board, Commission, or Advisory Council	Establishes a board for public participation (advisory or with authority).

Tree-related Inventories

Category	Component Evaluated	Description or Criteria for Evaluation
5.00	Inventories and Assessments	
5.01	Canopy Inventory (UTC)	Periodic (≤ 5 year) canopy inventory and assessment. Public & private.
5.02	Ecosystem Services	Recent (≤ 5 year) ecosystem services (ES) inventory & assessment? Public: 100% or street trees; Public & Private: Sample; or Campus. Or, are ES calculated annually or biennially based on partial re-inventory and projected growth as a monitoring tool.
5.03	Public Trees ↓	↓ Evaluate below ↓
5.04	Street Trees	Is there a recent (5 year) inventory?
5.05	Parks/Riparian Areas	Is there a recent (5 year) inventory?
5.06	Other Public Trees	Public facility landscaped areas, Industrial parks, green space.
5.07	Continuous inventory on a cycle (≤ 5 years; i.e. panel)	Partial re-inventory to support continuous forest inventory, growth projections, and the calculation of ecosystem services for the purpose of long-term monitoring of urban forest management performance (e.g. carbon or leaf surface).
5.08	Private Trees ↓	↓ Evaluate below ↓
5.09	Campus (Educational)	Is there a recent (5 year) inventory?
5.10	Corporate	Is there a recent (5 year) inventory?
5.11	Other Private Property	Is there a recent (5 year) inventory?
5.12	Continuous inventory on a cycle (≤ 5 years; i.e. panel), inventory software	Partial re-inventory to support continuous forest inventory, growth projections, and the calculation of ecosystem services for the purpose of long-term monitoring of urban forest management performance (e.g. carbon or leaf surface).
5.13	Green Stormwater Infrastructure (GSI)	BMP stormwater mitigation practices and locations (e.g. Washington DC)
5.14	Spatial	Inventory data includes Lat/Long (i.e. GIS). Should address the spatial relationship between the natural resource and people (i.e. residents, visitors, activities) that would help manage the resource for benefits associated with proximity (air quality, recreation, stress mitigation, improved educational opportunity).
5.15	Maintenance and Planting Records Maintained	Planting details (nursery, species, size, cost, contractor, etc.) maintained with inventory or as separate database or recordkeeping system. Also pruning and removal histories.

Tree-related Plans

Category	Component Evaluated	Description or Criteria for Evaluation
6.00	Management Planning Activities	
6.01	Annual Maintenance Calendar	An annual calendar that defines typical activity by season. To support scheduling.
6.02	Public Trees ↓	↓ Evaluate below ↓
6.03	Street Tree Management	Is there a recent (5 year) plan for street trees?
6.04	Parks/Riparian Area Management	Is there a recent (5 year) plan ?
6.05	Other Public Trees	Public facility landscaped areas, Industrial parks, green space.
6.06	Private Trees ↓	↓ Evaluate below ↓
6.07	Campus (Educational)	Is there a recent (5 year) plan for Campus trees?
6.08	Corporate	Is there a recent (5 year) plan?
6.09	Other Private Property	Is there a recent (5 year) plan?
6.10	Green Infrastructure	Is there a plan for green infrastructure (i.e. nodes & linkages)? Large-scale projects.
6.11	Other Written Plans	Other natural resource plans (e.g. tree canopy). May be a component of another plan.
6.12	Tree Planting	Is there a recent (3 year) tree planting plan?). May be a component of another plan.
6.13	UF as Part of a Comprehensive Plan	Is any UF management plan referenced in the comprehensive plan (i.e. county or municipality) or master plan (i.e. Campus)?
6.14	Urban Forest Planning and Management Criteria and Performance Indicators	Criteria and indicators based on <i>A Model of Urban Forest Sustainability</i> (Clark, J.R., Matheny, N.P., Cross, G., and Wake, V. 1997 Journal of Arboriculture.) or on work of W.A. Kenney, P.J.E. van Wassenauer, and A.L. Satel in <i>Criteria and indicators for strategic urban forest planning and management</i> . (2011)

Risk Management

Category	Component Evaluated	Description or Criteria for Evaluation
7.00	Risk Management Activities	
7.01	TRAQ Attained	At least one staff or consultant is TRAQ.
7.02	Annual Level 1 (ANSI A300 Part 9 & ISA BMP)	All trees in high occupancy areas visited annually.
7.03	Mitigation Prioritization	A protocol for prioritizing mitigation following Level 1 and Level 2 assessments. Reflects the controlling agency's threshold for risk.
7.04	Occupancy Areas Mapped	Has TRAQ staff/consultant discussed/mapped occupancy levels with controlling authority?
7.05	Recordkeeping, Reporting, and Communications	A process has been put in place to maintain records on requests, inspections, evaluations, and mitigation of risk; and on the communications among the managers related to those risk assessments.
7.06	Standard of Care Adopted	Controlling authority has adopted a Standard of Care (SOC) or risk management policy.
7.07	Tree Risk Specification	Is there a written specification that meets requirements of ANSI A300 (Part 9)? And, has it been discussed with the controlling authority with relevance to the controlling authority's threshold for acceptable risk?
7.08	Urban Tree Risk Management	The community has prepared and follows a comprehensive program for urban tree risk management.
7.09	Invasive Management	Plan to address and manage invasive: plants, insects, and disease.

Disaster Planning

Category	Component Evaluated	Description or Criteria for Evaluation
8.00	Disaster Planning Activities	
8.01	Response/Recovery Mechanism	Staff knowledge of the municipality's protocol for requesting disaster resources through the county or state with access to mutual aid and EMAC.
8.02	Urban Forestry as part of the County Disaster Plan	The UF plan (8.3) is incorporated into the county/municipal disaster plan; specifically in reference to debris management and risk mitigation.
8.03	Urban Forestry Disaster Plan	A separate/specific plan within the urban forestry management program (i.e. who to call, priorities).
8.04	Pre-disaster Contracts	Contracts are in place for critical needs.
8.05	Mitigation Plan	A mitigation plan has been developed for pre-disaster, recovery, and post-disaster.
8.06	EMAC Mission Ready Packages (MRP)	Municipality has published disaster resources with state EM and participates in inter-state Mutual Aid to support Urban Forest Strike Teams (UFST).
8.07	Urban Forest Strike Team	Participation in the UFST project.

Standards and Best Management Practices

Category	Component Evaluated	Description or Criteria for Evaluation
9.00	ANSI Standard & BMP Activities	
9.01	ANSI Standards	Reference and adherence to ANSI Standards for arboricultural practices (A300), safety (Z133), or Nursery Stock (ANSI Z60.1) (any or all).
9.02	Ages/Diameter Distribution	Specific management for the development of an age-diverse tree population
9.03	Arborist Standards	Standards of practice for arborists (i.e. Certification).
9.04	Best Management Practices (BMPs)	Establishes or references tree maintenance BMPs (i.e. written comprehensive standards & standards).
9.05	Fertilization and Mulching	Fertilization or mulching standards required for conserved & planted trees.
9.06	Lightning Protection Systems	BMP written to the ANSI A300 Standard.
9.07	Planting	Planting and transplanting standards required/specified.
9.08	Pruning	Pruning standards required for conserved & planted trees.
9.09	Removal	Infrastructure damage, stump grinding, etc.
9.10	Support Systems (Guying and Bracing)	BMP written to the ANSI A300 Standard.
9.11	Tree Risk	Tree risk assessment procedures; ISA BMP or equivalent.
9.12	Construction Management Standards	Written standards for: tree protection, trenching/boring in CRZs, pre-construction mulching, root or limb pruning, watering (any or all).
9.13	Design Standards	Standards for design that specifically require trees; standards for tree placement (i.e. location), soil treatment, and/or drainage.
9.14	Genus/Species Diversity	Suggests or requires diversity of plant material.
9.15	Green Stormwater Infrastructure (GSI)	BMPs for site level GI practices like rain gardens and swales. Small-scale projects.
9.16	Inventory Data Collection	Community has adopted or developed applicable standards for local urban tree inventory data collection to support QA/QC.
9.17	Minimum Planting Volume	Minimum required root zone volume.

Standards and Best Management Practices (continued)

Category	Component Evaluated	Description or Criteria for Evaluation
9.00	ANSI Standard & BMP Activities	
9.18	Minimum Tree Size	Minimum caliper for tree replacements, and/or minimum size of existing trees to receive tree density or canopy credit.
9.19	Root Protection Zone (CRZ)	Defines adequate root protection zone; Critical Root Zone (CRZ).
9.20	Safety	Safety logs, trainings, reference to ANSI Z133 Safety Standard
9.21	Topping	Prohibits topping or other internodal cuts (public & private).
9.22	Tree Species List	Identifies and publishes a list of the most desirable, recommended, and/or preferred species (may include native and non-native species); alternatively, a list of species prohibited.
9.23	Tree Quality Standards	Written standards for tree selection at nursery in addition to Z60.1.
9.24	Utility Right-of-Way (ROW) Management	Requirements for planting, pruning, and/or removal of trees within a utility ROW.
9.25	Urban Agriculture	Enabled urban food forestry practices.
9.26	Wood Utilization	Larger diameter material is processed for wood products.
9.27	Third-party forest products certification compliance	Examples: American Tree Farm System (ATFS), Forest Stewardship Council™ (FSC®).
9.28	Energy generation	Local or regional use of chips or other woody debris for co-generation facilities (an efficient process that uses one fuel to generate two types of energy— electrical and thermal).
9.29	Composting of Leaf and/or Other Woody Debris	Leaves and small woody debris are captured and used on-site or processed by someone by composting for reuse.
9.30	Watering Standards	

Community

Category	Component Evaluated	Description or Criteria for Evaluation
10.00	Activities that Build Community	
10.01	Social Media Website or Similar	Does your community/campus use social media platforms or similar to document and publicize your urban forestry program, activity, or events?
10.02	Education	The urban forest is used as an educational laboratory for class activity; Kids in the Woods, PLT, high school, or college level.
10.03	Private Property Tree Program	Does your community sponsor this program locally?
10.04	Public-facing Tree Inventory and Management Software	Public access to the community tree resource via an on-line mapping program (i.e. any Web Map Service; WMS).
10.05	Public Perception	Is public management consistent with private property requirements for tree protections and care? Does the Campus/public tree management reflect neighborhood norms?
10.06	Recognition Programs	Programs that raise awareness of trees or that use trees to connect the community to significant events or activities.
10.07	Arbor Day Celebration	Whether or not associated with Tree City USA.
10.08	Arboretum designation	Internal or third party arboretum designation.
10.09	Significant trees	For example: size, history.
10.10	Memorial/Honorarium	Tree planting or tree care programs than honor/memorialize individuals, organizations, or events.
10.11	Social Media	Does your community/campus make use of Twitter, Facebook, Blogs for internal or external outreach?
10.12	Active Communications	Press releases, regular news articles (print), "State of the Urban Forest" reports, periodic analysis of threats and opportunities.
10.13	Tree Care	Are volunteers trained and used for basic tree care (e.g. mulching, pruning, planting).
10.14	Tree Campus USA®, Tree City USA®, Tree Line USA®	Community/campus meets current qualifications for any of these programs.
10.15	Volunteer Opportunities	Ad hoc or scheduled. Any/all age groups. Tree Campus USA student activities.

Green Asset Management

Category	Component Evaluated	Description or Criteria for Evaluation
11.00	Observed Outcomes (Activity, Health)	
11.01	Deadwood	Look for evidence of periodic or ad-hoc deadwood removal (i.e. lack of dead limbs $\geq 2''$ in the trees or on the ground).
11.02	Genus Diversity	No genera exceed 20% of population; make specific observations for <i>Acer</i> , <i>Quercus</i> , <i>Fraxinus</i> , <i>Ulmus</i> and other local species of concern.
11.03	Mature Tree Care	Mature trees are retained in the landscape, and are of acceptable risk; i.e. veteran tree management.
11.04	Mulching	Evidence of adequate (i.e. spatial extent, depth, and material) roots zone mulching for all age classes.
11.05	Planting Site Volume Optimization	Are species & sites matched for optimization of above ground canopy; right tree in the right spot concept.
11.06	Rooting Volume Optimization	Are species & sites matched for optimization for below ground rooting volume; right tree in the right spot concept.
11.07	Species Diversity	No species/cultivars exceed 10% of population; make specific observations for <i>Acer</i> , <i>Quercus</i> , <i>Fraxinus</i> , <i>Ulmus</i> and other local genera of concern. Also evaluate the role of regionally local native species.
11.08	Soil Compaction	Observe evidence of soil compaction by users or staff during maintenance. Include “desire” lines and construction activity at time of evaluation.
11.09	Tree Health	Rate the overall tree health in all size (age) classes; look for crown dieback, decay, foliage density & color.
11.10	Young Tree Pruning	Look for evidence of periodic (e.g. every 3 years to year 9) structural pruning (e.g. subordination cuts, dominant central leader, co-dominant stems lower than 20').

APPENDIX C. TREE ORDINANCE EVALUATION

The following considerations are provided for [Chapter 167 Tree Preservation and Protection](#) and [Chapter 177 Landscape Regulations](#) of Fayetteville's Code of Ordinances. The evaluation is based on a checklist shown in the table on the following page. Considerations for changes may also pertain to City design standards, protocols, and manuals such as the Fayetteville Tree Preservation and Landscape Manual (referred to as the Tree Manual in this section). Based on this approach, the following summary provides the City with considerations for tree regulation changes in the future.

- ❖ Prior to any significant change(s) to tree ordinances, it is recommended that the City engage with internal and external stakeholders and the general public to gather input and feedback.
- ❖ Include references to the Urban Tree Canopy (UTC) assessments and the amount of tree canopy cover (39.4% based on 2019 imagery) and associated ecosystem benefits. Begin by updating section 167.01 Purpose and section 177.01 Purpose with these references and expand on the purpose to include the benefits of trees in mitigating climate change and other benefits and services not currently listed such as the human health and social benefits.
- ❖ Consider creating a section within Chapter 167 ("Definitions") that specifically defines and clarifies urban forestry-related terms. An example of a clarification could include descriptions and criteria for "significant trees", "priority trees" (listed in section 167.04.E.3), and trees within the "Tree Registry". As an alternative, the definitions could be listed in the Tree Manual and referenced in Chapter 167.
- ❖ Identify changes to resources needed to provide adequate staffing for administration, monitoring, and enforcement of tree-related ordinances. Update Code language accordingly.
- ❖ Consider a more nuanced approach to tree mitigation requirements for private development. For example, large mature and/or specimen trees that are approved for removal should have a greater requirement in terms of mitigation, replacement plantings, and/or fees. Explore mitigation and penalties for the unauthorized removal of private protected trees (Chapter 167) and public trees (Chapter 177). Periodically review and update canopy goal requirements as needed.
- ❖ Gather feedback to determine if any changes are necessary for public and private tree variances to the regulations. Develop incentives and regulations for projects to meet the canopy cover requirements (%s) rather than defaulting to mitigation.
- ❖ During the periodic update to the Tree Manual, review the recommended tree species for planting and revise as needed based on the latest research and goals for tree species diversity. Periodically revisit the invasive plant species list in section 177.09 of Fayetteville's Code of Ordinances and update as needed based on the latest research, presence of species of concern, and the emergence of favorable habitats for new invasives to the region due to changing climates.
- ❖ Clarify roles and responsibilities for public street trees planted as part of private development projects (Chapter 177). Consider updating regulations for public street trees that are not planted as part of private development projects.
- ❖ Clarify regulations for trees in proximity or in conflict with overhead utilities.
- ❖ Review the evaluation table on the following page to finalize a scope of potential changes to tree-related ordinances.

Table 22. Tree ordinance evaluation checklist. Source: PlanIT Geo

Priority Level Key: 1 = High Priority, 3 = Low Priority “-” = adequate regulations in place

Topic	Addressed (X)	Chapter & Section	Comments	Priority Level
Credentials				
Requires certified arborist for paid private tree work	X	167.07		-
Requires certified arborist for public tree work	X	167.07		-
Requires licensing of private tree care firms	X	167.07		-
Defines official authority for public tree management	X	Throughout Ch. 177		-
Public Tree Management and Protection				
Establishes/authorizes Urban Forester to regulate public trees	X	Throughout Ch. 177		-
Establishes/Authorizes City position (e.g., Mayor, City Administrator, DPW Director) to regulate public trees	X	177.02.B	Defines the authority and role of the Urban Forestry Advisory Board	-
Requires annual public tree work plans				2
Identifies formula for determining monetary tree value				1
Establishes responsibility for public tree maintenance (e.g., City, adjacent property owner)	X (Limited)	177.05 177.10	Chapter 177 does not define responsibility beyond those street trees planted as part of private development	1
Requires regular public tree maintenance	X (Limited)	177.10	Provided only for street trees planted as part of private development (3 years)	1
Requires particular types of maintenance (e.g., pruning)	X	167.06.A		-
Requires adherence to ANSI A300 standards and best management practices	X	167.06.A		-
Establishes permit system for work on public trees				3
Establishes provisions for penalties for non-compliance				2

Topic	Addressed (X)	Chapter & Section	Comments	Priority Level
Public Tree Management and Protection (continued)				
Restricts public tree removal	X	167.06.C		-
Permit or approval required for tree removal, pruning or excavating near public trees				1
Prohibits damage to public trees (e.g., attaching ropes, signs, wires, chemicals, storing materials, excavation etc.)	X	177.01 167.06.D	"Damage" should be defined and prohibited rather than "remove and replace damaged landscape"	-
Restricts burning of solid wood waste				3
Establishes a wood utilization program				2
Establishes an insect/disease control strategy			Address pests/diseases of concern. Consider ability to remove diseased trees on private property if a hazard	1
Defines tree maintenance requirements on public property	X (Limited)	177.10	Only applies to street trees as part of private development	1
Prohibits tree topping	X	167.06.E		-
Regulates abatement of hazardous or public nuisance trees	X	167.08		-
Regulates removal of dead or diseased trees	X	167.08		-
Tree Fund	X (Limited)	177.10.A.5.b	Only applies to street trees as part of private development. Consider adjusting \$250 fee-in-lieu and \$425 3-year maintenance fees to align with industry and comparable cities' rates	1
Public Tree Planting				
Regulates tree species which may or may not be planted on private property (approved tree list)	X	167.04.I.6	Update periodically based on research and trends	-
Requires replacement of removed publicly owned trees	X (Limited)	177.01	Only applies to private development street trees	2
Regulates tree species which may or may not be planted on public property (approved tree list)	X	177.09 167.06	Revisit species list periodically and update as needed	-

Topic	Addressed (X)	Chapter & Section	Comments	Priority Level
Private Tree Protection and Preservation				
Requires tree planting around reconstructed parking lots	X	177, 167.04 Ch. 167 Table 1		-
Requires tree plantings around new parking lots	X	167.04 Ch. 167 Table 1	Required for lots with 5 or more spaces	-
Requires tree plantings around new developments	X	167.04.L.4 Ch. 167 Table 1	Plantings are regulated in terms of canopy retention and high or low priority canopy	-
Restricts tree removal on private property	X (Limited)	167.04.L.3	Consider fees / fines for violation(s). Only restricted in tree preservation easements	-
Permit or approval required for tree removal on private property	X (Limited)	167.04	Only restricted in tree preservation easements	-
Requires preservation of trees during development on private property	X	167.04	Mitigation is an option and should be a last resort to preservation	-
Prohibits damage to preserved/protected trees	X	167.05		-
Prohibits damage or removal of trees on another person's property	X (Limited)	167.05	Mitigation is the only penalty though. Consider changes	3
Inventory of trees on site required	X	167.04	Requires a preservation plan	-
Identification of forests/woodlands required	X	167.04		-
Specific species and/or size of trees regulated (e.g., heritage/significant trees)	X (Limited)	167.04.E	Revisit periodically to determine if sizes reflect species significance and value. Needs more protection in Code	2
Location of Critical Root Zone/Dripline required	X	167.05	Specification provided in Tree Preservation and Landscape Manual	-
Minimum canopy coverage requirement set	X	167.04.C	Table 1 Consider updating canopy requirements using the canopy assessment data and canopy goals as needed	-

Topic	Addressed (X)	Chapter & Section	Comments	Priority Level
Private Tree Protection and Preservation (continued)				
Identification of riparian buffers, natural areas, preservation zones	X	167.04.E.2		-
Tree protection/preservation plan required	X	167.04		-
Identification of prohibited activities in dripline/critical root zone	X	167.05	Also in Tree Preservation and Landscape Manual	-
Tree protection fencing required	X	167.04.H.2 167.04.H.3 167.05.B	Chain link or orange fence required	-
Location/type of other tree protection measures (e.g., root pruning, aeration, vertical mulching, trunk/soil protection, irrigation,) on development plans (e.g., site plans, construction plans, etc.)	X	167.04.H.2 167.04.H.3 167.05.B		-
Provide incentives for tree preservation	X (Limited)	167.04.I 167.04.J	On- and off-site mitigation offered, fee-in-lieu toward Escrow account. Reevaluate for additional incentives to preserve canopy rather than mitigate. No credits considered	1
Landscape plan with proposed landscaping and mitigation trees to be planted	X	167.04		-
Requires Grading plan to include protected/preserved trees	X	167.04.A.10		-
Utility plan with trees to include protected/preserved trees	X (Limited)	167.06.J	Consider referencing industry standards for utility pruning and to consult with Urban Forester for pruning or removing trees encroaching utilities (above and below ground, including proposed lights)	1

Topic	Addressed (X)	Chapter & Section	Comments	Priority Level
Private Tree Protection and Preservation (continued)				
Tree planting requirements for removal of regulated trees	X	167.04.C	Consider a 2:1 replacement ratio for significant, specimen, special / priority trees or mitigation that is based on the diameter inches of tree(s) removed	-
Fee in Lieu of planting mitigation trees	X	167.04.J.4	Determine if Escrow Account fee per tree required and 3-year maintenance fee is adequate	-
Tree mitigation survival requirements	X	167.10	Binding 3-year maintenance and monitoring plan	-
New tree planting survival requirements	X	167.10	Binding 3-year maintenance and monitoring plan	-
Fine for removal of regulated trees			No penalties, fees, or fines listed. Only tree mitigation (planting) currently	1
Penalties established for damage and removal of preserved/saved trees			No penalties, fees, or fines listed	1
Bonding utilized to discourage tree removals			A tree bond requires a land developer to deposit a certain amount of money with the local authority during development. If the identified tree or trees are not present and healthy after the development, the funds are forfeited.	1
Tree Fund	X	167.04.J.4	City's Tree Escrow	-

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Supplements

SUPPLEMENTS

1. Urban Forestry Benchmarks
 - Budget Comparison
2. Canopy Goal Setting and Priority Areas
 - Planting Priority Maps
 - Prairie Maps
3. Tree Canopy Inventory
 - Species Distribution
 - Ecosystem Benefits
4. Public Survey Summary
5. Staff and Board Member Survey Summary
6. US Forest Service Urban Forest Audit
7. Recommended Tree list and Sister City Climate City Assessment
 - Future Climate Comparison
 - Climate Change Species Recommendation
 - Climate Adaptation Report
8. Invasive Plant Species Program Review
9. 2012 Fayetteville Urban Tree Canopy Report



Source: City of Fayetteville, AR



URBAN FOREST BENCHMARKS

Last Updated: 8/30/2023

A comparison summary of analogous Arkansas Tree City USA cities for the:

City of Fayetteville, AR Urban Forest Management Plan



**CITY OF
FAYETTEVILLE
ARKANSAS**



PlanITGeo™
developers of TreePlotter

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BACKGROUND AND OVERVIEW

Background

The purpose of Urban Forest Benchmarking is to understand the level of effort and capacity necessary to satisfy the City's adopted goals, to identify industry trends and best practices, and to ensure urban forest sustainability. Benchmarks help to gauge the City's investment in its urban forest compared to other communities facing similar issues in urban forest management. The results of the benchmarking exercise enable the urban forestry planning consultants to develop realistic strategies and achievable targets that align with comparable communities and industry standards. It will also serve as one platform and tool for monitoring implementation of Fayetteville, AR's Urban Forest Management Plan (in development as of January 2023).

BENCHMARKING DATA SOURCES

Several data sources were reviewed and compiled to evaluate how Fayetteville's urban forest and associated programs compare to industry standards and communities of a similar size or geographic location and how its own operations have changed over time.

Phase I of the benchmarking process uses the Arbor Day Foundation's Tree City USA 2021 dataset and compares statistics provided by the City of Fayetteville and as reported to Arbor Day for Tree City USA accreditation. The dataset includes program metrics for over 3,700 communities and the data is used to identify cities of similar size, location, and program structure that also participate in the Tree City USA program. Using this dataset helps better understand how Fayetteville's urban forestry budget and activities compare to relevant cities. Relevant cities are determined by 1) proximity (within 50 and 100 miles of city center), 2) population size (percent difference and cities with more than 90,000 but less than 200,000 people), and cities outside of these parameters but are areas of interest. The Tree City USA dataset is largely focused on urban forestry budgets, per capita funding information, and volunteer hours. The number of trees planted, removed, and pruned are also summarized. The budget from Tree City USA application includes all departments, equipment, vehicles, and volunteer hours. It does not represent the budgeted amount for Urban Forestry Tree plantings.



Phase II of benchmarking involves comparing Fayetteville's urban forestry operations to findings from an in-depth [study](#) conducted by researchers Richard Hauer and Ward Peterson (2014). In this study, researchers interviewed urban forestry programs in various regions across the U.S.



and among varying population classes. A total of 670 communities participated in the census. Specific study focus areas include community and staff profiles, funding, tree management policy and planning, volunteers and partnerships, contracting tree care activities, community tree populations, tree operations and management, and assistance programs. Data from this study was compared to data obtained from the City of Fayetteville for the purposes of determining program health as compared to accurate data across a range of scales and locations.

Phase III of benchmarking is comprised of presenting the findings to the City and allowing time for any further data collection or clarifications in order to ensure the highest quality analysis. This phase also includes internal quality controls to ensure data comparisons are as accurate as possible. Information gathered during this process will inform the development of realistic and attainable goals and strategies in the City's Urban Forest Management Plan.

PHASE I BENCHMARKING RESEARCH

Summary of Communities for Benchmarking Research

Understanding the urban forest policies, management approaches, budgets, and programs of comparable communities and nationwide averages provides comparative data to benchmark the City's performance, present and future. While existing tree data describes the current conditions, benchmarks offer guidance to bring Fayetteville's urban forestry policies and practices into alignment with similar-sized cities in Arkansas and nationwide, enhancing urban forest management. A summary of the cities used for benchmarking Fayetteville can be found in (Table 1) below.

COMPARISON CITIES & COMPARISON GROUPS

Table 1. Communities benchmarked for the Fayetteville, AR Urban Forest Management Plan

Comparison Criteria	Community	County	Pop.*	Difference	Distance**
STUDY AREA	Fayetteville	Washington	93,580	0	0.0
AR Cities >25k Pop	Springdale, AR	Washington/Benton	87,609	-5,971	8.9
AR Cities >25k Pop	Rogers, AR	Benton	71,112	-22,468	22.7
AR Cities >25k Pop	Bentonville, AR	Benton	56,734	-36,846	27.0
AR Cities >25k Pop	Bella Vista, AR	Benton	30,808	-62,772	34.8
AR Cities >25k Pop	Fort Smith, AR	Sebastian	89,576	-4,004	58.1
AR Cities >25k Pop	Conway, AR	Faulkner	65,121	-28,459	159.7
AR Cities >25k Pop	Hot Springs, AR	Garland	38,114	-55,466	185.9
AR Cities >25k Pop	N. Little Rock, AR	Pulaski	64,162	-29,418	187.0
City Interest	Lawrence, KS	Douglas	98,193	4,613	267.4
City Interest	Columbia, MO	Boone	126,853	33,273	314.7
Pop. Group Nation	Springfield, MO	Greene	169,724	76,144	150.3
Pop. Group Nation	Topeka, KS	Shawnee	125,963	32,383	293.8
Pop. Group Nation	Norman, OK	Cleveland	128,097	34,517	243.0
Pop. Group Nation	Champaign, IL	Champaign	90,739	-2,841	541.1
Pop. Group Nation	Asheville, NC	Buncombe	93,350	-230	822.2
Pop. Group Nation	Edmond, OK	Oklahoma	93,697	117	211.6
Pop. Group Nation	Reading, PA	Berks	95,112	1,532	1204.6
Pop. Group Nation	Fishers, IN	Hamilton	99,116	5,536	628.7
AVERAGE			90,403	-3,353	297.9
Comparison Criteria			Pop.*	Difference	
State Average			22,685	-70,895	
Nationwide Average			42,602	-50,878	

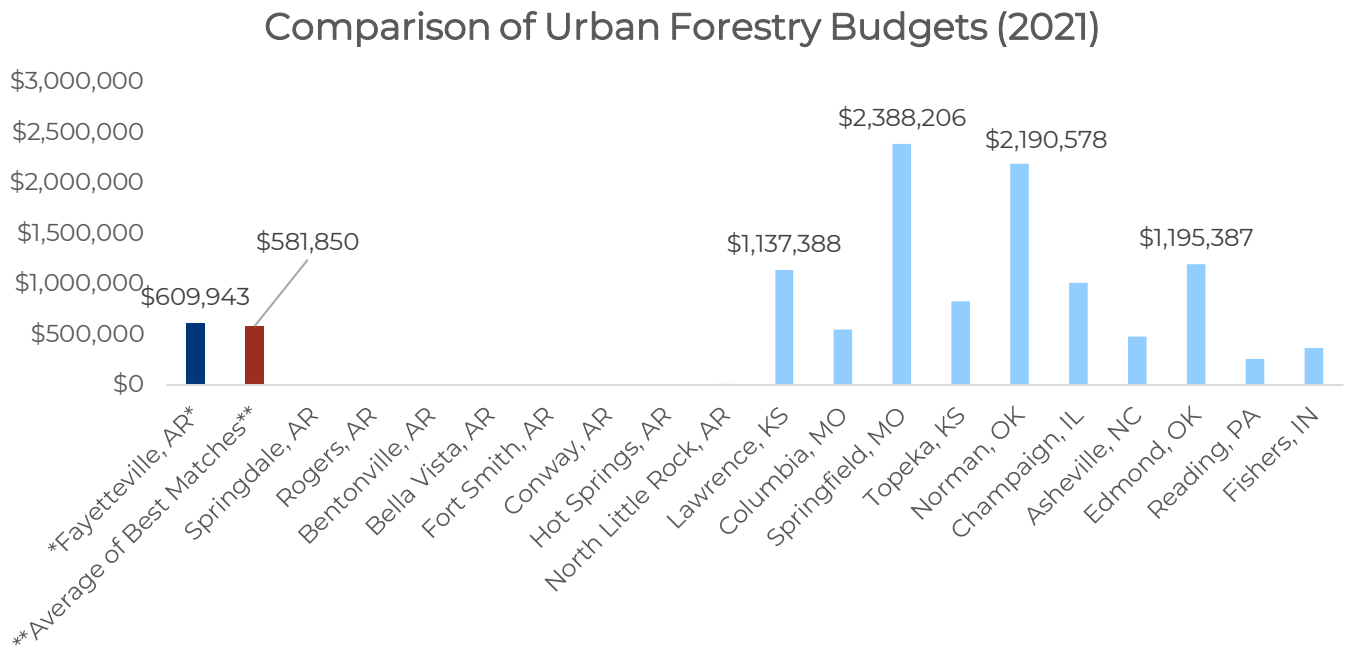
* Population as of 2021 TC USA reporting

** Driving distance from the study area in miles

After the City reviewed the draft list of communities, the list was refined as shown above and the following summaries were updated to serve as the second round of benchmarking.

Phase I Benchmarking Comparison

URBAN FORESTRY BUDGETS (2021)



Comparison of Urban Forestry Budgets to Regional Averages (2021)

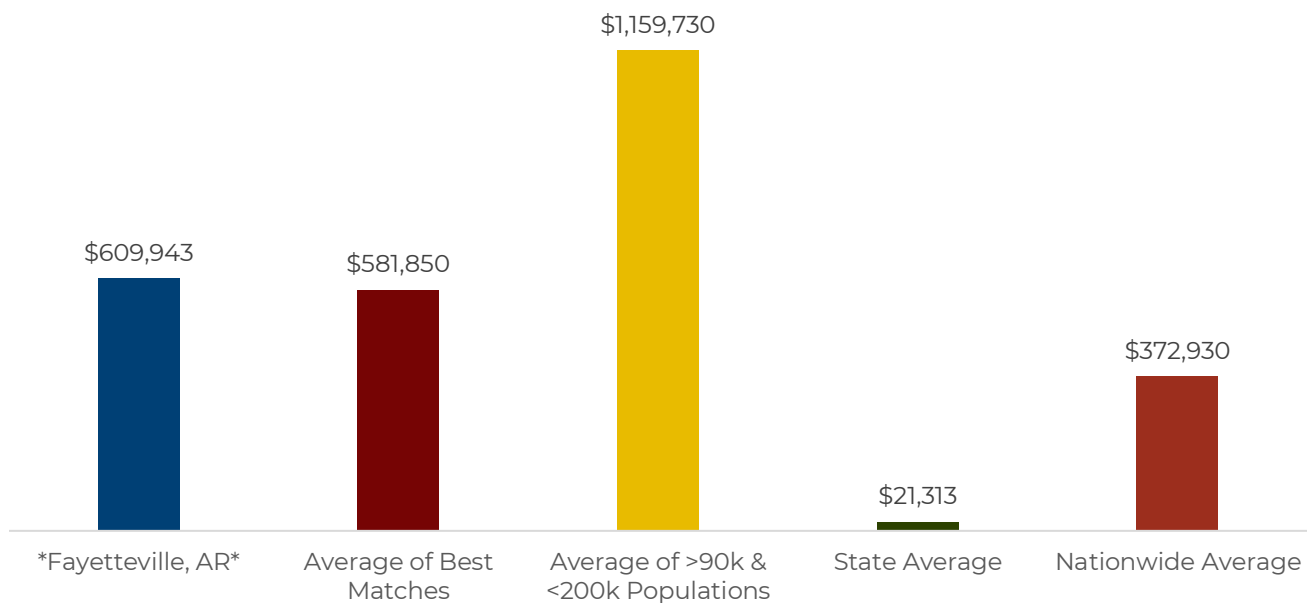
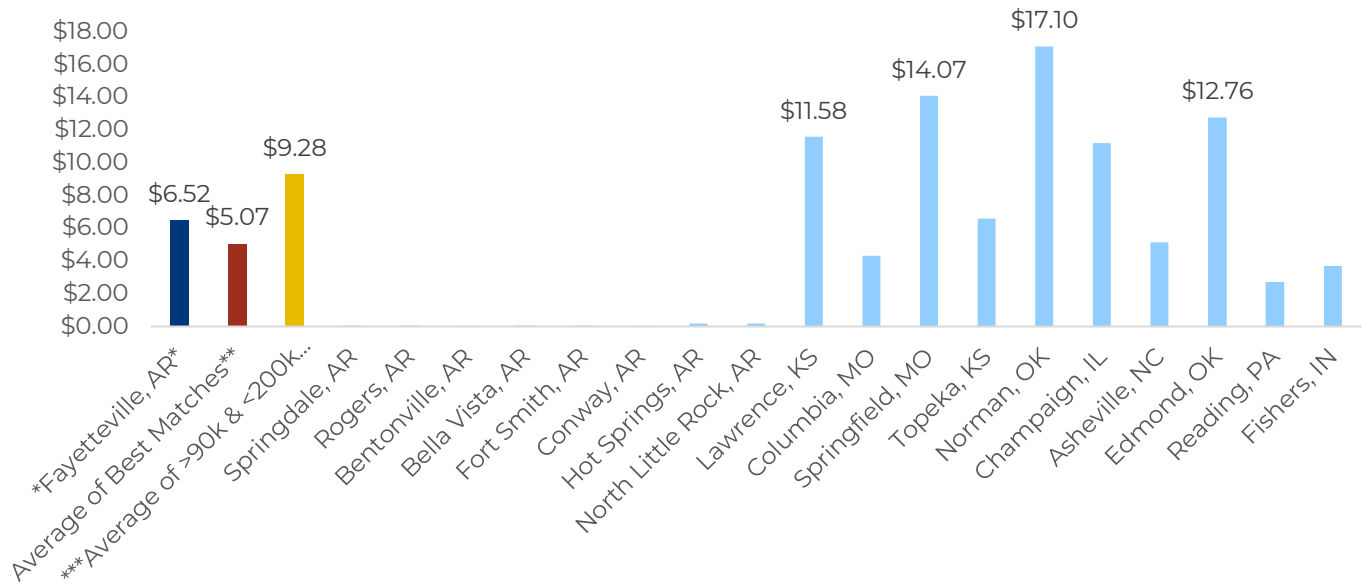


Figure 1. Comparison of urban forestry budgets in 2021

Comparison of Urban Forestry Budgets per Capita (2021)



Comparison of Urban Forestry Budgets per Capita to Regional Averages (2021)

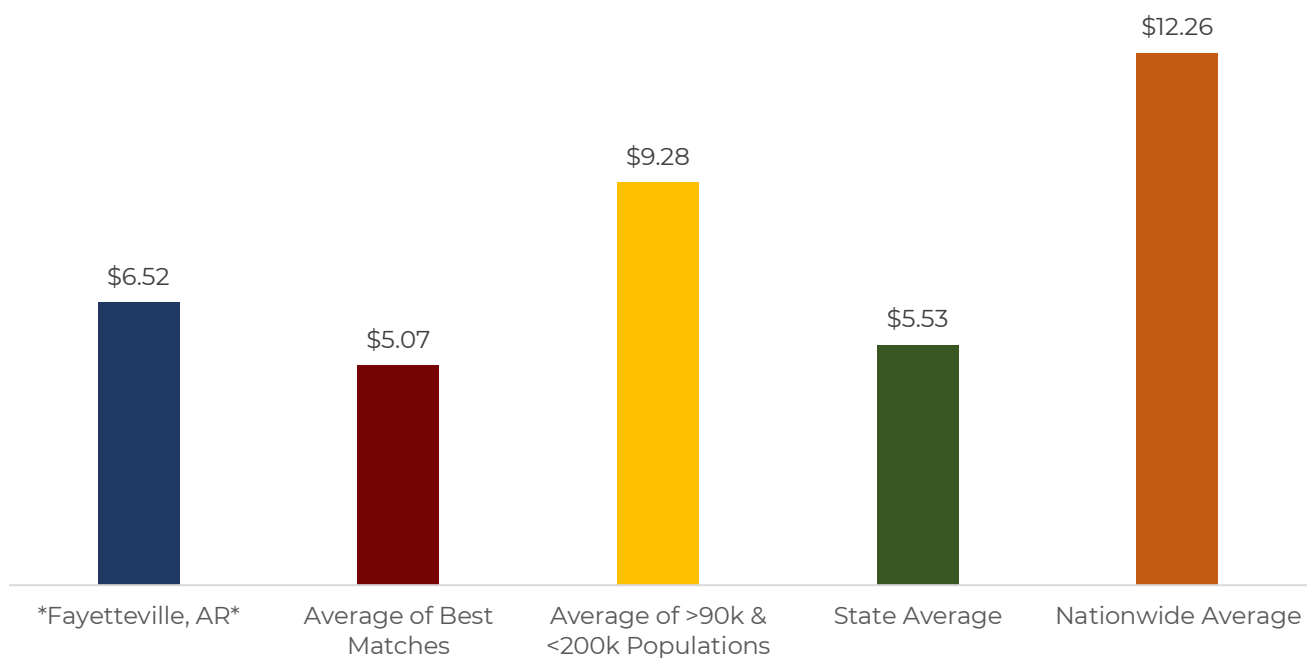
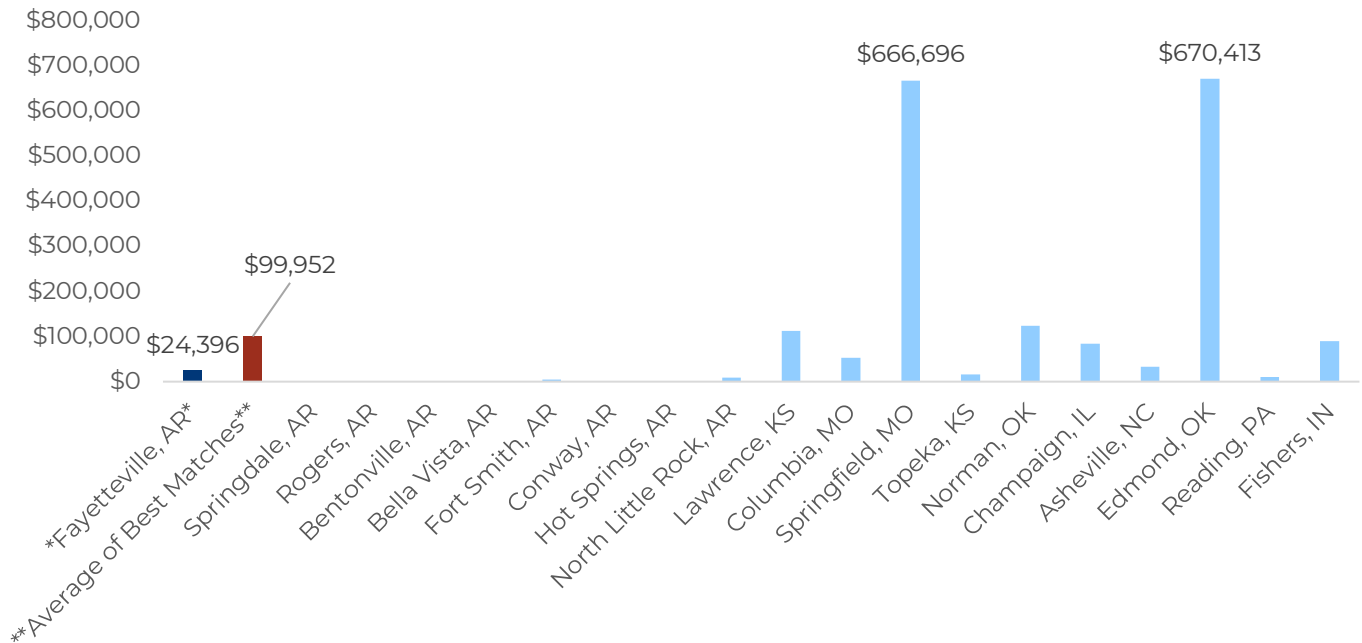


Figure 2. Comparison of urban forestry budgets per capita in 2021

Comparison of Tree Planting and Initial Care Budgets (2021)



Comparison of Tree Planting and Initial Care Budgets to Regional Averages (2021)

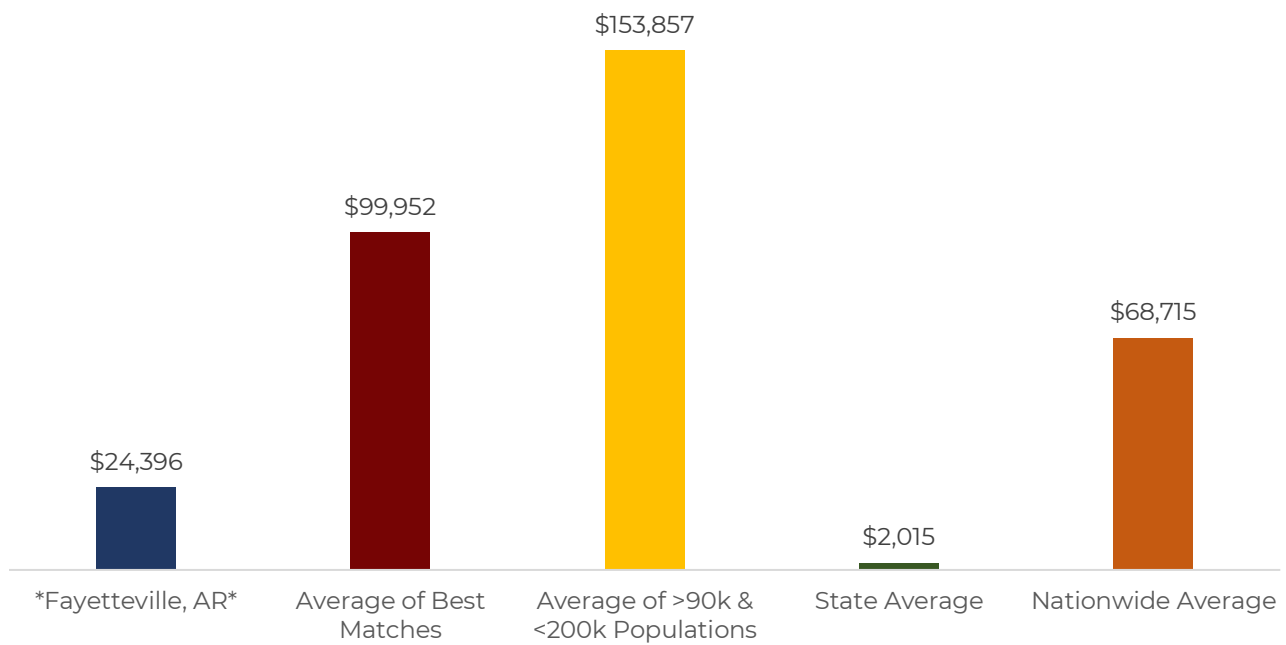
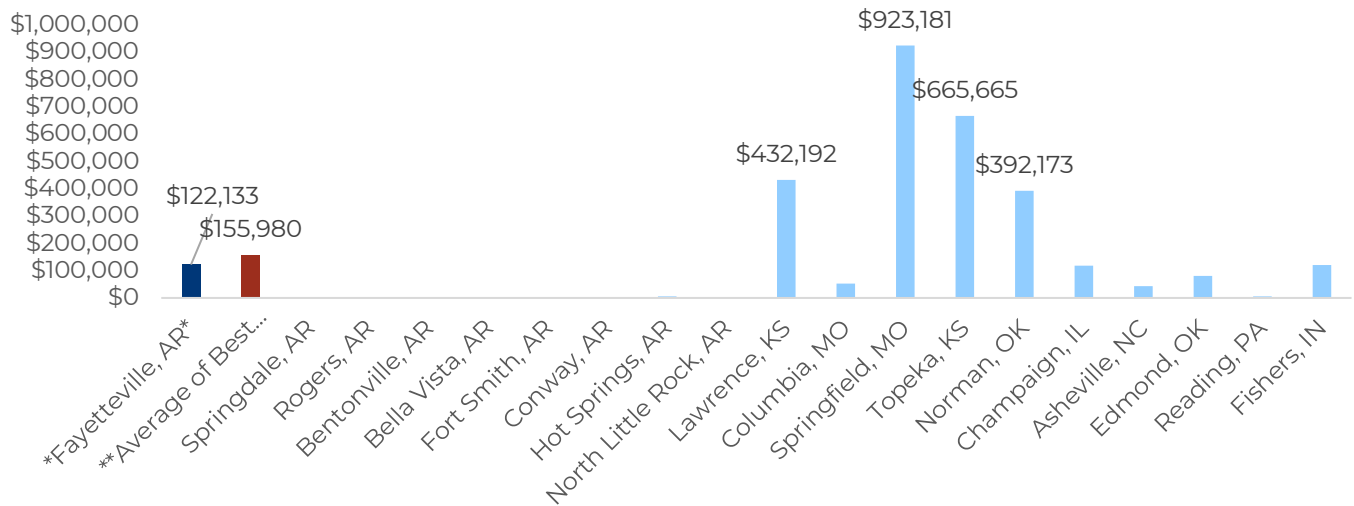


Figure 3. Comparison of tree planting and initial care budgets in 2021

Comparison of Tree Maintenance Budgets (2021)



Comparison of Tree Maintenance Budgets to Regional Averages (2021)

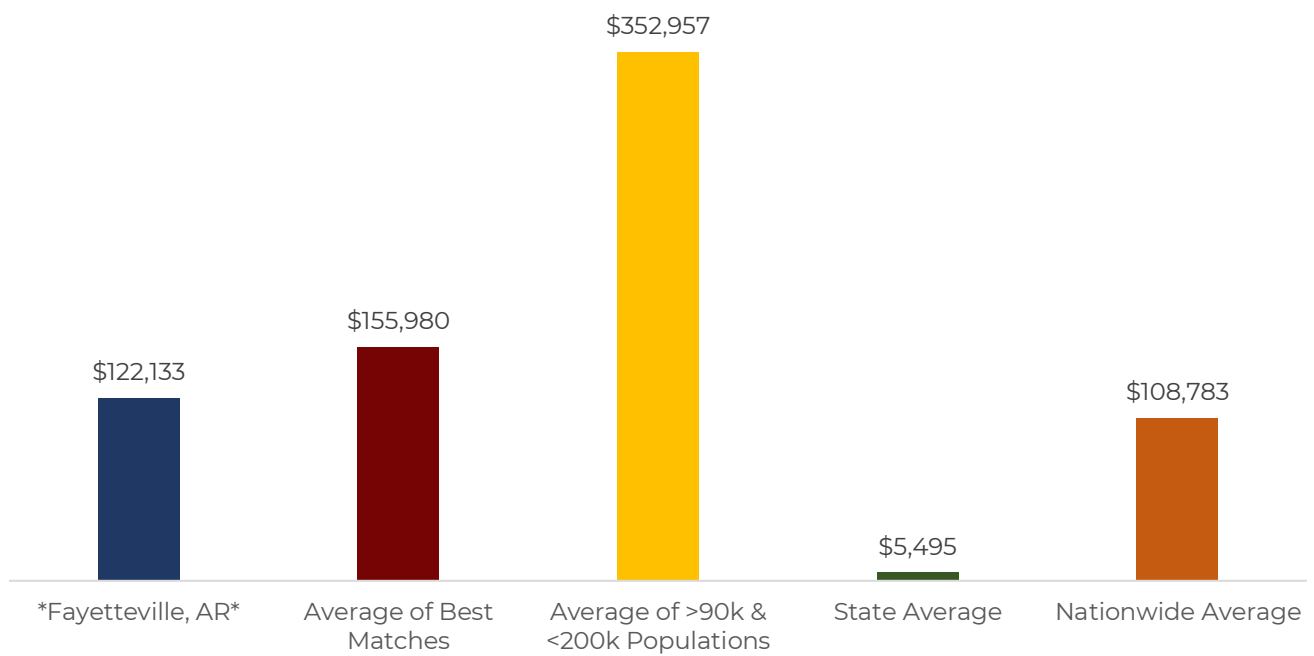
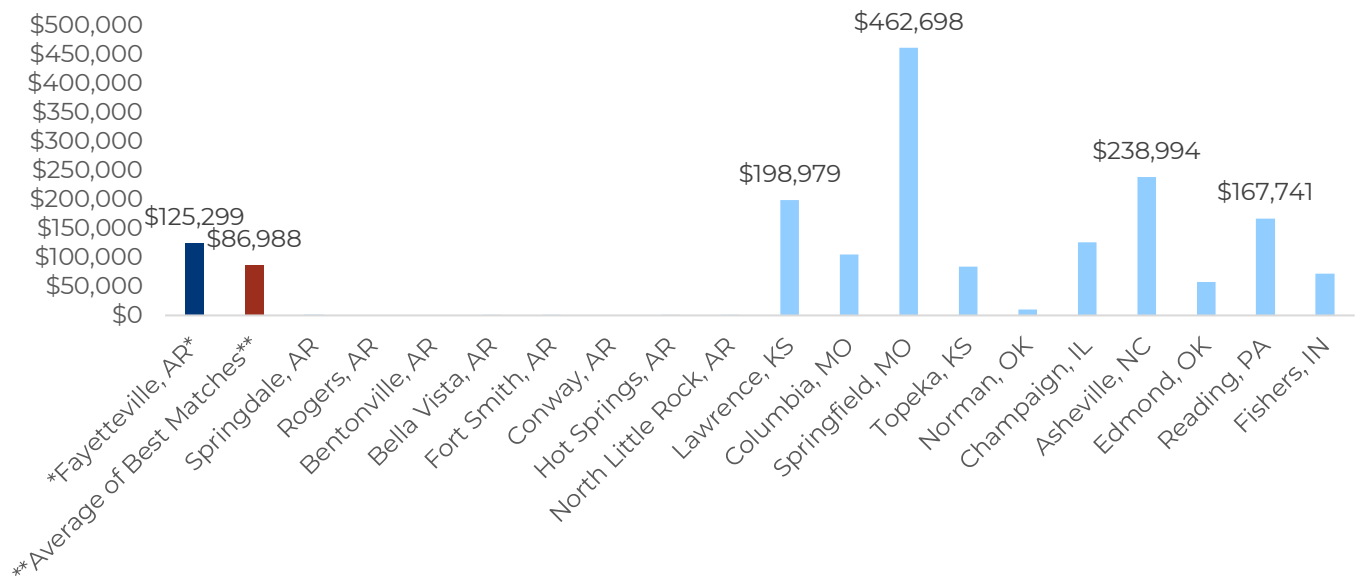


Figure 4. Comparison of tree maintenance budgets in 2021

Comparison of Tree Removal Budgets (2021)



Comparison of Tree Removal Budgets to Regional Averages (2021)

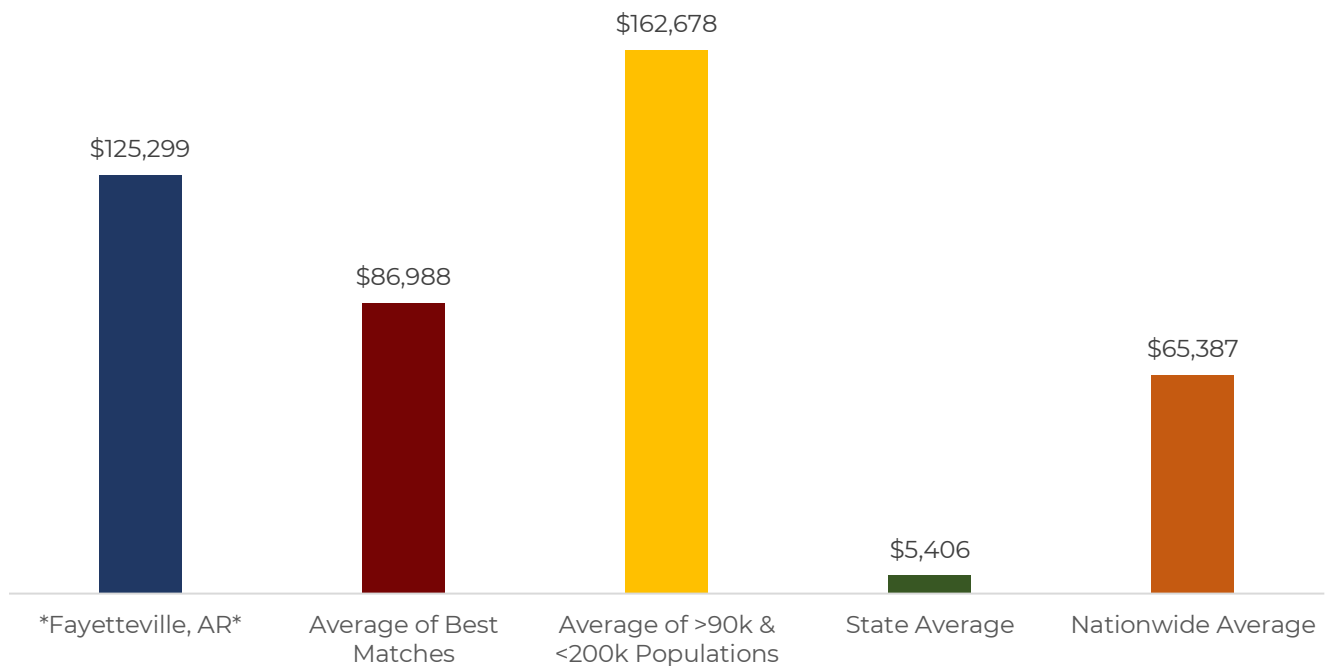
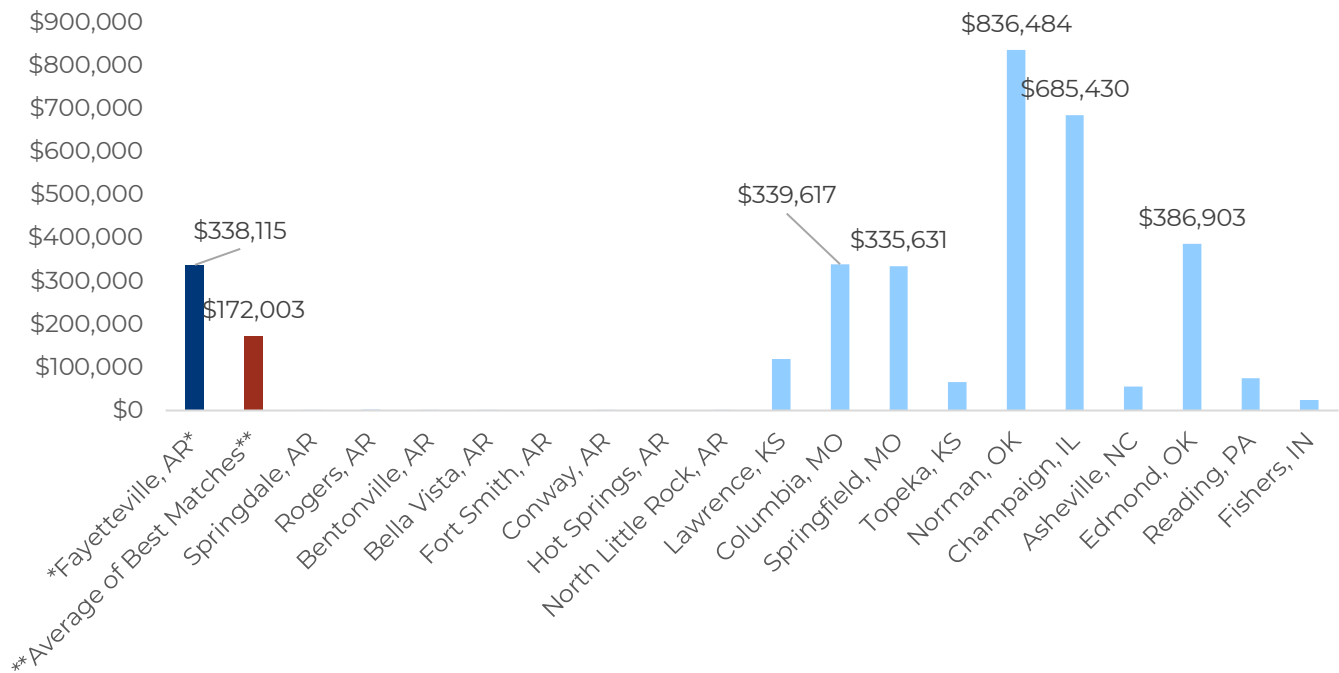


Figure 5. Comparison of tree removal budgets in 2021

Comparison of Management Budgets (2021)



Comparison of Management Budgets to Regional Averages (2021)

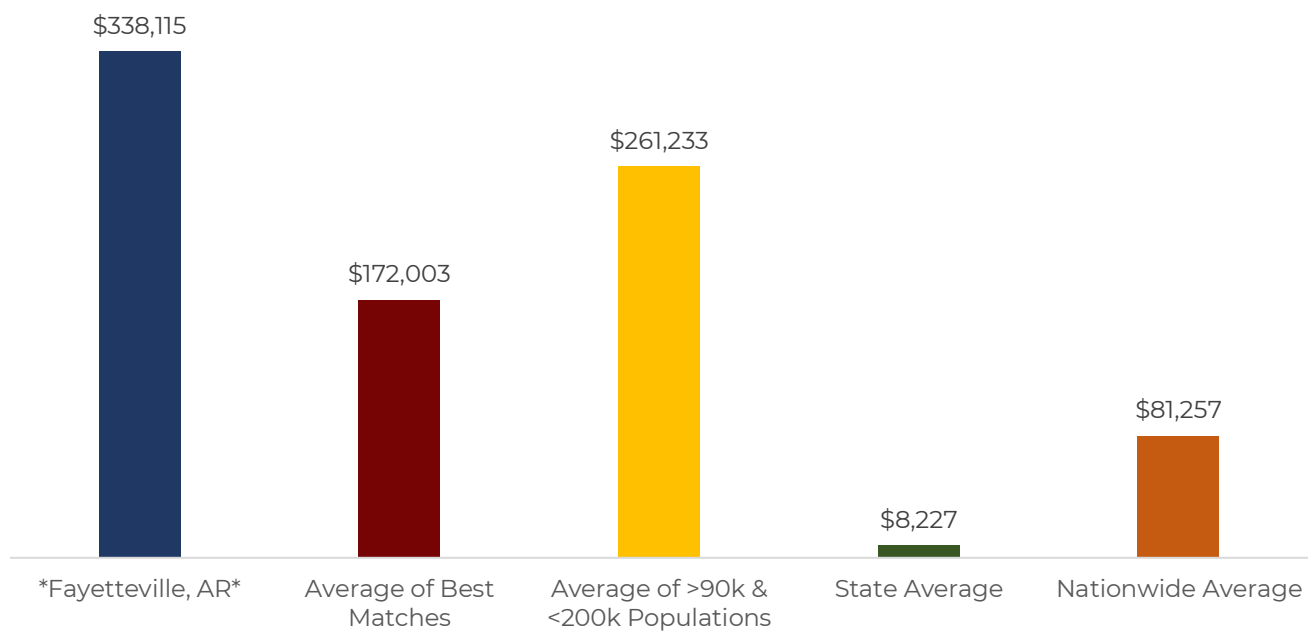
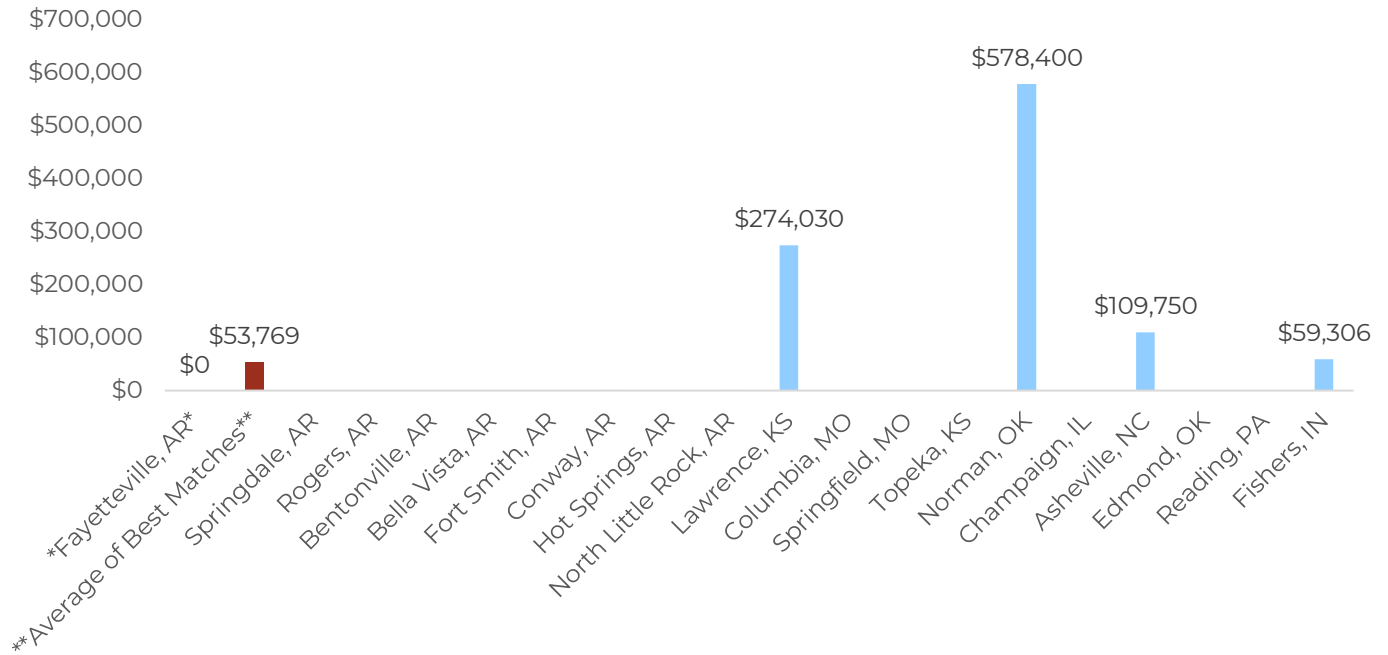


Figure 6. Comparison of management budgets in 2021

Comparison of Other Expenditures (2021)



Comparison of Other Expenditures to Regional Averages (2021)

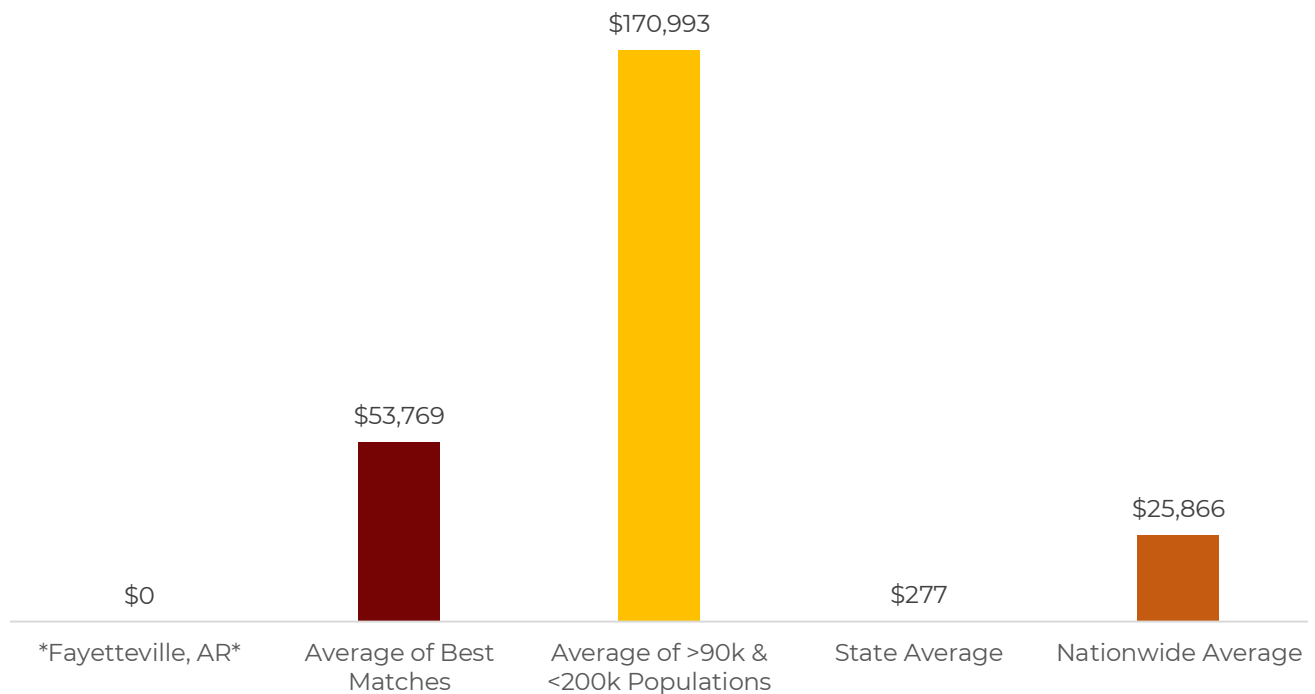
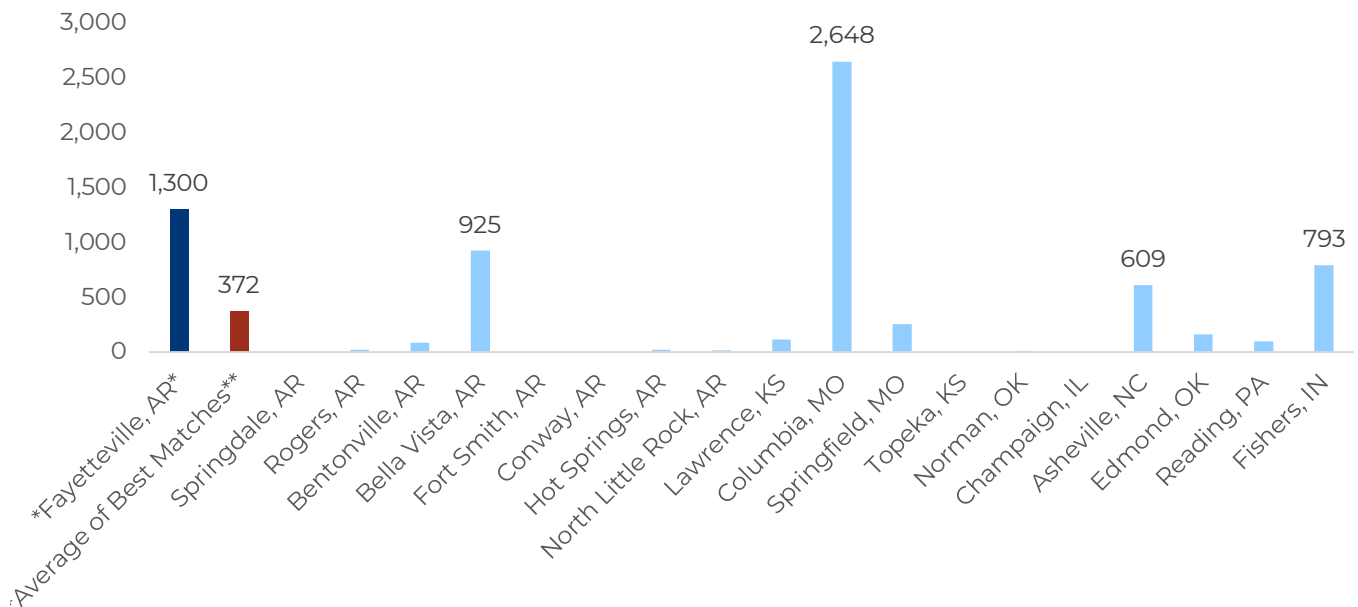


Figure 7. Comparison of other expenditures in 2021

URBAN FORESTRY ACTIVITIES

Comparison of Volunteer Hours (2021)



Comparison of Volunteer Hours to Regional Averages (2021)

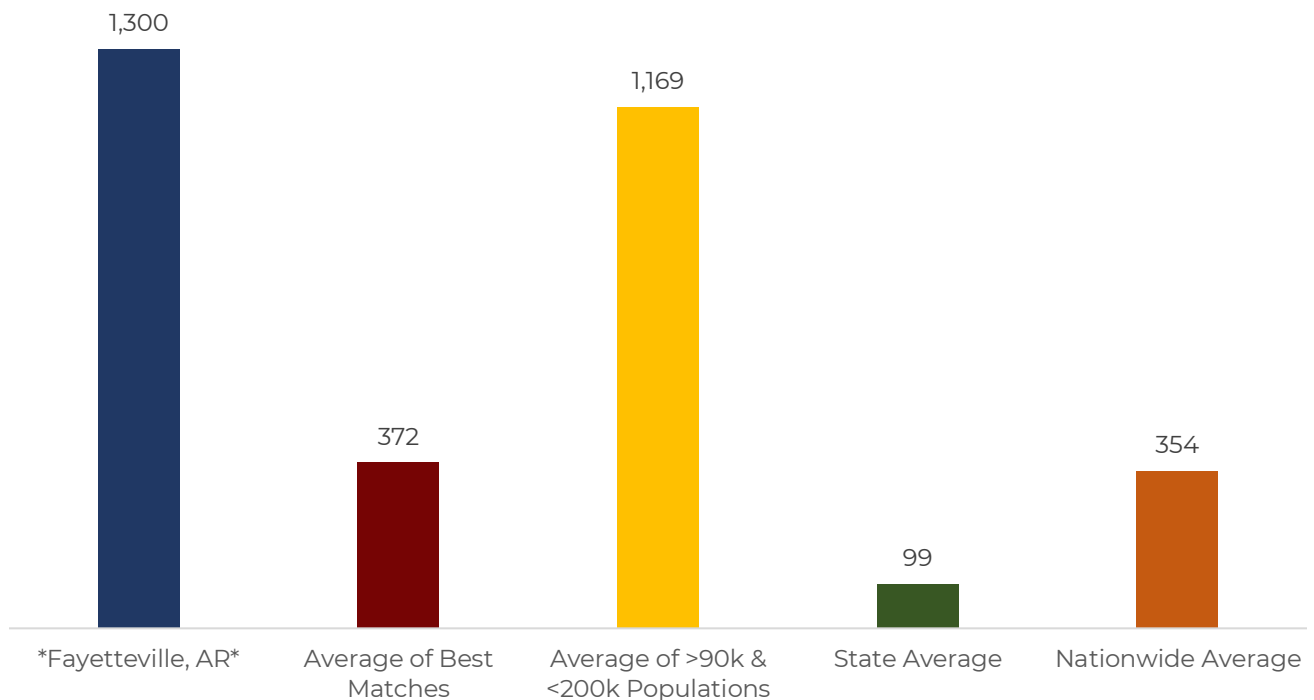
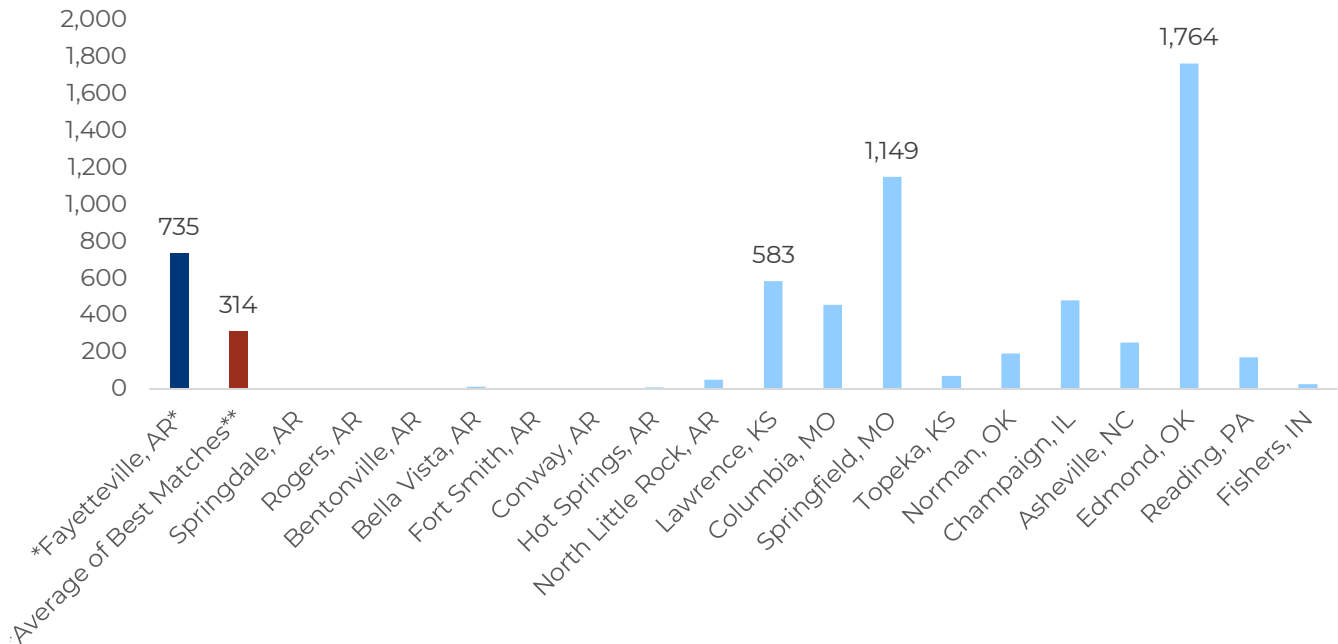


Figure 8. Comparison of volunteer hours in 2021

Comparison of Trees Planted (2021)



Comparison of Trees Planted to Regional Averages (2021)

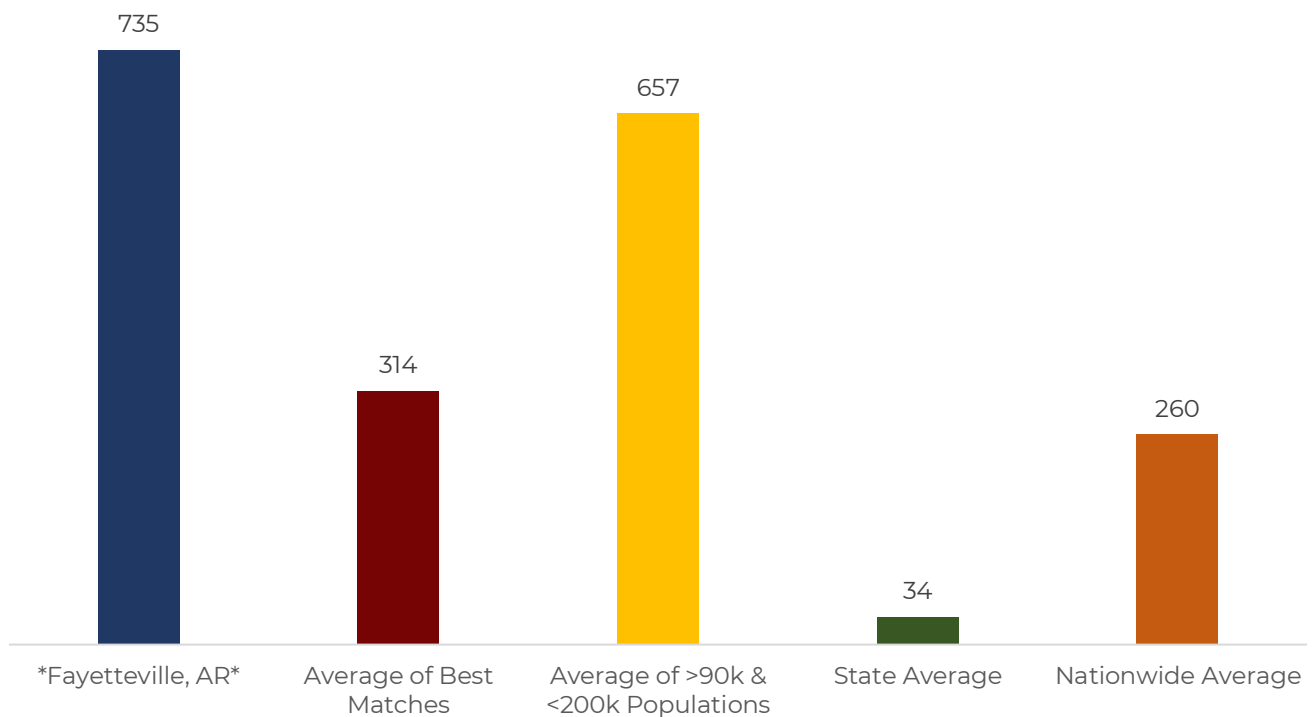
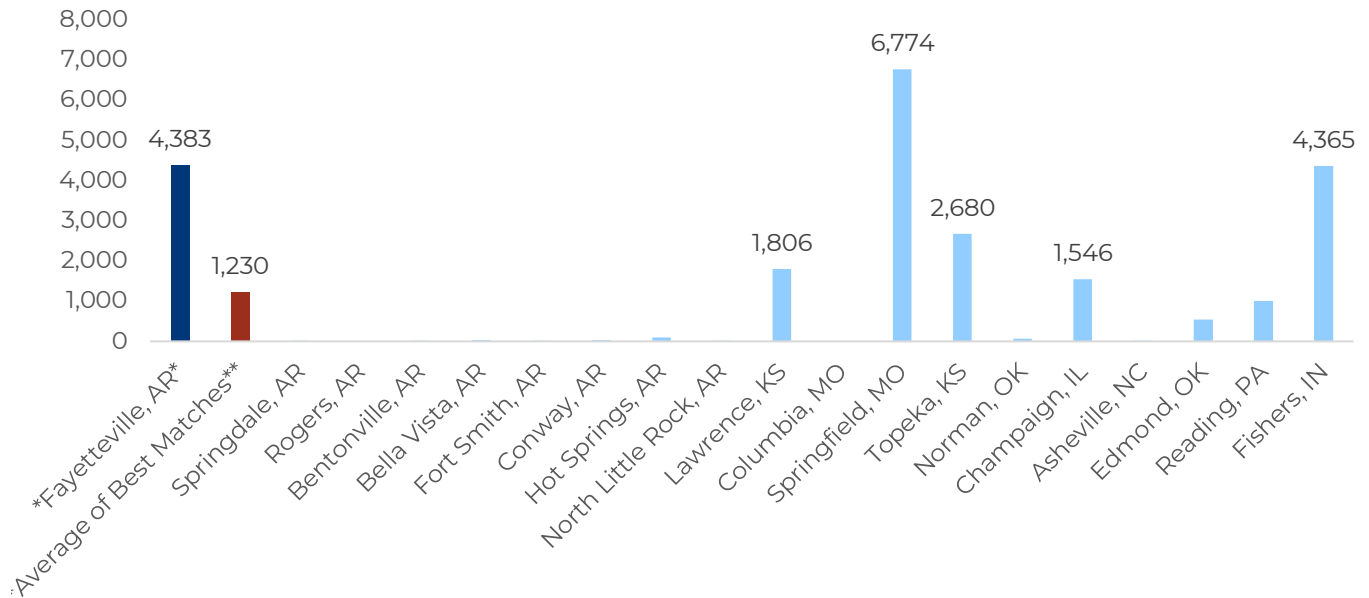


Figure 9. Comparison of the number of trees planted in 2021

Comparison of Trees Pruned (2021)



Comparison of Trees Pruned to Regional Averages (2021)

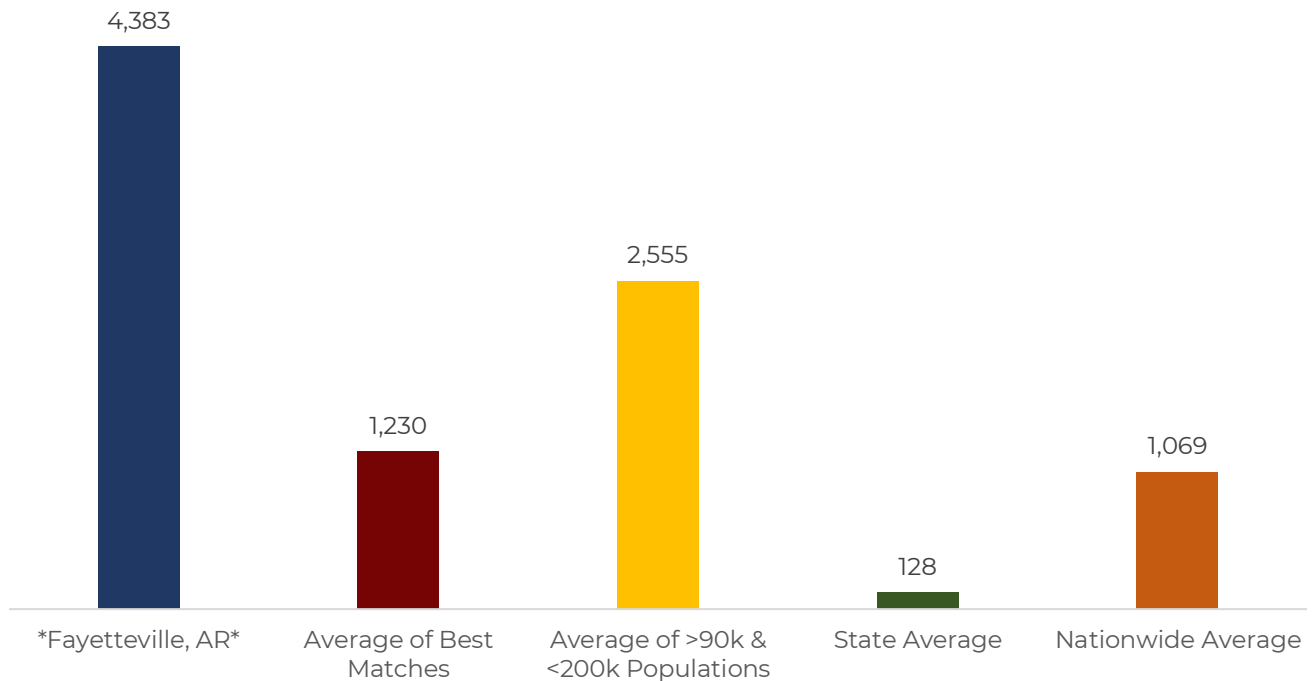
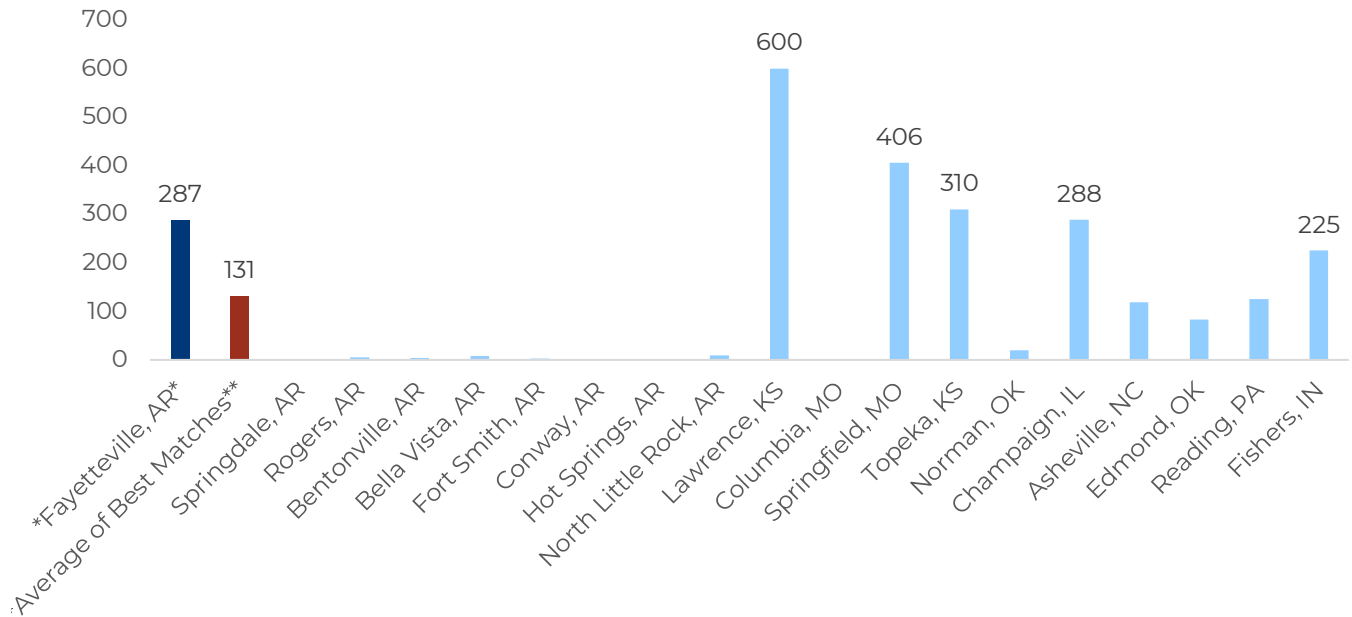


Figure 10. Comparison of the number of trees pruned in 2021

Comparison of Trees Removed (2021)



Comparison of Trees Removed to Regional Averages (2021)

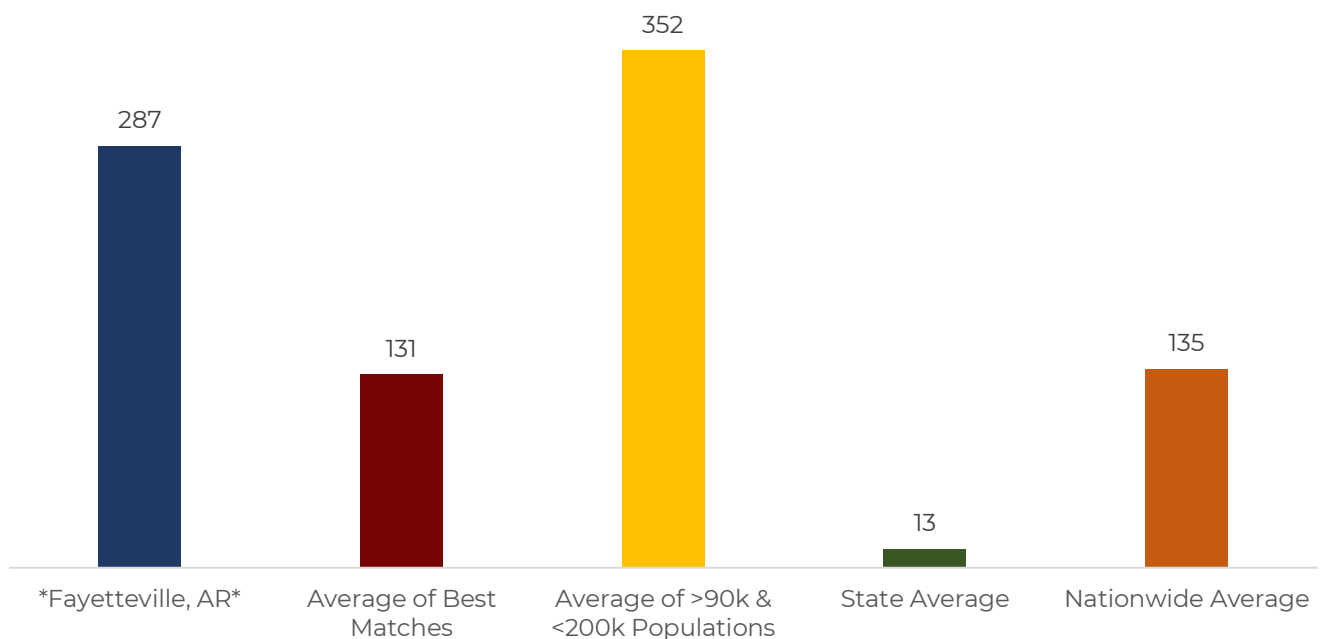
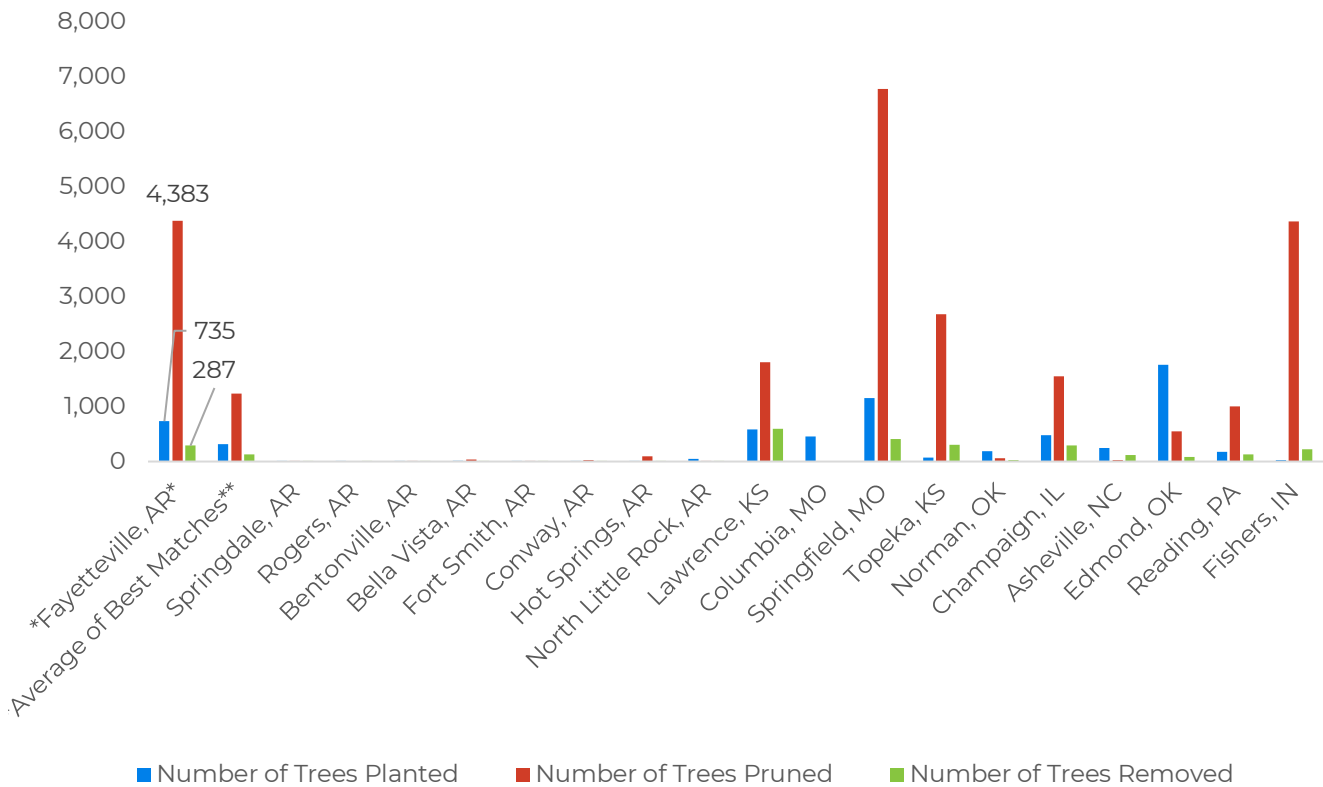


Figure 11. Comparison of the number of trees removed in 2021

Comparison of All Tree Maintenance Activities (2021)



Comparison of All Maintenance Activities to Regional Averages (2021)

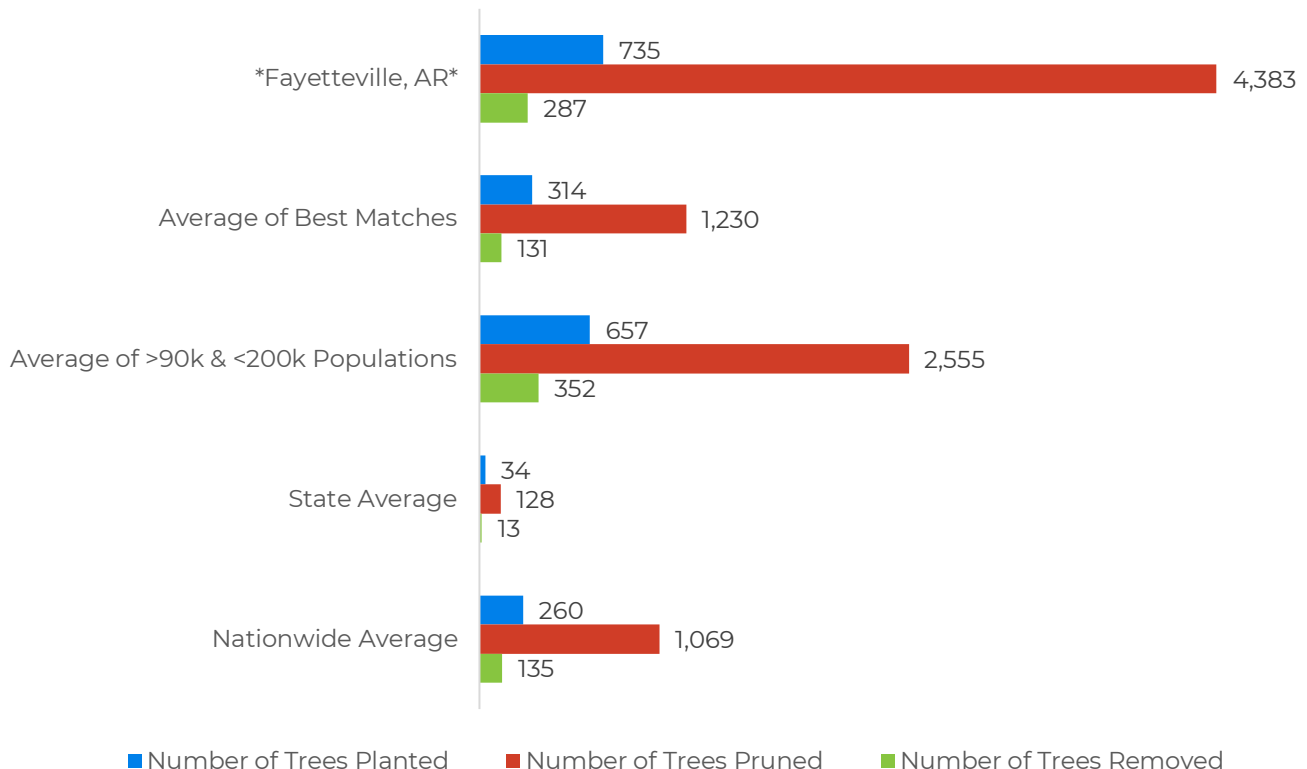


Figure 12. Combined comparison summary of tree management activities in 2021

TABLE SUMMARY OF URBAN FORESTRY BUDGETS AND ACTIVITIES (2021)

Community	Tree Planting and Initial Care	Tree Maintenance	Tree Removal	Management	Utility Line Clearance	Other Expenditures	Overall Budget
Fayetteville, AR	\$24,396	\$122,133	\$125,299	\$338,115	\$0	\$0	\$609,943
Average of Best Matches	\$99,952	\$155,980	\$86,988	\$172,003	\$13,158	\$53,769	\$581,850
Average of >90k & <200k Populations	\$153,857	\$352,957	\$162,678	\$261,233	\$58,013	\$170,993	\$1,159,730
Springdale, AR	\$600	\$300	\$1,450	\$1,400	\$0	\$0	\$3,750
Rogers, AR	\$700	\$1,400	\$0	\$1,500	\$0	\$0	\$3,600
Bentonville, AR	\$229	\$0	\$0	\$20	\$0	\$0	\$249
Bella Vista, AR	\$800	\$200	\$225	\$75	\$0	\$0	\$1,300
Fort Smith, AR	\$3,900	\$1,000	\$100	\$0	\$0	\$0	\$5,000
Conway, AR	\$680	\$384	\$0	\$121	\$0	\$31	\$1,216
Hot Springs, AR	\$734	\$6,000	\$350	\$0	\$0	\$0	\$7,084
N. Little Rock, AR	\$8,790	\$500	\$580	\$680	\$0	\$100	\$10,650
Lawrence, KS	\$112,105	\$432,192	\$198,979	\$120,082	\$0	\$274,030	\$1,137,388
Columbia, MO	\$52,595	\$52,595	\$105,191	\$339,617	\$0	\$0	\$549,998
Springfield, MO	\$666,696	\$923,181	\$462,698	\$335,631	\$0	\$0	\$2,388,206
Topeka, KS	\$15,302	\$665,665	\$84,165	\$65,531	\$0	\$0	\$830,663
Norman, OK	\$123,521	\$392,173	\$10,000	\$836,484	\$250,000	\$578,400	\$2,190,578
Champaign, IL	\$84,566	\$117,944	\$126,849	\$685,430	\$0	\$0	\$1,014,789
Asheville, NC	\$33,155	\$42,587	\$238,994	\$55,908	\$0	\$109,750	\$480,394
Edmond, OK	\$670,413	\$80,522	\$57,549	\$386,903	\$0	\$0	\$1,195,387
Reading, PA	\$9,911	\$4,835	\$167,741	\$75,567	\$0	\$0	\$258,054
Fishers, IN	\$90,000	\$120,000	\$72,600	\$25,000	\$0	\$59,306	\$366,906

Table 2. Complete table summary of all benchmarking metrics in Phase I (2021)

BUDGET PER CAPITA SUMMARY (2021)

Community	Overall Budget	Per Capita Budget
Fayetteville, AR	\$609,943	\$6.52
Average of Best Matches	\$581,850	\$5.07
Average of >90k & <200k Populations	\$1,159,730	\$9.28
Springdale, AR	\$3,750	\$0.04
Rogers, AR	\$3,600	\$0.05
Bentonville, AR	\$249	\$0.00
Bella Vista, AR	\$1,300	\$0.04
Fort Smith, AR	\$5,000	\$0.06
Conway, AR	\$1,216	\$0.02
Hot Springs, AR	\$7,084	\$0.19
North Little Rock, AR	\$10,650	\$0.17
Lawrence, KS	\$1,137,388	\$11.58
Columbia, MO	\$549,998	\$4.34
Springfield, MO	\$2,388,206	\$14.07
Topeka, KS	\$830,663	\$6.59
Norman, OK	\$2,190,578	\$17.10
Champaign, IL	\$1,014,789	\$11.18
Asheville, NC	\$480,394	\$5.15
Edmond, OK	\$1,195,387	\$12.76
Reading, PA	\$258,054	\$2.71
Fishers, IN	\$366,906	\$3.70

Table 3. Summary of urban forestry budgets compared to city populations (per capita) in 2021

PHASE II BENCHMARKING RESEARCH

Note: The following comparisons use Fayetteville's 2021 metrics whereas the metrics for the comparison populations are based on 2014 data. The urban forestry planning consultants will need 2014 metrics from the City or data from the US Forest Service for 2021 in order to finalize the Phase II benchmarking. The following study is a preliminary exercise intended for internal use and for initial comparisons from which strategies may be developed.

URBAN FORESTRY BUDGETS

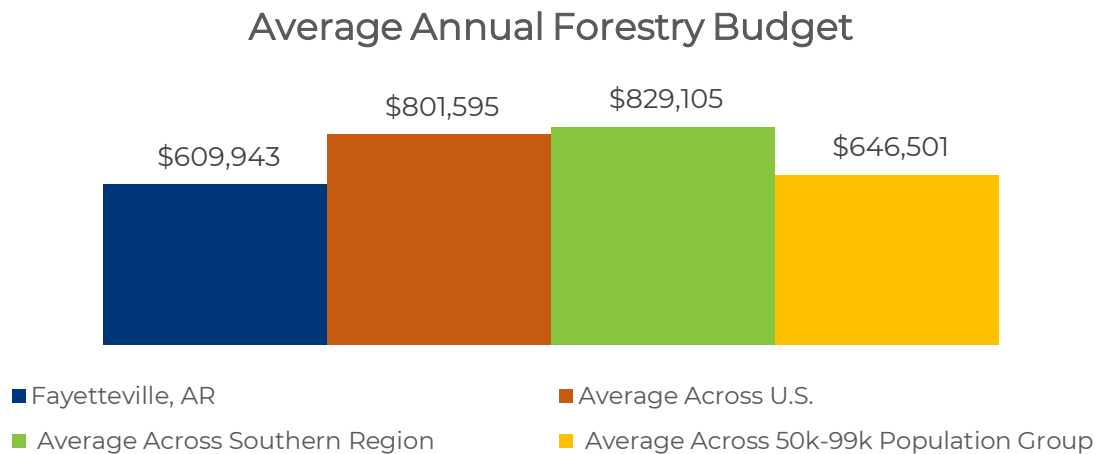


Figure 13. Comparison of urban forestry budgets (Hauer, 2014)

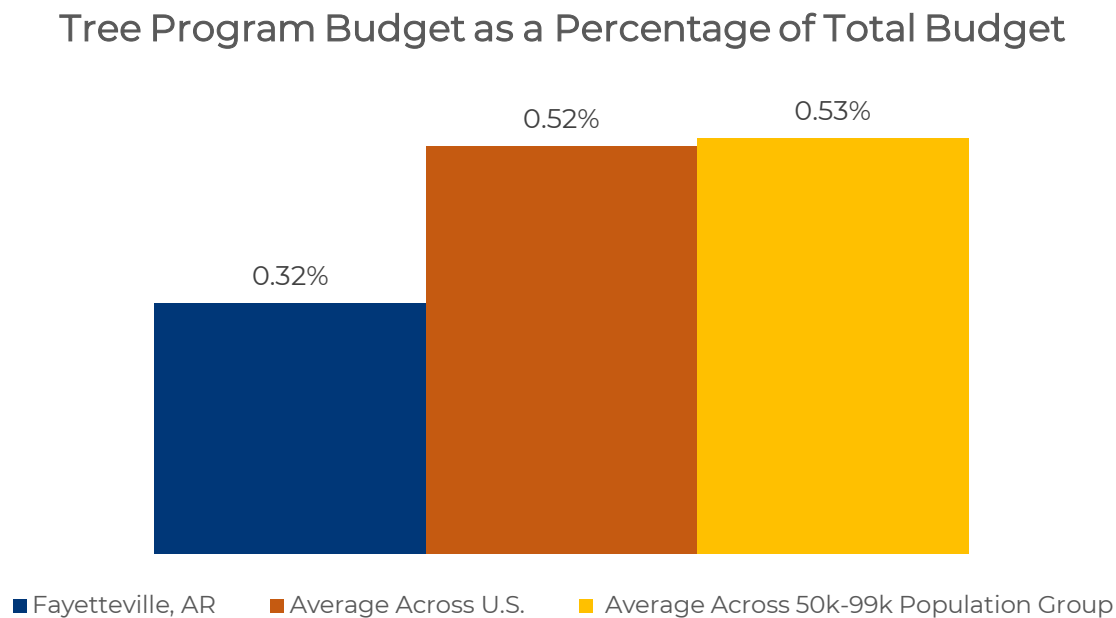


Figure 14. Urban forestry budget compared to the total municipal budget (Hauer, 2014)

Total Municipal Budget (Excluding Schools)

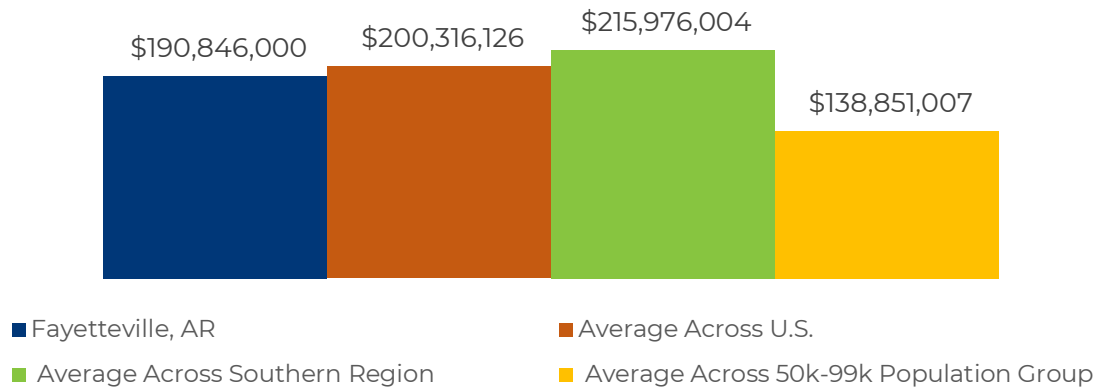


Figure 15. Total municipal budgets (Hauer, 2014)

Average Budget per Public Tree

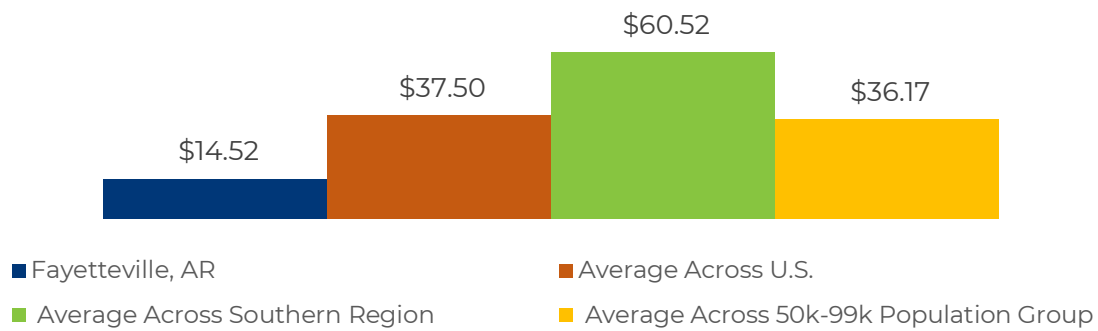


Figure 16. Average budget per public tree (Hauer, 2014)

Forestry Budget per Capita

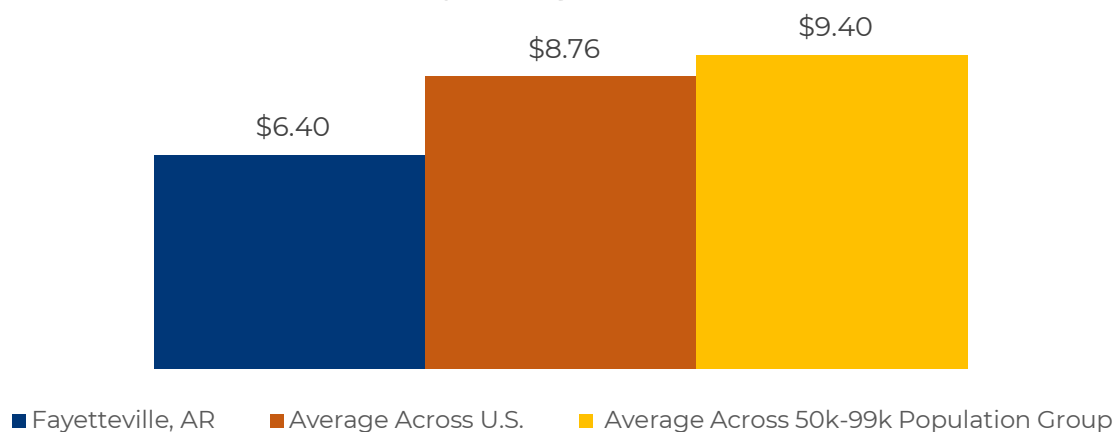


Figure 17. Comparison of urban forestry budget per capita (Hauer, 2014)

COMPARISON OF PUBLIC TREE COUNTS, DISTRIBUTION, AND VALUE

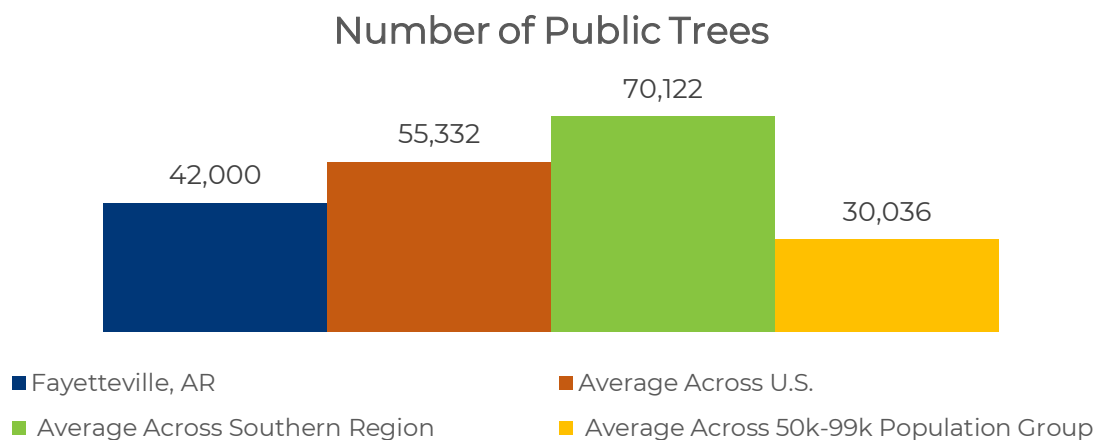


Figure 18. Comparison of the number of public trees (Hauer, 2014)

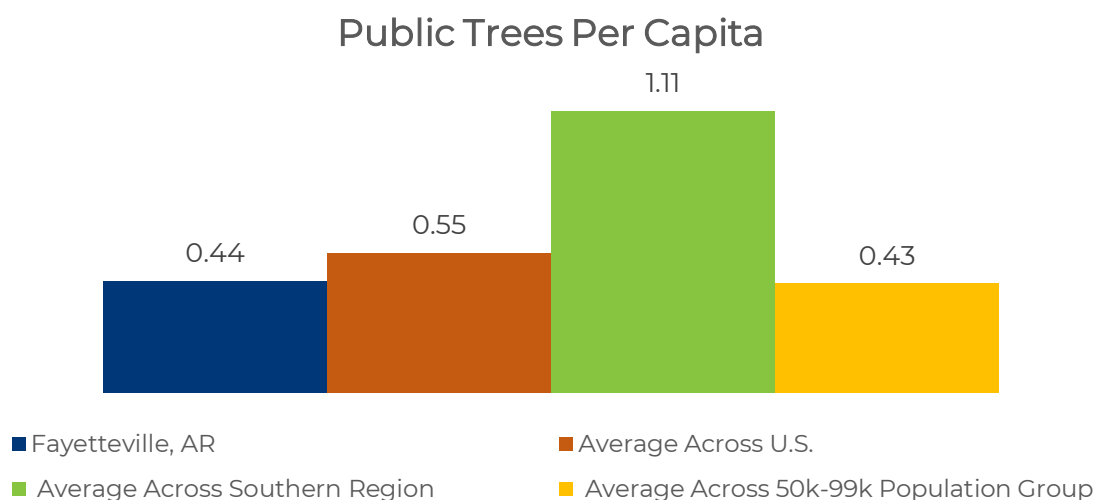


Figure 19. Comparison of public trees per capita (Hauer, 2014)

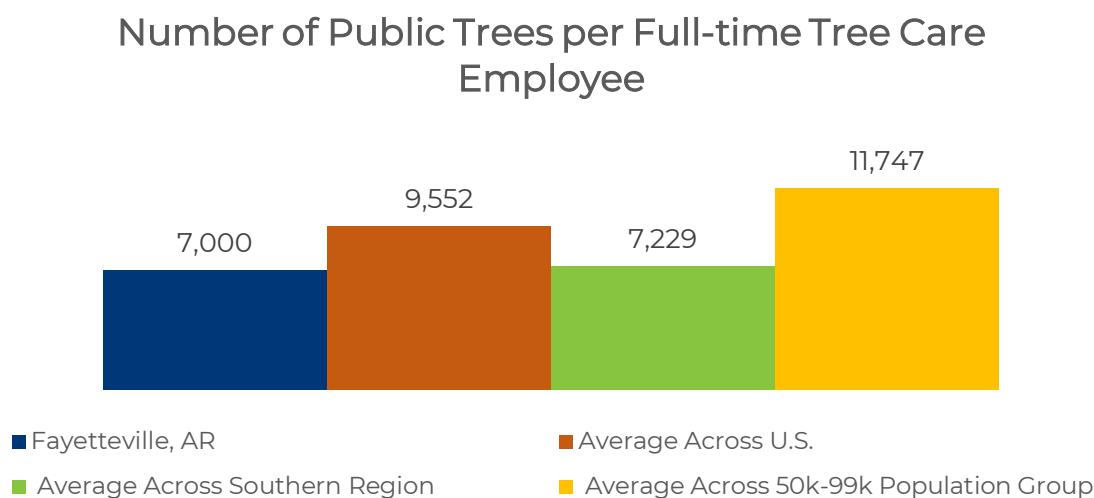


Figure 20. Comparison of the number of public trees per full-time tree care employee (Hauer, 2014)

Acres of City-managed Parks & Open Space

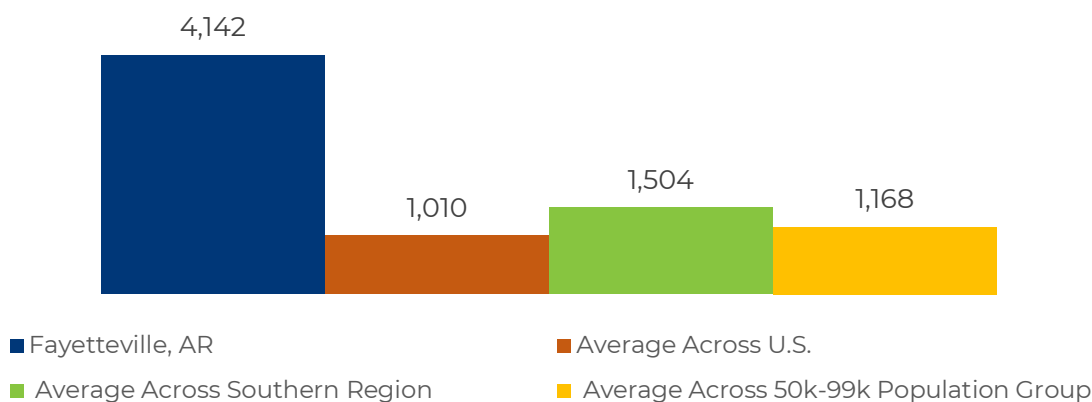
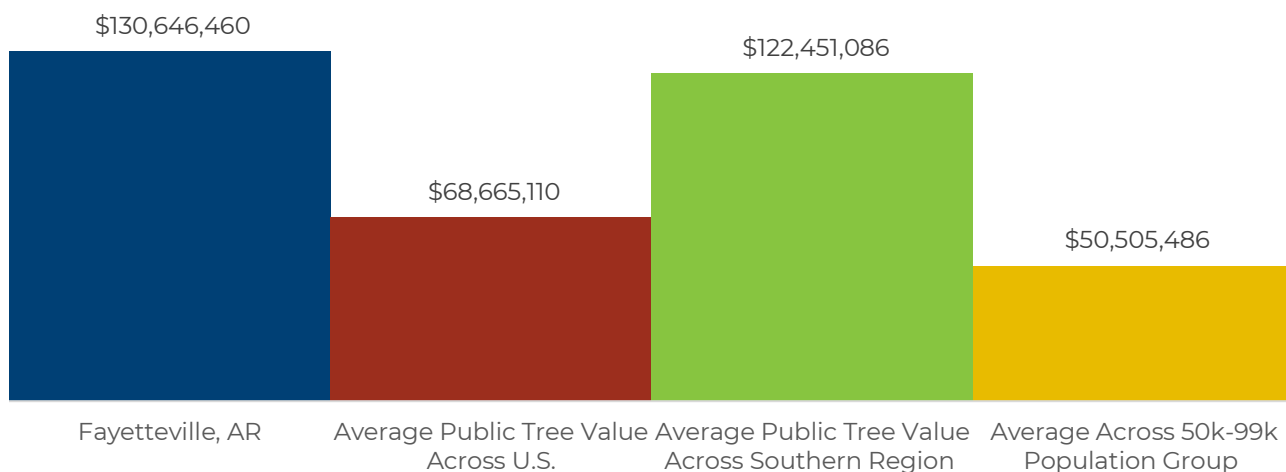


Figure 21. Comparison of the acres of public parks and open space (Hauer, 2014)

Value of Public Trees*



* Value of Fayetteville's public trees is based on the \$1.3 million in ecosystem benefits and services (\$110.63 per tree on average) plus the structural value of public trees estimated at \$3,000 per tree on average based on regional research.

Figure 22. Comparison of the value of public trees (Hauer, 2014)



Fayetteville, AR

URBAN FORESTRY MANAGEMENT PLAN

Canopy Goal Setting & Priority Areas

August 2023

Milestones	Year Range	City Acres	Starting Canopy Ac	Total New Canopy Ac	Starting Canopy %	New Canopy %	Total Trees Added	Total Added Benefits	Total Carbon Seq. (lbs)
Year 1	2023	35,712	14,081	14,105	39.4%	39.5%	1,000	\$18,559	149,592
Years 2-5	2024-2027	35,712	14,105	14,244	39.5%	40%	6,000	\$111,354	897,552
Years 6-8	2028-2030	35,712	14,244	14,396	40%	40%	6,500	\$120,634	972,348
Years 9-10	2031-2032	35,712	14,396	14,512	40%	40.6%	5,000	\$92,795	747,960
Years 11-15	2033-2037	35,712	14,512	14,815	41%	41%	13,000	\$241,267	1,944,696
Years 16-18	2038-2040	35,712	14,815	15,025	41%	42%	9,000	\$167,031	1,346,328
Years 19-20	2041-2042	35,712	15,025	15,165	42%	42.5%	6,000	\$111,354	897,552
Years 21-25	2043-2047	35,712	15,165	15,619	42%	44%	19,500	\$361,901	2,917,044
Years 26-28	2048-2050	35,712	15,619	15,969	44%	45%	15,000	\$278,385	2,243,880
Years 29-30	2051-2052	35,712	15,969	16,202	45%	45%	10,000	\$185,590	1,495,920
TOTAL	30 Years			2,120	45.4%	5.9%	91,000	\$1,688,869	13,612,872

Minus 10% cumulative canopy loss = 44.4% in 30 years (2023 – 2052). Considers 10% will be small canopy trees, 30% medium canopy, and 60% large canopy trees.

A 10-year goal requires a total of 18,500 trees with an average of 1,850 trees per year

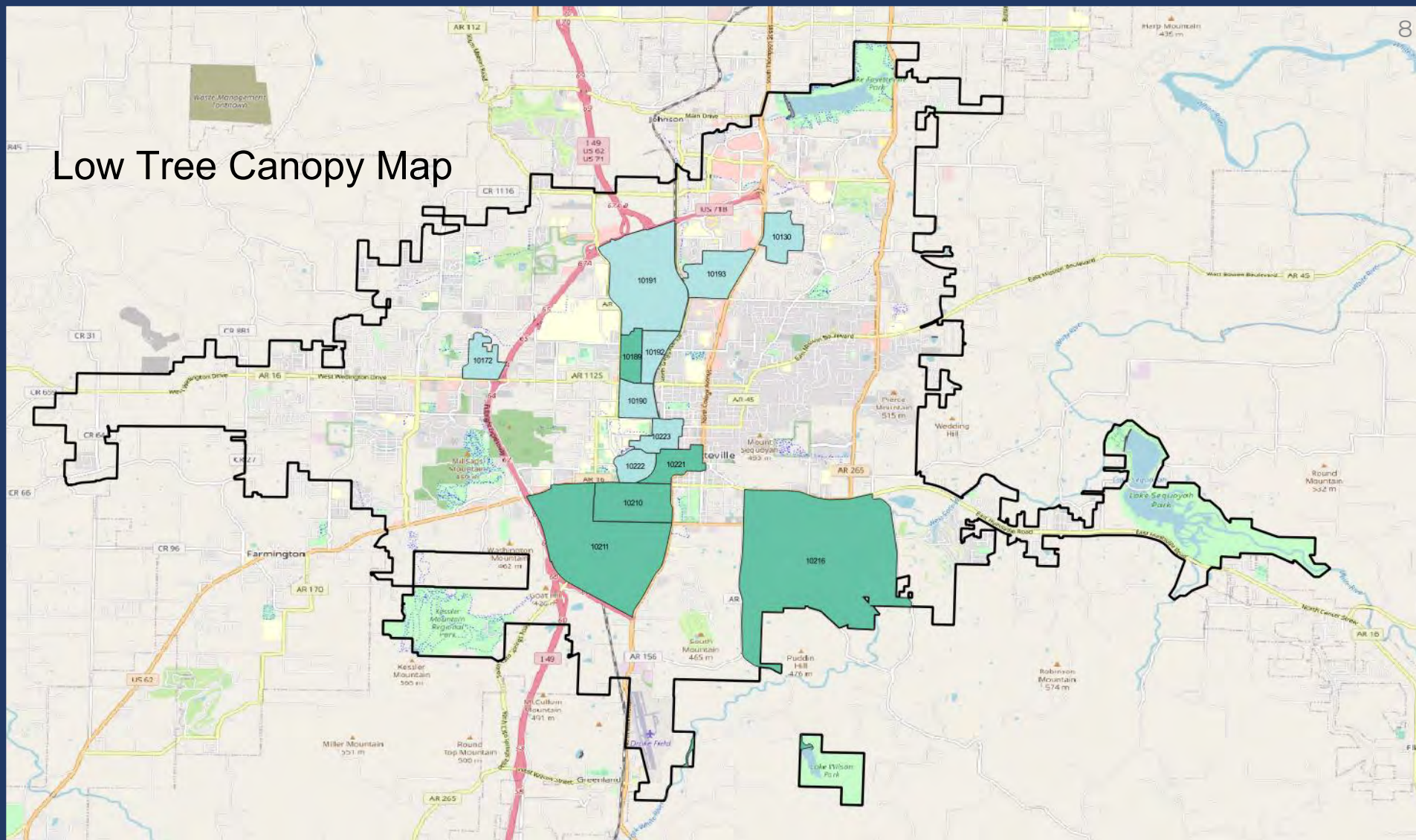
If pursuing a 30-year goal, 91,000 total trees needed with an average of 3,000 trees per year needed.

Milestone	Year	Total City Acres	Canopy Ac (2019)	Canopy % (2019)	Planting Scenarios (# of Trees)	New Canopy Acres Added	Total Canopy Acres	New % Canopy	Total Added Ecosystem Benefits	All Plantings: Future Carbon Sequestered by Large Trees (249.32 lbs/tree)	All Plantings: Total Future Carbon Sequestered
Year 1	2023	35,712	14,081	39.4%	1,000	23.3	14,105	39.5%	\$18,559	149,592	149,592
	2024	35,712	14,081	39%	1,000	23.3	14,128	40%	\$18,559	149,592	149,592
	2025	35,712	14,081	39%	1,500	35.0	14,163	40%	\$27,839	224,388	224,388
	2026	35,712	14,081	39%	1,500	35.0	14,198	40%	\$27,839	224,388	224,388
Year 5	2027	35,712	14,081	39%	2,000	46.6	14,244	40%	\$37,118	299,184	299,184
	2028	35,712	14,081	39%	2,000	46.6	14,291	40%	\$37,118	299,184	299,184
	2029	35,712	14,081	39%	2,000	46.6	14,338	40%	\$37,118	299,184	299,184
Year 8	2030	35,712	14,081	39%	2,500	58.3	14,396	40%	\$46,398	373,980	373,980
	2031	35,712	14,081	39%	2,500	58.3	14,454	40%	\$46,398	373,980	373,980
Year 10	2032	35,712	14,081	39%	2,500	58.3	14,512	40.6%	\$46,398	373,980	373,980
	2033	35,712	14,081	39%	2,500	58.3	14,571	41%	\$46,398	373,980	373,980
	2034	35,712	14,081	39%	2,500	58.3	14,629	41%	\$46,398	373,980	373,980
	2035	35,712	14,081	39%	2,500	58.3	14,687	41%	\$46,398	373,980	373,980
	2036	35,712	14,081	39%	2,500	58.3	14,745	41%	\$46,398	373,980	373,980
Year 15	2037	35,712	14,081	39%	3,000	69.9	14,815	41%	\$55,677	448,776	448,776
	2038	35,712	14,081	39%	3,000	69.9	14,885	42%	\$55,677	448,776	448,776
	2039	35,712	14,081	39%	3,000	69.9	14,955	42%	\$55,677	448,776	448,776
Year 18	2040	35,712	14,081	39%	3,000	69.9	15,025	42%	\$55,677	448,776	448,776
	2041	35,712	14,081	39%	3,000	69.9	15,095	42%	\$55,677	448,776	448,776
Year 20	2042	35,712	14,081	39.4%	3,000	69.9	15,165	42.5%	\$55,677	448,776	448,776
	2043	35,712	14,081	39%	3,000	69.9	15,235	43%	\$55,677	448,776	448,776
	2044	35,712	14,081	39%	3,500	81.6	15,316	43%	\$64,957	523,572	523,572
	2045	35,712	14,081	39%	4,000	93.2	15,409	43%	\$74,236	598,368	598,368
	2046	35,712	14,081	39%	4,000	93.2	15,503	43%	\$74,236	598,368	598,368
Year 25	2047	35,712	14,081	39%	5,000	116.5	15,619	44%	\$92,795	747,960	747,960
	2048	35,712	14,081	39%	5,000	116.5	15,736	44%	\$92,795	747,960	747,960
	2049	35,712	14,081	39%	5,000	116.5	15,852	44%	\$92,795	747,960	747,960
Year 28	2050	35,712	14,081	39%	5,000	116.5	15,969	45%	\$92,795	747,960	747,960
	2051	35,712	14,081	39%	5,000	116.5	16,085	45%	\$92,795	747,960	747,960
Year 30	2052	35,712	14,081	39.4%	5,000	116.5	16,202	45.4%	\$92,795	747,960	747,960

Milestones	Year Range	City Acres	Starting Canopy Ac	Total New Canopy Ac	Starting Canopy %	New Canopy %	Total Trees Added	Average Trees per Year	Total Added Benefits	Total Carbon Sequestered (lbs)
Year 1 thru Year 5	2023-2027	35,712	14,081	14,244	39.4%	39.9%	7,000	1,400	\$129,913	1,047,144
Year 6 thru Year 10	2028-2032	35,712	14,244	14,512	39.9%	40.6%	11,500	2,300	\$213,429	1,720,308
TOTALS	10 Years			431		1.2%	18,500	1,850	\$343,342	2,767,452

Year Range	Starting Canopy %	New Canopy %	% Change	Total Trees Added	Total Added Benefits	Total Carbon Sequestered (lbs)	Average Trees Per Year	Average Subcontract Planting Cost Per Tree	Estimated Annual Cost	Estimated 10-Year Cost
2023 – 2032	39.4%	40.6%	1.2%	18,500	\$343,342	2,767,452	1,850	\$408	\$754,486	\$7,544,855

Low Tree Canopy Map



Priority Planting Areas Legend

- City Boundary
- Block Groups with $\leq 25\%$ tree canopy cover
- Block Groups with $\leq 35\%$ tree canopy cover

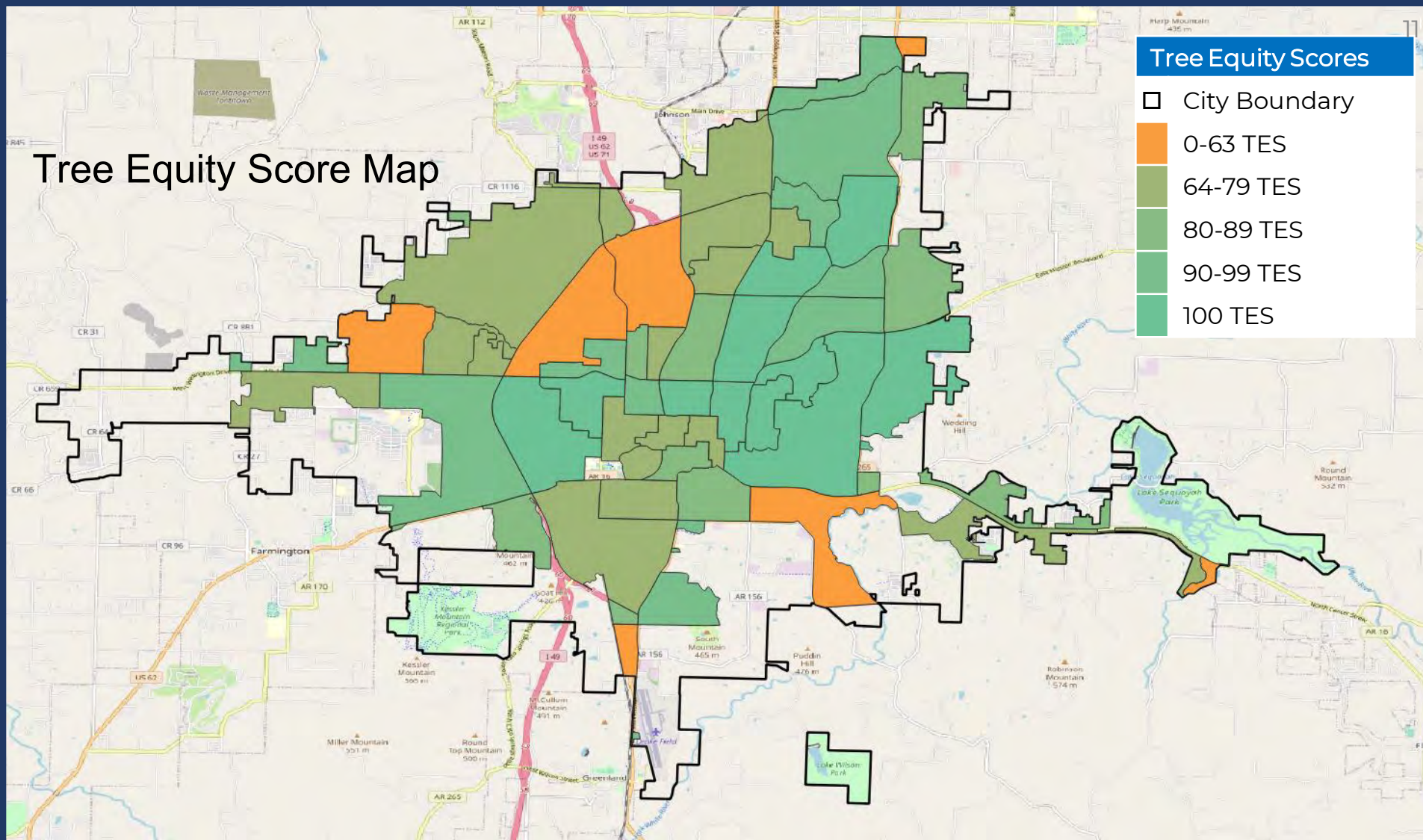


-  City Boundary
-  Block Group Boundary
-  Block Groups with Low Income Populations and Low Tree Canopy

Tree Equity Score Map

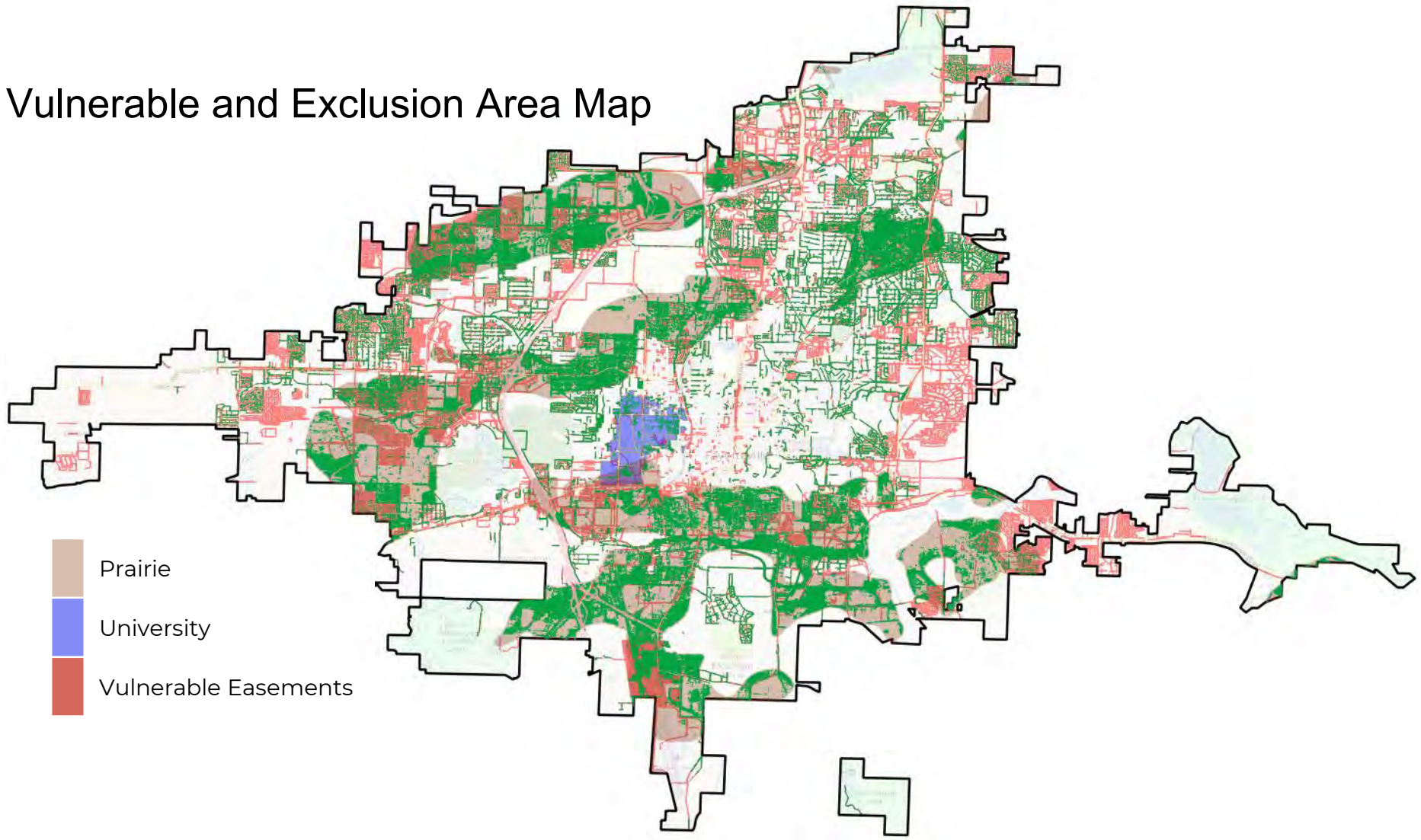
Tree Equity Scores

- City Boundary
- 0-63 TES
- 64-79 TES
- 80-89 TES
- 90-99 TES
- 100 TES

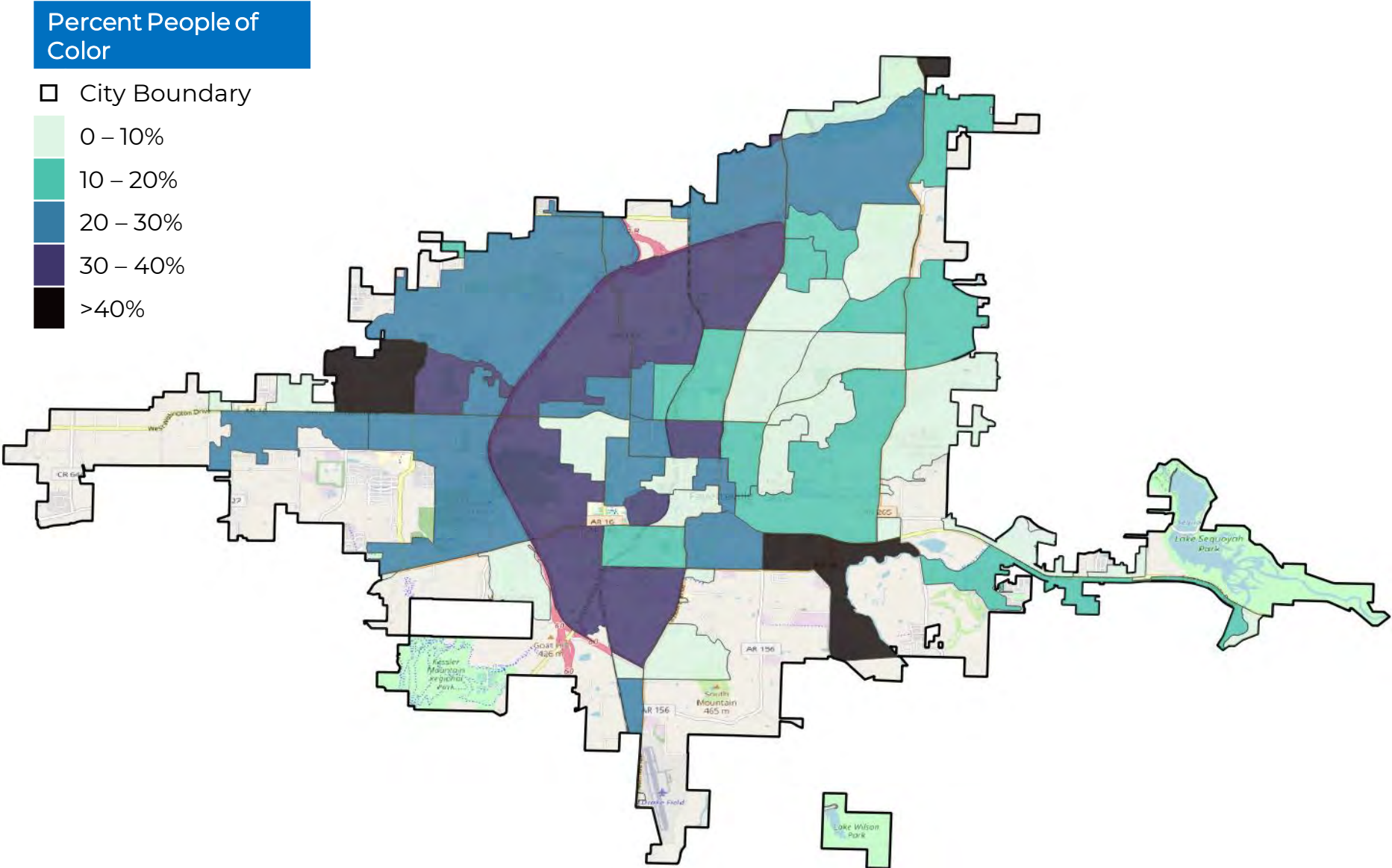


Canopy Cover

Vulnerable and Exclusion Area Map



Percent People of Color (All People Not White Non-Hispanic, US Census Bureau American Community Survey 2014-2018 Source)



Average Surface Temperature

□ City Boundary

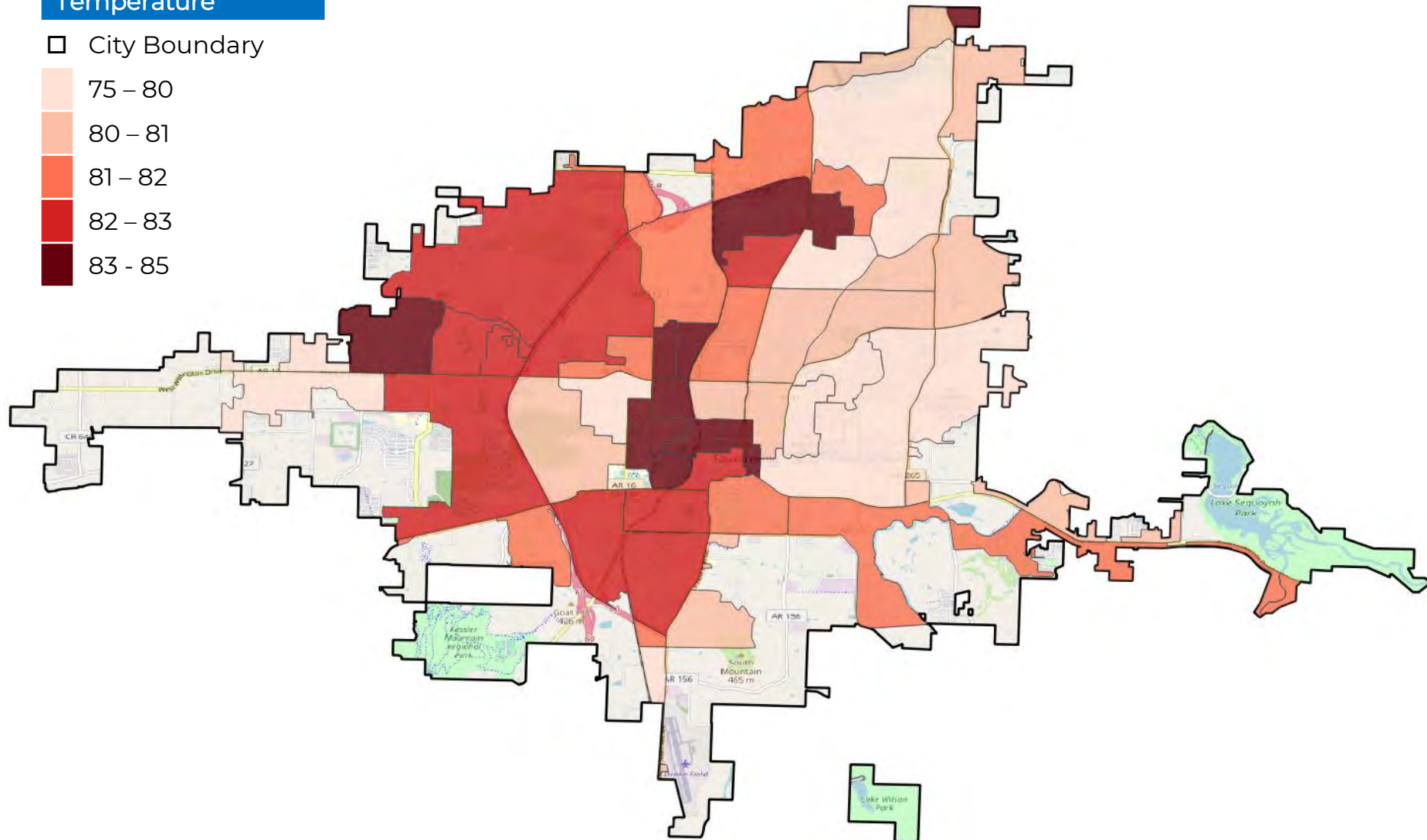
75 – 80

80 – 81

81 – 82

82 – 83

83 – 85



Health Risk (Self-reported Poor Mental Health, Poor Physical Health, Asthma, & Coronary Heart Disease – CDC Source)

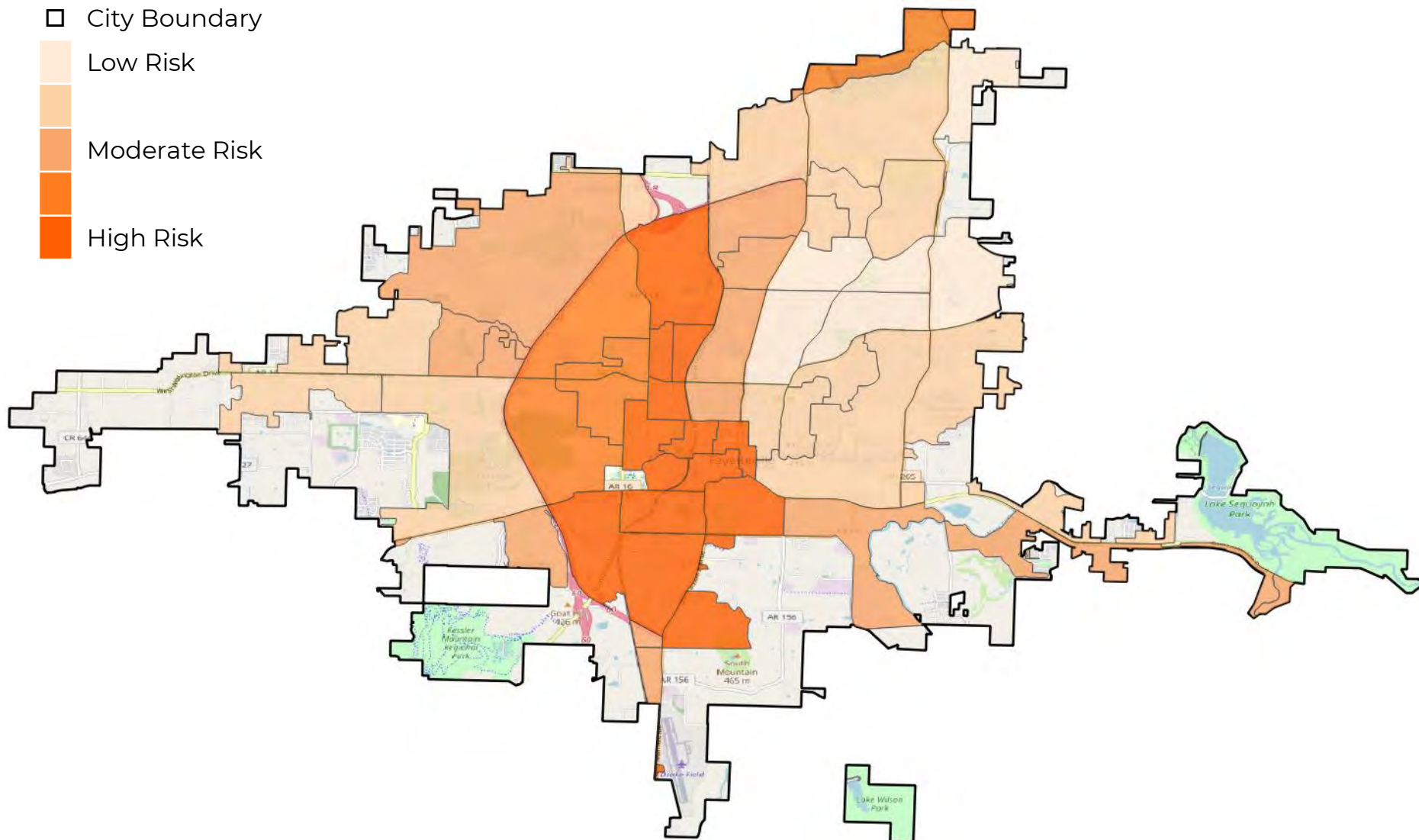
Health Risk Index

□ City Boundary

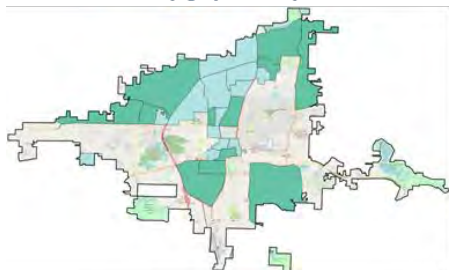
Low Risk

Moderate Risk

High Risk



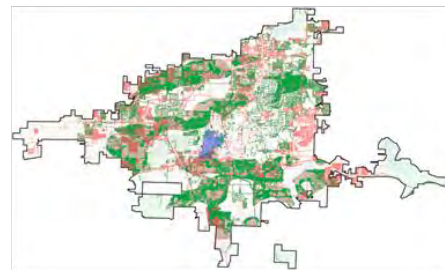
Low Tree
Canopy (<35%)



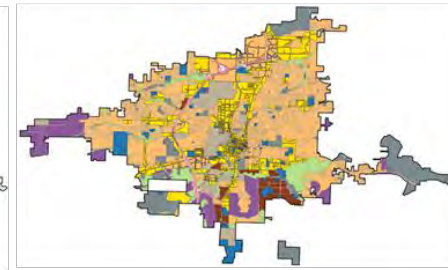
Low Income &
Tree Canopy



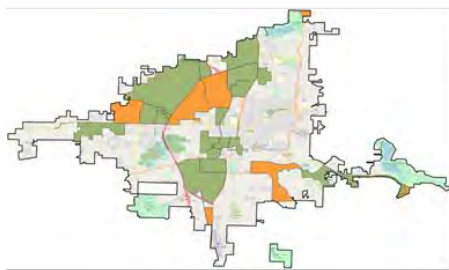
Vulnerable &
Exclusion Areas



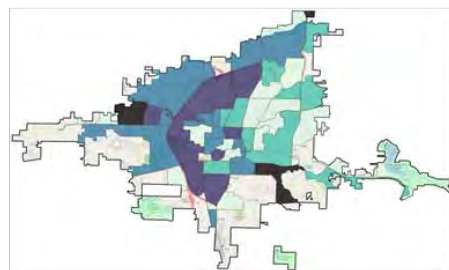
Development &
Future Land Use



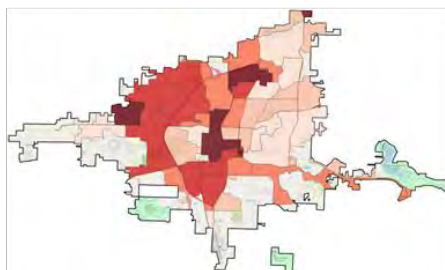
Tree Equity
Score <80



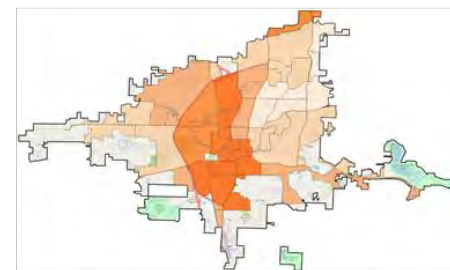
% People
of Color



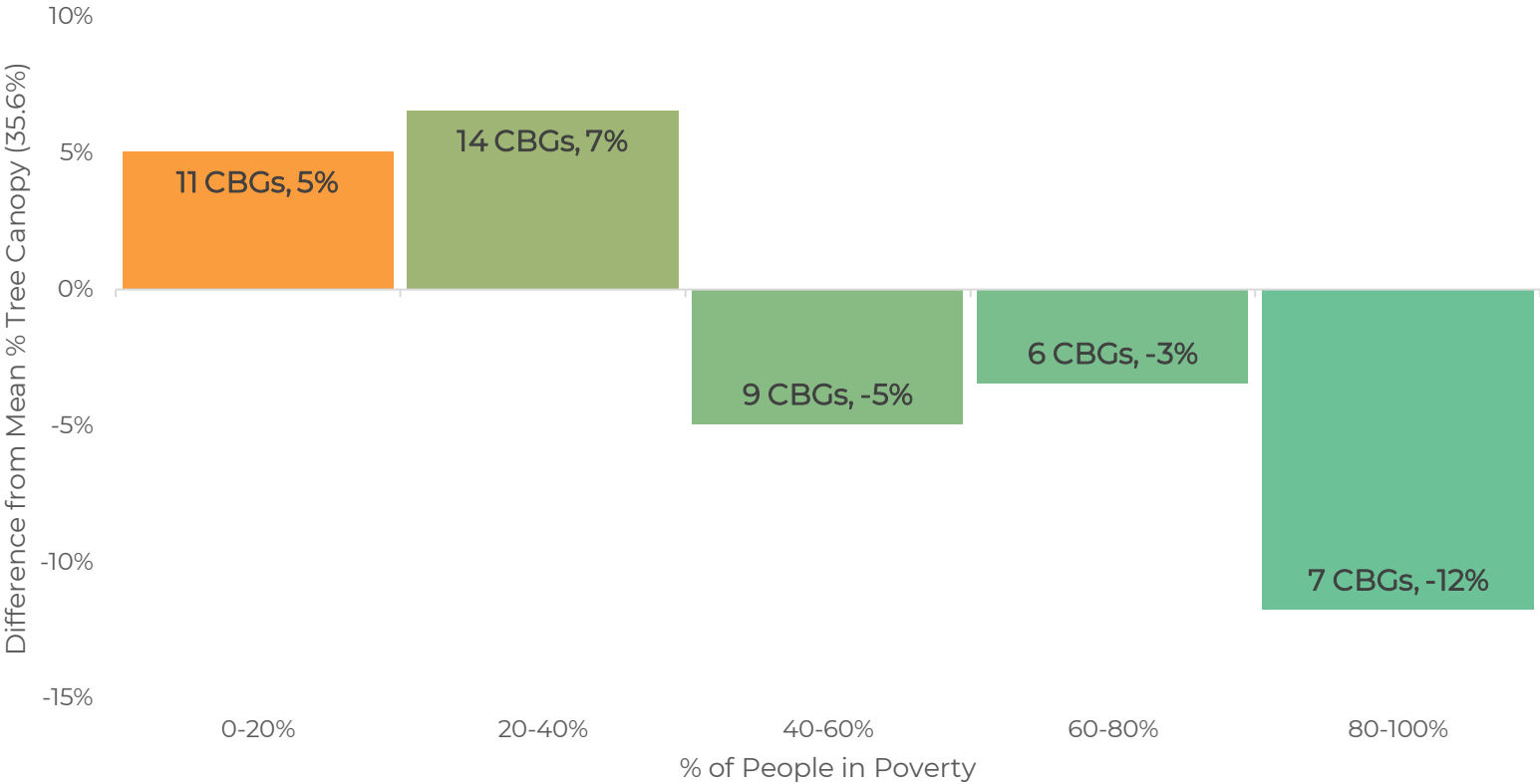
Average Surface
Temperature



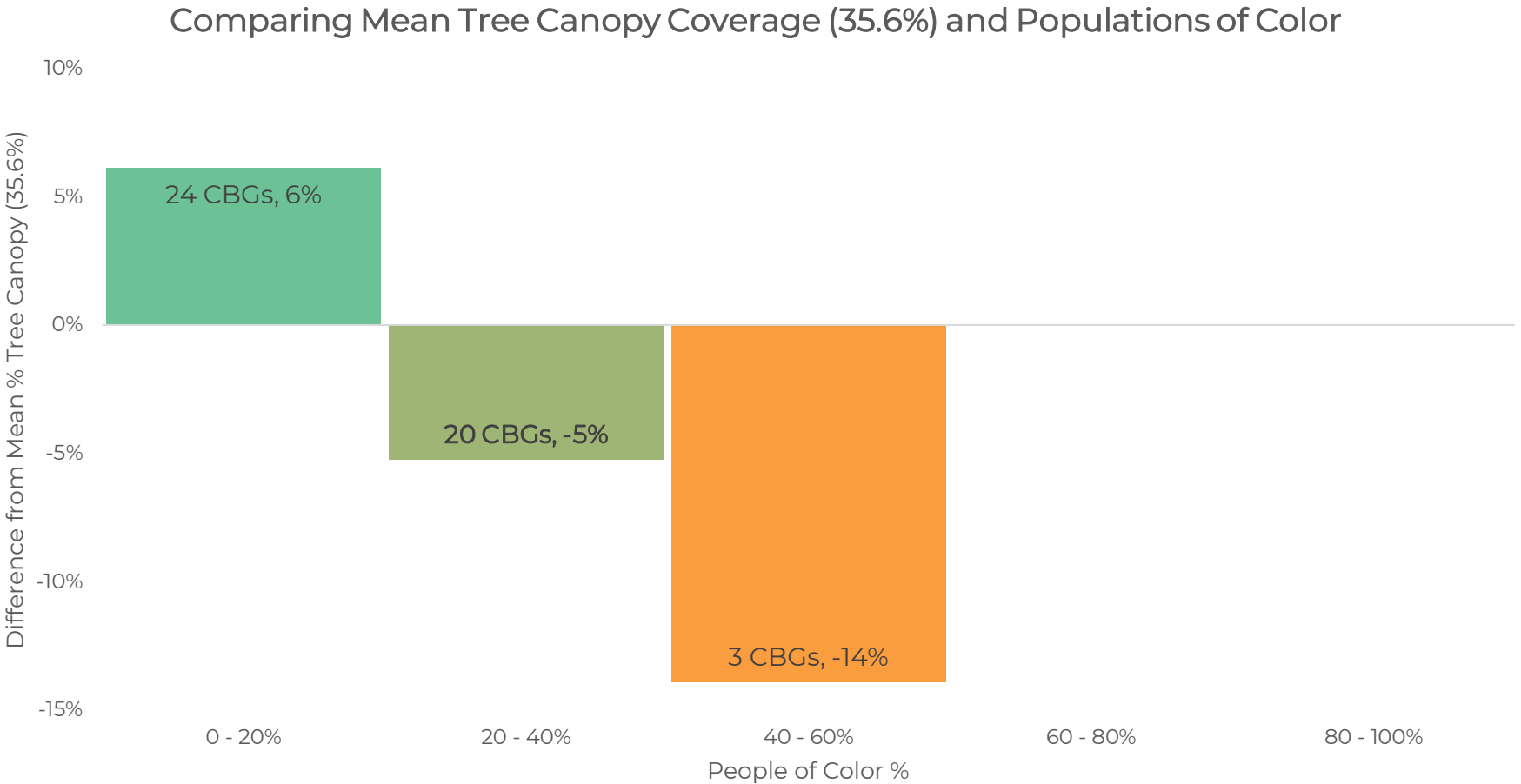
Health Risk
Index



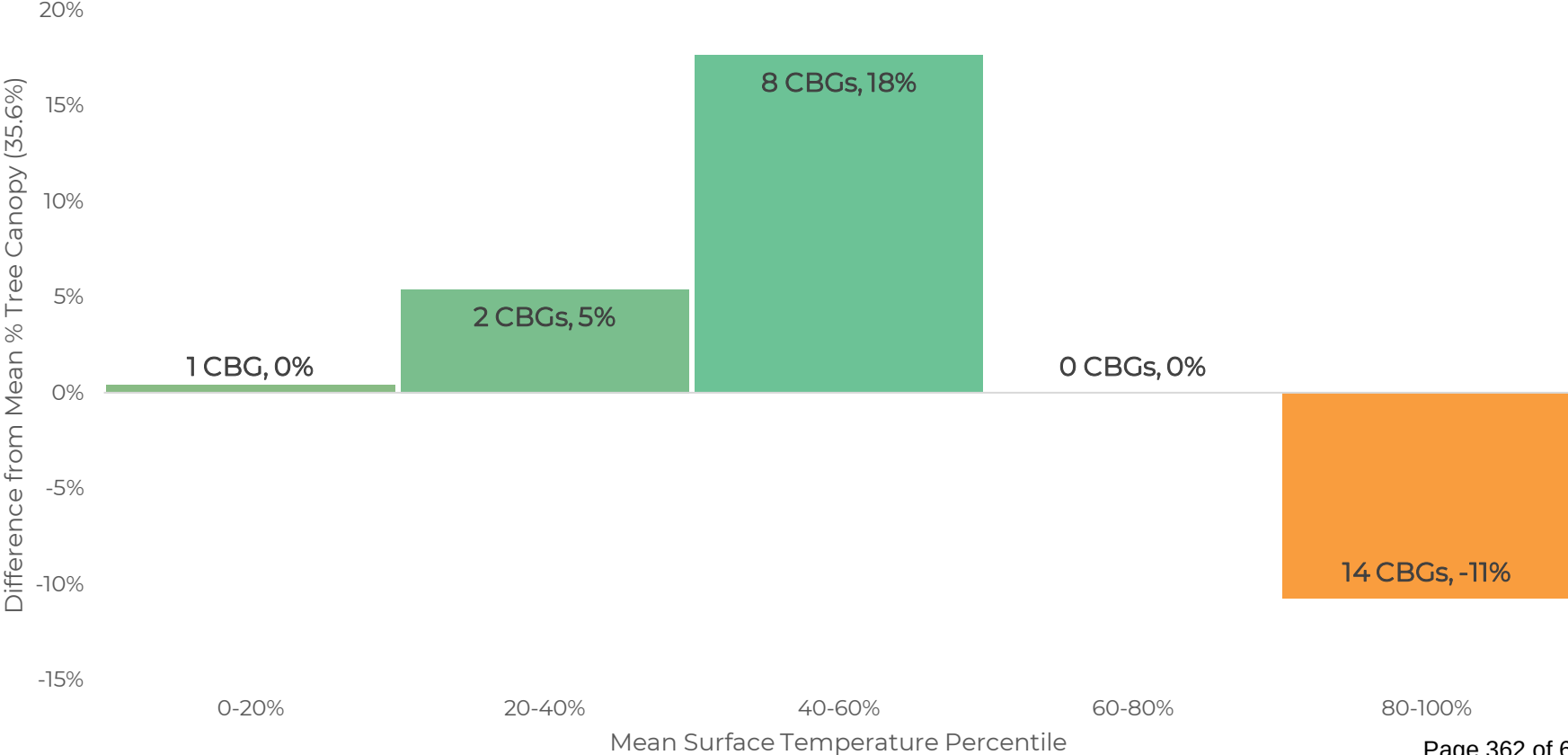
Comparing Tree Canopy Cover (35.6%) and Poverty Populations



Analysis of the Populations of Color Compared to the Mean Canopy Cover (35.6%)

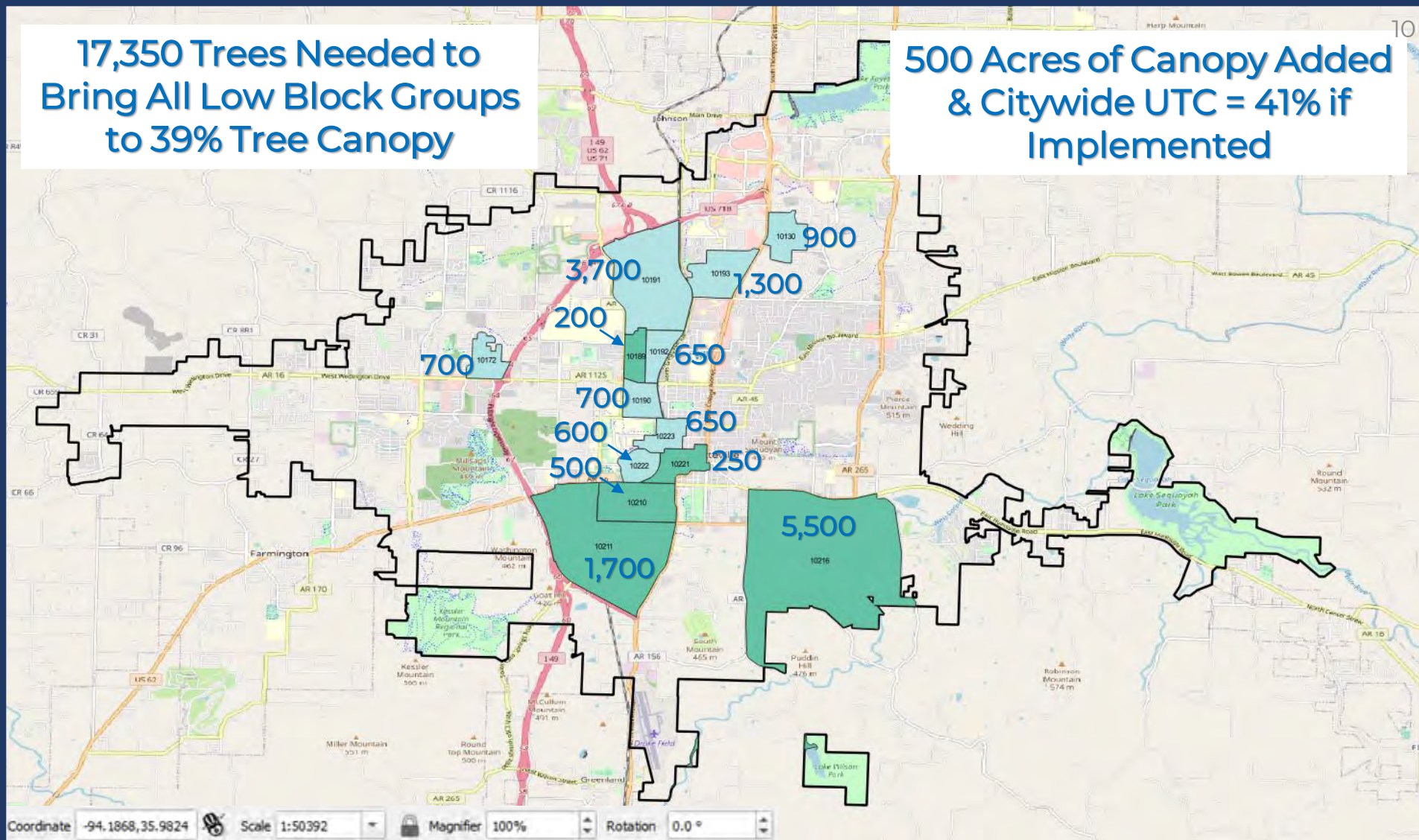


Comparing Mean Tree Canopy Coverage (35.6%) and Mean Surface
Temperature Percentiles



17,350 Trees Needed to Bring All Low Block Groups to 39% Tree Canopy

500 Acres of Canopy Added & Citywide UTC = 41% if Implemented



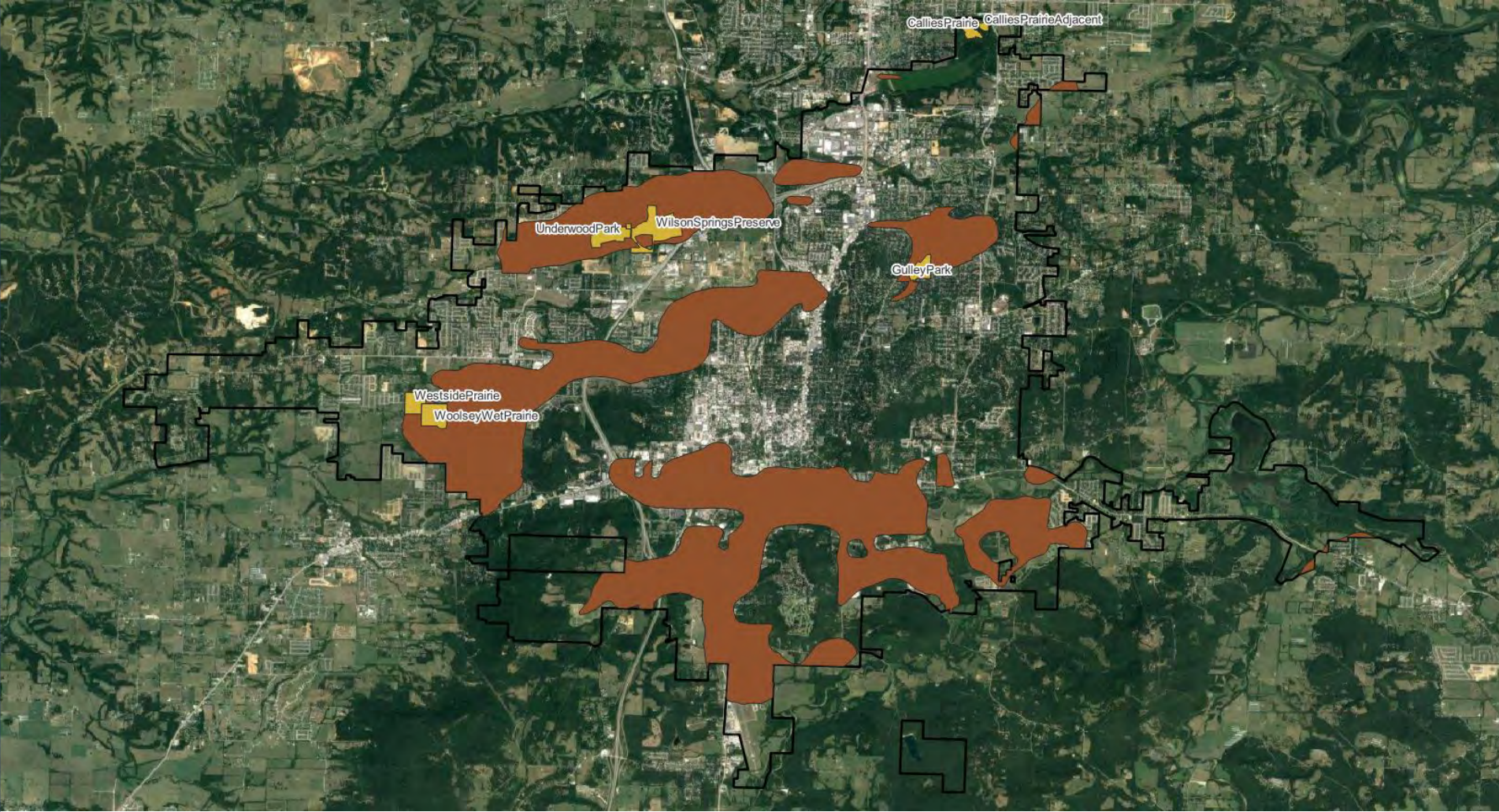
Priority Planting Areas Legend

- City Boundary
- Block Groups with $\leq 25\%$ tree canopy cover
- Block Groups with $\leq 35\%$ tree canopy cover
- # Number of trees needed to reach City UTC of 39%

Exclusion or Vulnerable Areas



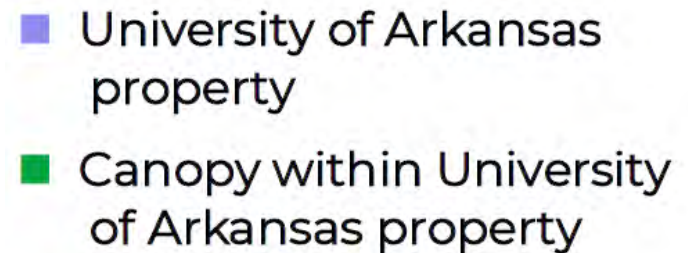
Protected Prairie-related Areas		Acres
■ Woolsey Farmstead and Wet Prairie Sanctuary		50
■ Westside Prairie		40
■ Wilson Springs Preserve		121
■ Underwood Park		5 (estimated)
■ Callies Prairie		33
■ Gulley		3
TOTAL		252 acres

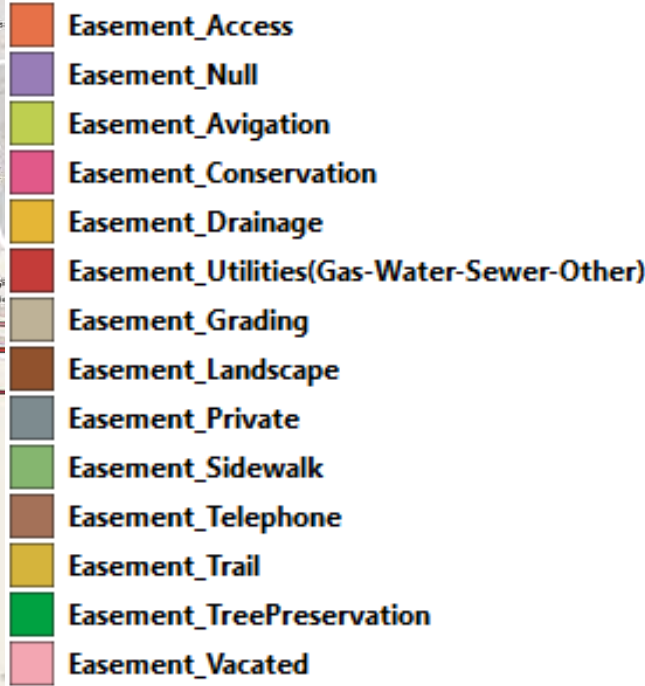


GIS layer provided by:
 Marson Nance, CLM
 Director of Land Stewardship & Research
 Northwest Arkansas Land Trust

Total Prairie Acres	9,769
Total Canopy Acres in Prairie	1,957
Canopy % in Prairie	20%





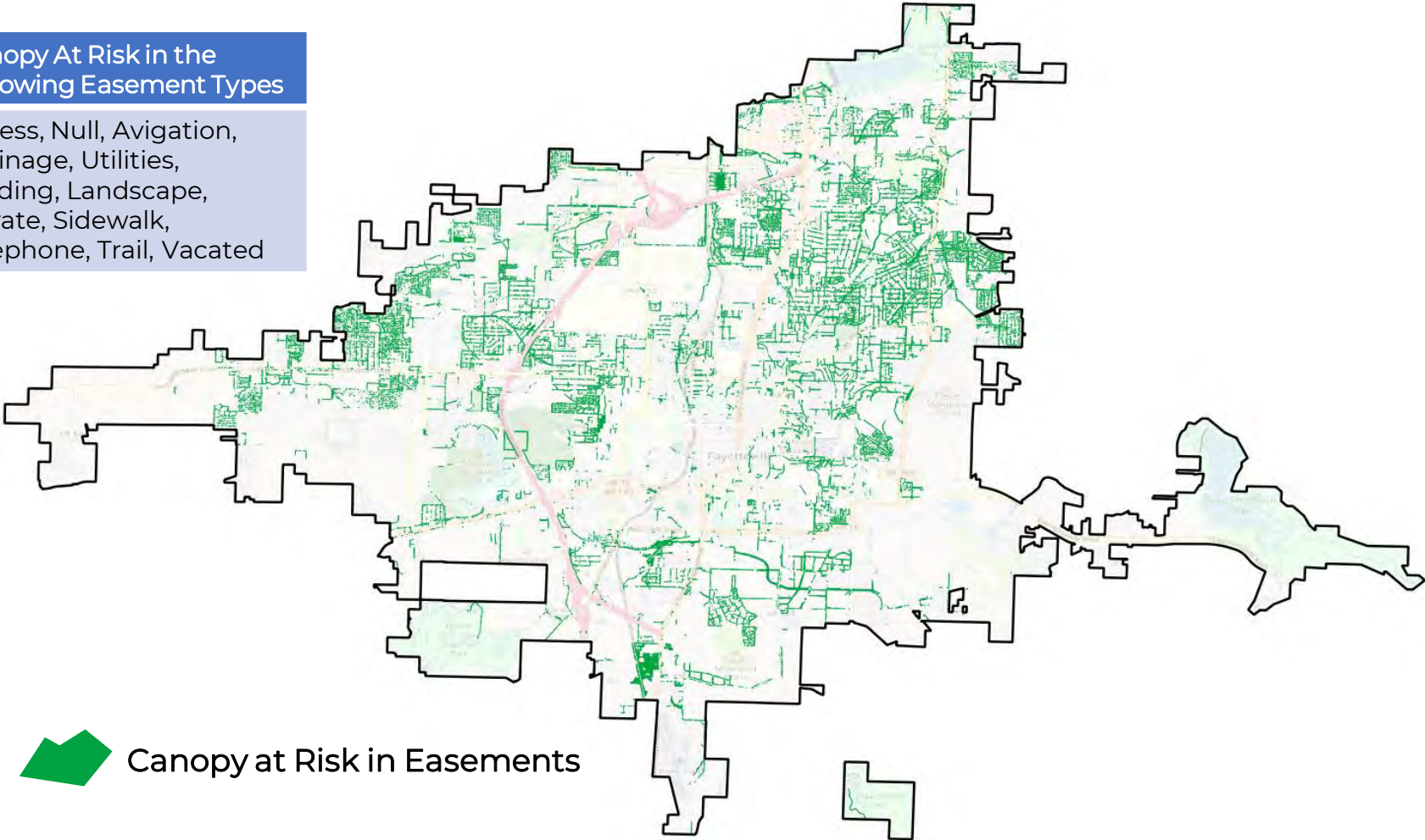


Access, Landscape, Sidewalk, Trail,
Vacated

Acres of Vulnerable Easements	Canopy Acres of Vulnerable Easements	% Canopy of Vulnerable Easements
3,980.6	1,015.0	25%

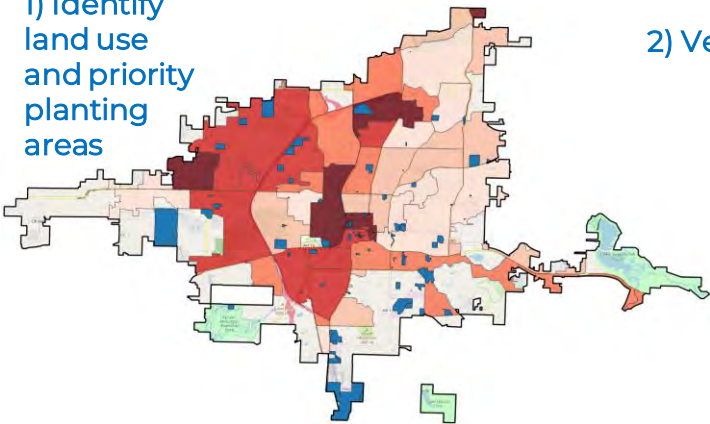
Canopy At Risk in the
Following Easement Types

Access, Null, Avigation,
Drainage, Utilities,
Grading, Landscape,
Private, Sidewalk,
Telephone, Trail, Vacated



Applying Canopy Goals & Priority Planting Areas with Consideration of Exclusion Areas

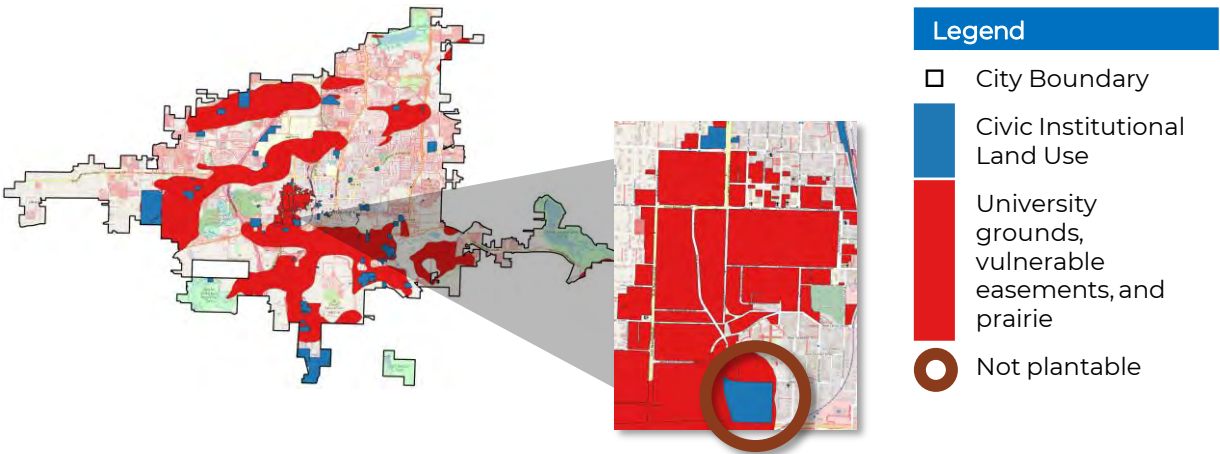
1) Identify land use and priority planting areas



2) Verify and confirm the canopy goal and number of trees to plant for the land use

Future Land Use	Current Canopy %	Modeled Canopy %	Timeframe (years)	# of Trees per Year
Urban Center	16%	16%	30	1
City Neighborhood	30%	31%	30	106
Residential Neighborhood	41%	46%	30	1,050
Rural Residential	48%	53%	30	1,032
Non-Muni Government	17%	19%	30	55
Civic Institutional	30%	32%	30	74
Civic & Private Open Space	62%	65%	30	202
Natural	62%	65%	30	480
Industrial	30%	30%	30	3
Citywide	39%	44.7%	30 Years	3,003

3) Identify and remove non-plantable areas (university, easements, prairie)



4) Identify Possible Planting Area in priority area for the land use and determine planting locations



5) Continue to identify possible planting areas in priority areas for the land use to strategize how and where to plant 74 trees per year for 30 years to reach the 32% canopy goal for the Civic Institutional land use as shown in the table above in step #2



TREE INVENTORY SUMMARY

An internal summary of the public and private sample tree inventory to inform the

City of Fayetteville, AR Urban Forest Management Plan

April 2023



CITY OF
FAYETTEVILLE
ARKANSAS



PlanITGeo
developers of TreePlotter

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TREE INVENTORY OVERVIEW

About

In October 2022, a sample inventory of public and private trees in Fayetteville, Arkansas was conducted by PlanIT Geo's Certified Arborists accredited by the International Society of Arboriculture. The scope of the public and private tree sample inventory was prepared as part of the City's Urban Forest Management Plan ("UFMP" or "Plan") project that is currently underway as of November 2022. The tree inventory is intended to gather data that informs the current extent, structure, characteristics, and maintenance needs of the urban forest that can be addressed in the UFMP.

Due to limited funding, a comprehensive inventory was not conducted though sampling methods were used in order to extrapolate the data to represent the total public and private tree populations, respectively. To do this, a sample inventory of public trees along approximately 5 percent of linear road miles (25 miles) was conducted. For public trees in parks, approximately 10 percent of City park acres were inventoried. The locations for the public tree inventory were determined by the City's Urban Forester and PlanIT Geo's Field Services team. For the private tree sample, an inventory of trees on private property was conducted when adjacent to public trees being inventoried. Data collection for private trees was not conducted on or within private property—the inventory was conducted within public rights-of-way (i.e., sidewalks) to provide a snapshot of the extent, structure, and characteristics of private trees. In addition to trees, possible available public planting sites were also inventoried based on criteria provided by the City's Urban Forester.

In November 2022, the Consulting Team developing the UFMP reviewed and analyzed the tree inventory datasets and provided summary worksheets and this draft summary report. The following details the draft outcomes of the analysis. Additional analyses such as ecosystem benefits and extrapolating the data to represent the Citywide urban forest remains to be done as part of the UFMP project.

Note, the public and private tree sample inventory analysis was conducted in the months of November and December 2022. Due to ongoing tree maintenance and the dynamic characteristics of trees, changes such as condition, tree size, and maintenance needs may have changes since the analysis.

Tree Inventory Database

www.pg-cloud.com/FayettevilleAR

Tree Inventory Counts

Tree Population / Feature	Public Datasets	Private Datasets
Total Data Points	3,076	850
Total Tree Points (alive and dead)	2,712	848
Possible Planting Sites (includes removed and stump)	364	2 (stumps)
Total Living Trees	2,568	830
Total Dead Trees	144	18

Table 1. Counts for the public and private sample tree inventory

Data Fields Collected

TreePlotter Tab	Data Field	Public Tree Dataset	Private Tree Dataset
Tree Tab	Primary ID	X	X
	Status	X	X
	Common Name	X	X
	Scientific Name	X	X
	Number of Stems	X	X
	Condition	X	X
	DBH	X	X
	DBH Range	X	X
	Observations	X	X
	Private Parcel Tree?	X	X
	Genus/Species Code	X	X
	Crown Light Exposure	X	X
	Address	X	X
Location Tab	Growing Space Type	X	X
	Land Use	X	X
	Planting Site Width	X	X
	Tree Work	X	X
Management Tab	Wires	X	X
	Clearance Conflicts	X	X
	User	X	X
	Date Added	X	X
	Last Modified	X	X
	Last Modified User	X	X

Table 2. Data fields collected as part of the 2022 sample tree inventory

PUBLIC TREE SAMPLE INVENTORY SUMMARY

Includes public street, median, park, and trail trees

Public Data Highlights (Sample Inventory)

Field	Value
Data Points	2,740 public data points
Alive & Dead Trees	2,568 (95%) Alive 144 (5%) Dead
Adjacent Land Use	68% Park/Vacant/Other 15% Single Family Other (Maintained): 39% Planting Strip: 27%
Primary Growing Space Type	Class II (medium) 6-10 feet: 42% (1,151 trees) Class III (large) 11+ feet: 36% (964 trees)
Primary Planting Site Width	
Number of Unique Tree Genera	54
Most Common Tree Genera	<i>Quercus</i> : 31% (838 trees) <i>Ulmus</i> : 15% (411 trees) <i>Acer</i> : 8% (213 trees)
Proportion of Top 10 Tree Genera	Top 10 comprise 74% of public trees
Number of Unique Tree Species	111
Most Common Tree Species	Princeton elm: 7% (189 trees) Post oak: 6% (175 trees) Willow oak: 6% (165 trees)
Proportion of Top 10 Tree Species	Top 10 comprise 44% of public trees
Tree Size Classes	55% 0-6in DBH (1,499 trees) 19% 6-12in DBH (516 trees) 14% 12-18in DBH (367 trees) 6% 18-24in DBH (158 trees) 4% 24-30in DBH (122 trees) 2% >30in DBH (50 trees)
Average Diameter / Largest Tree	8.1 inch average / 62 inch baldcypress
Tree Condition	0.04% Excellent (1 tree) 75% Good (2,043 trees) 15% Fair (394 trees) 5% Poor (130 trees) 5% Dead (144 trees)
Observations	30% Crown Dieback (813 trees) 6% Cavity Decay (174 trees)
Recommended Tree Work	Clearance Prune: 8% (217 trees) Remove Tree: 6% (162 trees) Utility Prune: 3% (72 trees)
Wire Conflicts	Wires present & conflicting: 72 trees (3%)
Clearance Conflicts	Pedestrian: 2% (53 trees) Building: 1% (37 trees)
Ecosystem Benefits	\$7,767 Overall Annual Value

Table 3. Summary of the sample public tree inventory

Public Tree Location and Growing Space (Sample Inventory)

Adjacent Land Use of Public Trees

Distribution of (Sample) Public Trees by Land Use

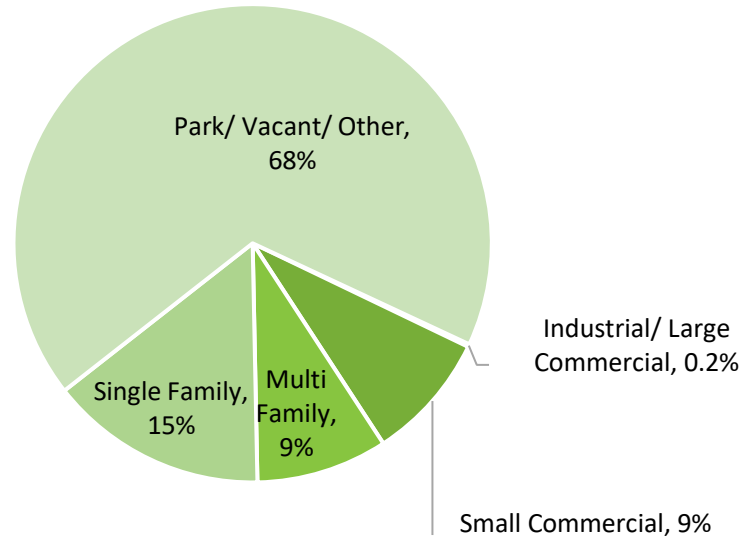


Figure 1. Distribution of (sample) public trees by land use

Growing Space Type of Public Trees

Distribution of (Sample) Public Trees by Growing Spaces

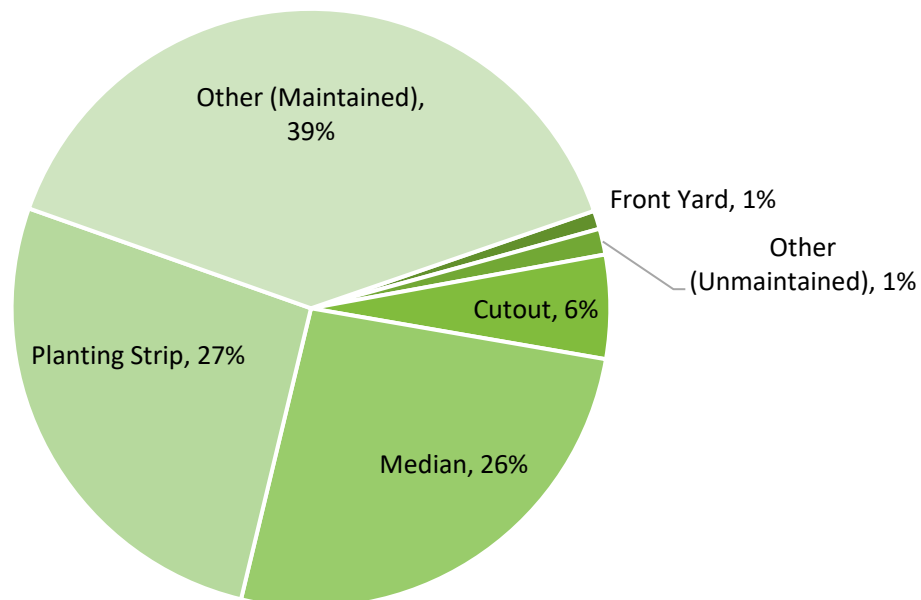


Figure 2. Distribution of (sample) public trees by growing spaces

Existing Tree Planting Site Width of Public Trees

Distribution of (Sample) Public Trees by Planting Site Width

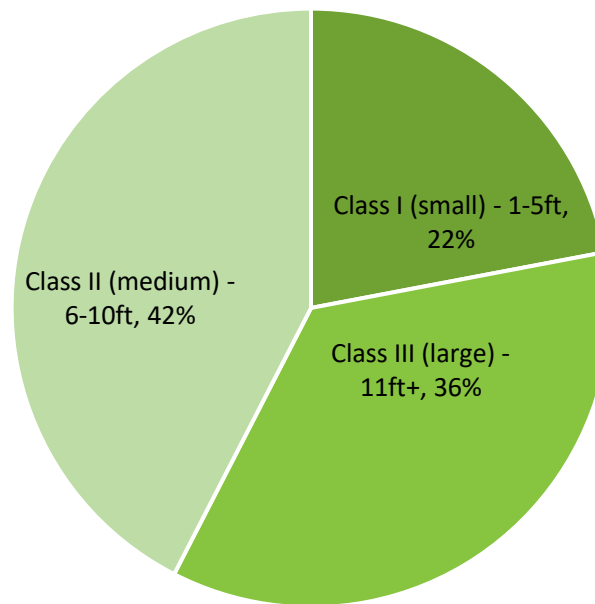


Figure 3. Distribution of (sample) public trees by planting site width

Public Tree Structure (Sample Inventory)

Public Tree Genera Composition

Distribution of (Sample) Public Trees by Genus (Top 10)

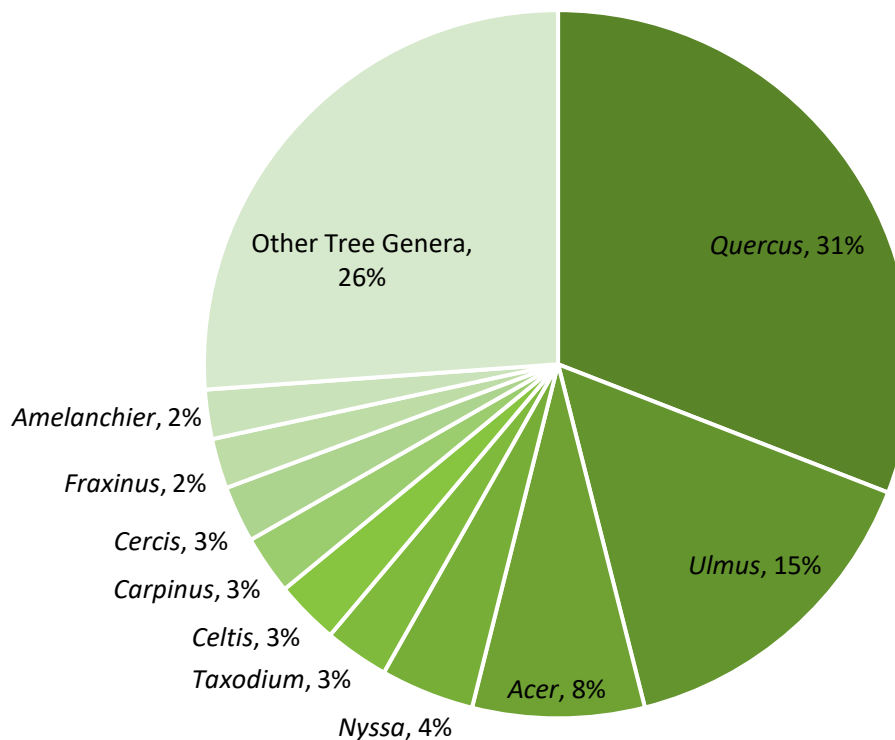


Figure 4. Distribution of (sample) public trees by genus (top 10)

Public Tree Species Composition

Distribution of (Sample) Public Trees by Tree Species (Top 10)

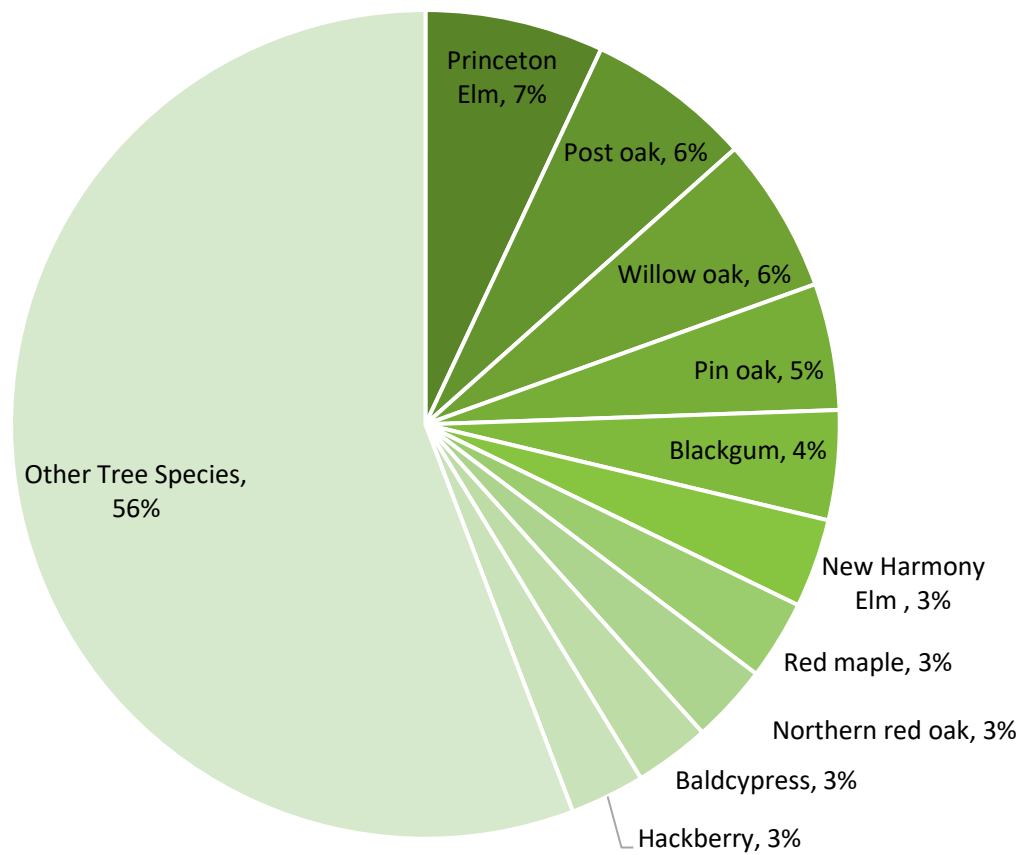


Figure 5. Distribution of (sample) public trees by tree species (top 10)

Public Tree Size Classes and Relative Age Distribution

Comparison of Fayetteville's (Sample) Public Tree Size Classes to the Ideal Distribution (Richards 1993)

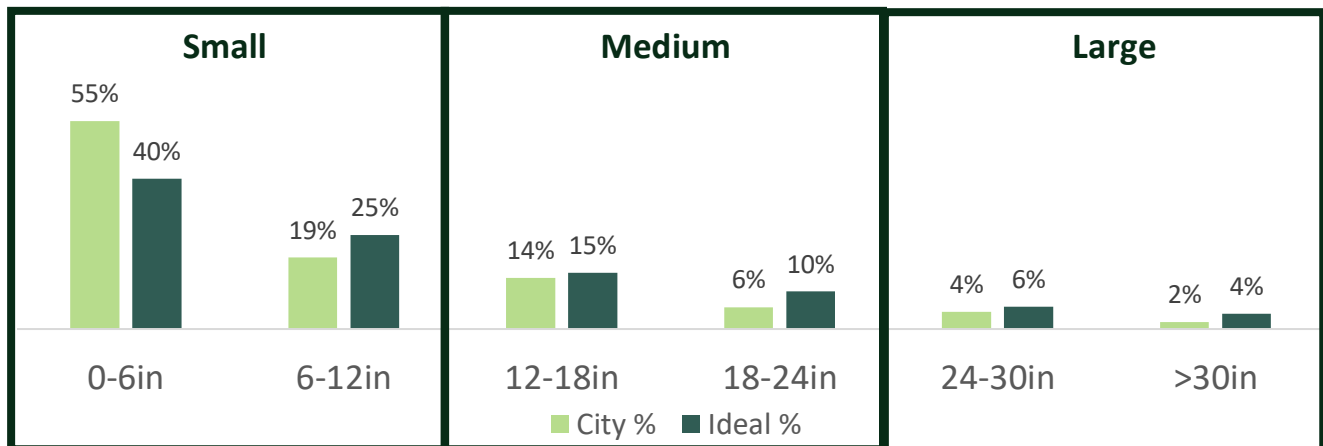


Figure 6. Comparison of Fayetteville's (sample) public tree sizes classes to the ideal distribution (Richards, 1993)

Public Tree Condition and Maintenance Needs (Sample Inventory)

Public Tree Condition

Distribution of (Sample) Public Trees by Condition

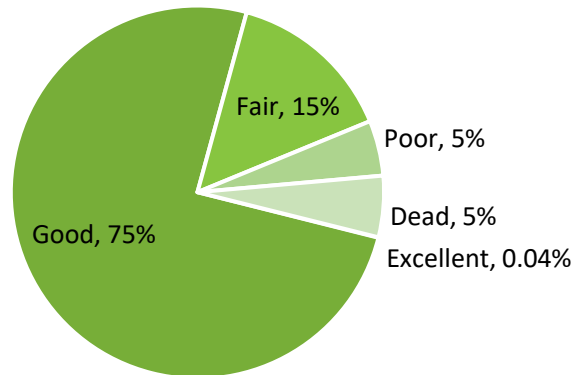


Figure 7. Distribution of (sample) public trees by condition

Public Tree Observations

(Sample) Public Tree Observations

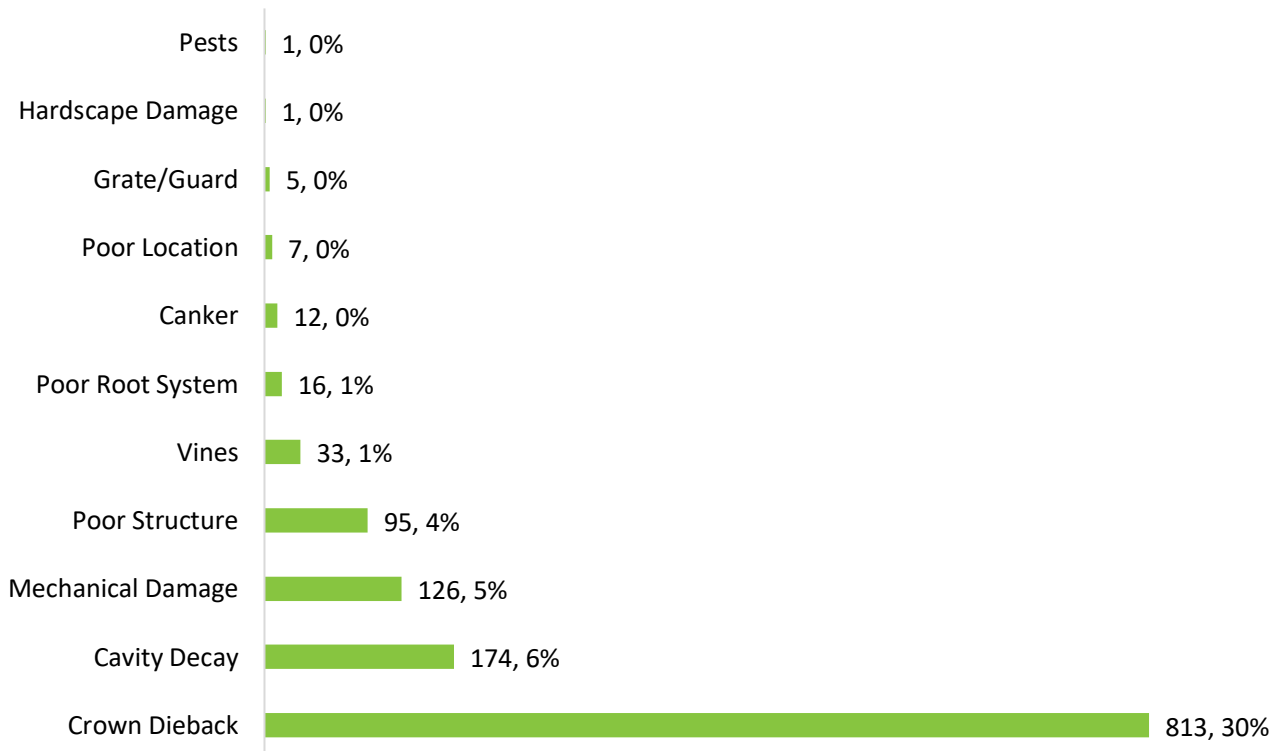


Figure 8. Observations of the (sample) public trees

Recommended Maintenance of Public Trees ("Tree Work")

Recommended Tree Work for (Sample) Public Trees

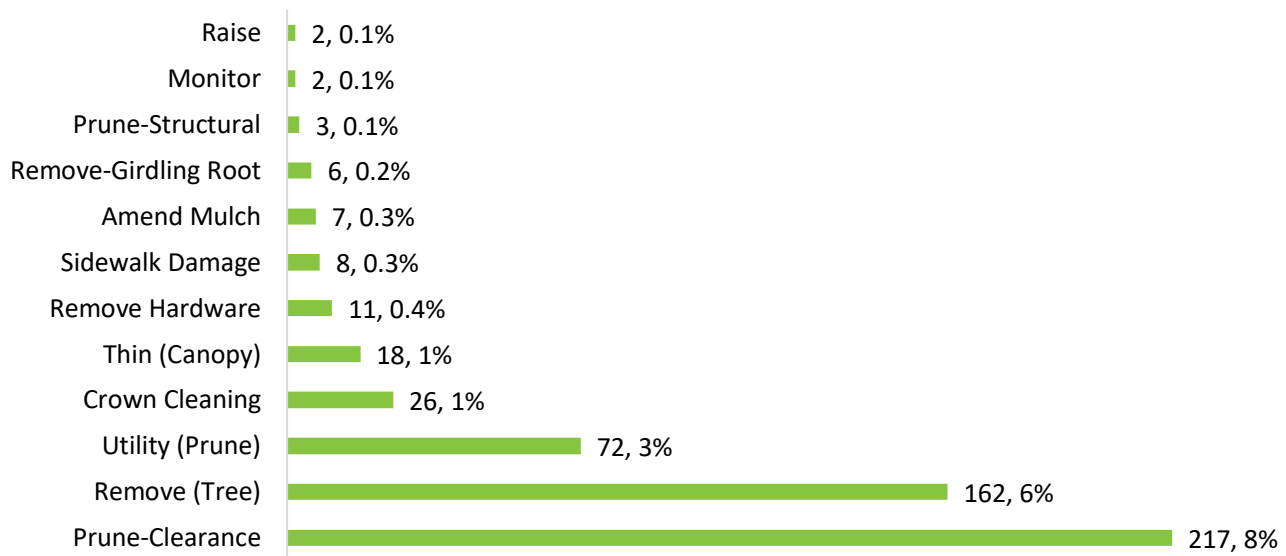


Figure 9. Recommended tree work for (sample) public trees

Public Tree Conflicts (Sample Inventory)

Public Tree Wire Conflicts

Summary of Utility Conflicts of (Sample) Public Trees

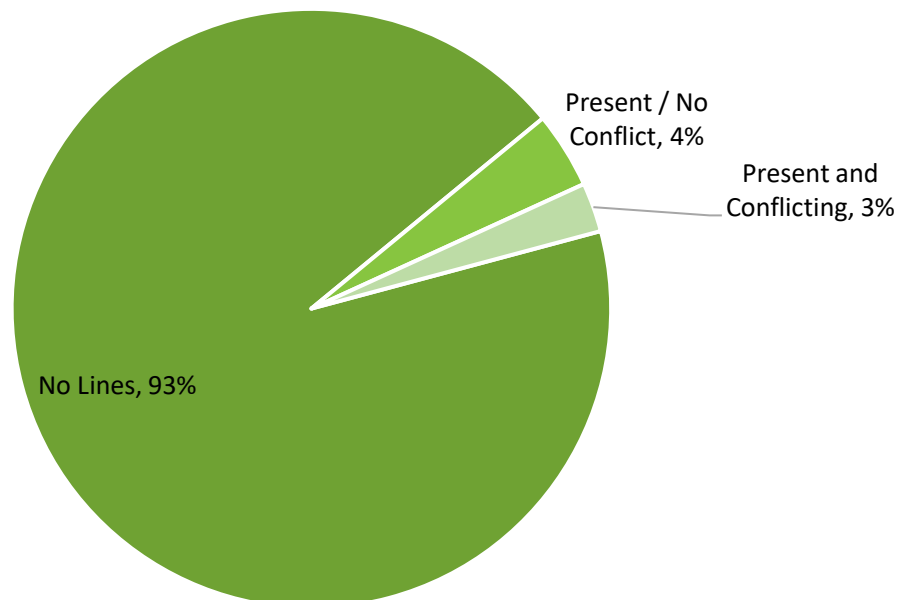


Figure 10. Summary of utility conflicts of (sample) public trees

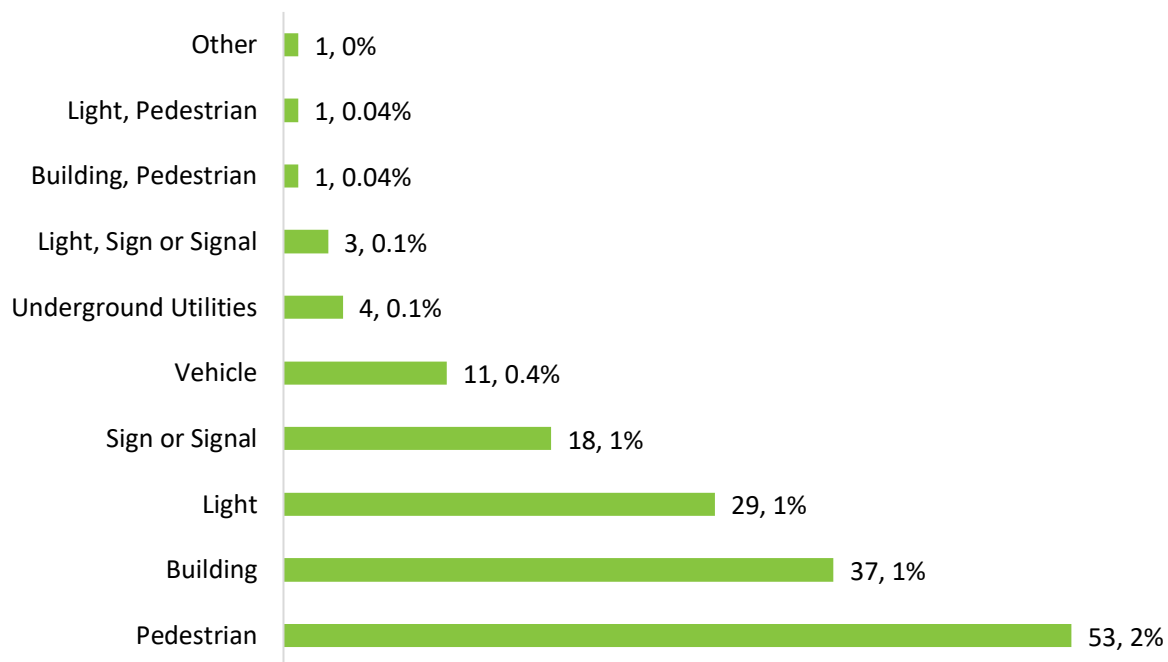
Public Tree Clearance Conflicts**Existing Clearance Conflicts of the Public Tree Sample Inventory**

Figure 11. Existing clearance conflicts of the public tree sample inventory

Ecosystem Benefits and Services of the Public Tree Sample Inventory

Table 4. Ecosystem benefits and services of the sample public trees

ECOSYSTEM BENEFITS	AMOUNT FOR 2712 TREES	AVERAGE PER TREE	TOTAL FOR 25,000 PUBLIC TREES
Overall Monetary Benefit (\$)	\$7,767	\$2.86	\$71,599.65
Air Quality Monetary Benefit (\$)	\$2,598	\$0.96	\$23,949.30
CO (Carbon Monoxide) Pollution Removed (lbs)	12	0.004480	112.00
CO Removed Monetary Benefit (\$)	\$8	\$0.003	\$71.72
NO2 (Nitrogen Dioxide) Pollution Removed (lbs)	55	0.02	505.90
NO2 Removed Monetary Benefit (\$)	\$11.1	\$0.004	\$102.69
O3 (Ozone) Pollution Removed (lbs)	1,046	\$0.39	\$9,643.25
O3 Removed Monetary Benefit (\$)	\$1,233	\$0.45	\$11,366.70
PM2.5 (Particulate Matter 2.5 microns) Pollution Removed (lbs)	28	0.01	257.65
PM2.5 Removed Monetary Benefit (\$)	\$1,339	\$0.49	\$12,343.93
SO2 (Sulfur dioxide) Pollution Removed (lbs)	21	0.01	189.07
SO2 Removed Monetary Benefit (\$)	\$0.01	\$0.000004	\$0.09
Pollutants Removed (lbs)	1,169	0.43	10776.27
Carbon Sequestered Monetary Benefit (\$)	\$3,646	\$1.34	\$33,613.57
Carbon Sequestered (lbs)	156,765	57.8	1445102.2
Stormwater Monetary Benefit (\$)	\$1,524.53	\$0.56	\$14,053.56
Evaporation (ft ³)	289,960	106.9	2672938.6
Interception (ft ³)	290,397	107.1	2676967.0
Transpiration (ft ³)	613,646	226.3	5656762.4
Potential Evaporation (ft ³)	2,500,561	922.0	23050897.7
Evapotranspiration (ft ³)	1,892,393	697.8	17444623.9
Runoff Avoided (ft ³)	22,804	8.4	210213.8
CO2 Storage (lbs)	5,348,466	1972.1	49303704.8
CO2 Storage Monetary Benefit (\$)	\$124,391	\$45.87	\$1,146,668.05
Carbon Dry Weight (lbs)	2,917,345	1075.72	26892933.08
Carbon Storage (lbs)	1,458,672	537.86	13446459.26

"lbs" = pounds; "gal" = gallons; "ft³" = cubic feet

PRIVATE TREE SAMPLE INVENTORY SUMMARY

Private Data Highlights (Sample Inventory)

Field	Value
Data Points	850
Alive & Dead Trees	848
Adjacent Land Use	39% Single Family 27% Multi Family
Primary Growing Space Type	Other (Maintained): 70% Front Yard: 19%
Primary Planting Site Width	Class III (large) 11+ feet: 62% Class II (medium) 6-10 feet: 20%
Number of Unique Tree Genera	34
Most Common Tree Genera	<i>Quercus</i> : 19% (159 trees) <i>Acer</i> : 12% (103 trees) <i>Pinus</i> : 9% (75 trees)
Proportion of Top 10 Tree Genera	Top 10 comprise 78% of private trees
Number of Unique Tree Species	64
Most Common Tree Species	Pin oak: 9% (76 trees) Loblolly pine: 8% (65 trees) Red maple: 8% (64 trees)
Proportion of Top 10 Tree Species	Top 10 comprise 57% of private trees
Tree Size Classes	39% 0-6in DBH (334 trees) 20% 6-12in DBH (171 trees) 23% 12-18in DBH (198 trees) 10% 18-24in DBH (83 trees) 5% 24-30in DBH (44 trees) 2% >30in DBH (18 trees)
Average Diameter / Largest Tree	10.2 inch average / 34 inch tulip tree
Tree Condition	0.1% Excellent (1 tree) 70% Good (594 trees) 24% Fair (202 trees) 4% Poor (33 trees) 2% Dead (20 trees)
Observations	41% Crown Dieback (346 trees) 9% Cavity Decay (75 trees)
Recommended Tree Work	Clearance Prune: 9% (74 trees) Remove Hardware: 6% (53 trees) Remove (Tree): 3% (23 trees)
Wire Conflicts	Wires present & conflicting: 17 trees (2%)
Clearance Conflicts	Building: 4% (33 trees) Pedestrian: 3% (23 trees)
Ecosystem Benefits	\$3,295 Overall Annual Value

Table 5. Summary of the sample private tree inventory

Private Tree Location and Growing Space (Sample Inventory)

Adjacent Land Use of Private Trees

Distribution of (Sample) Private Trees by Land Use

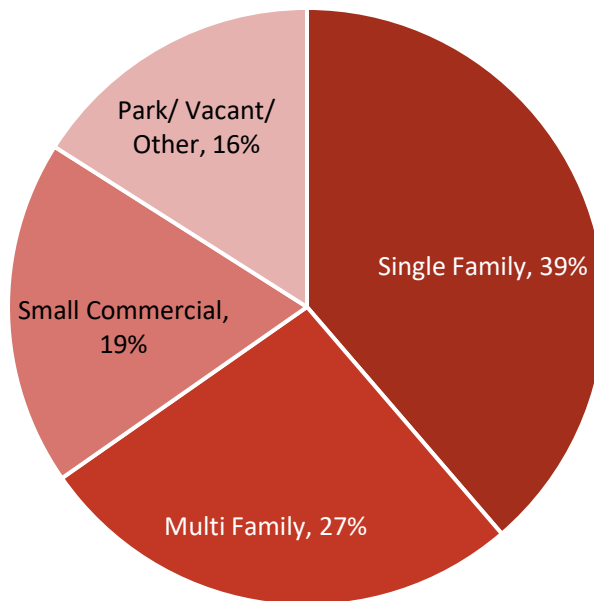


Figure 12. Distribution of (sample) private trees by land use

Growing Space Type of Private Trees

Distribution of (Sample) Private Trees Growing Space

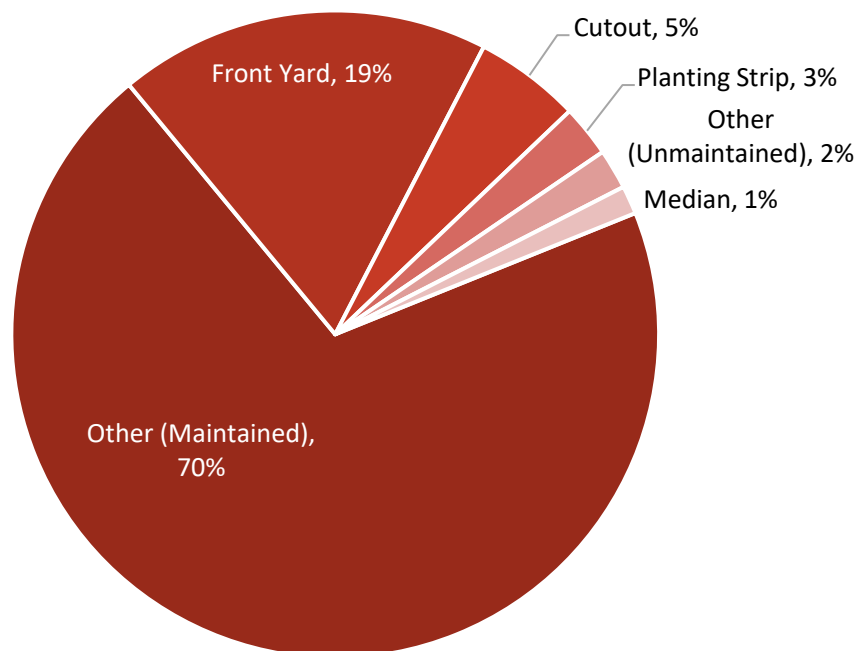


Figure 13. Distribution of growing space for the (sample) private trees

Existing Tree Planting Site Width of Private Trees

Distribution of (Sample) Private Trees Planting Site Width

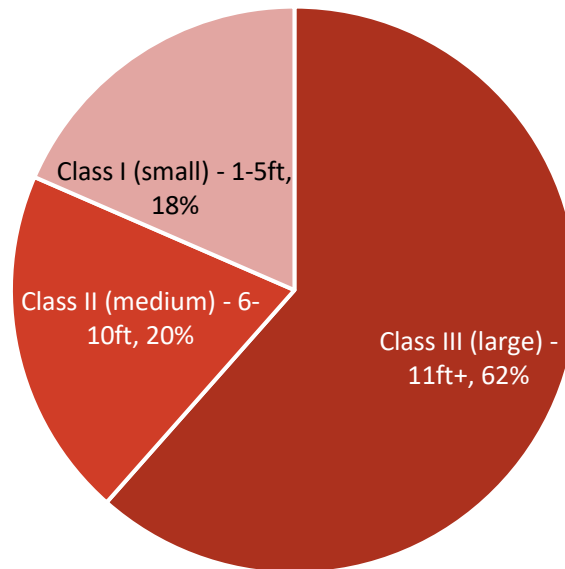


Figure 14. Distribution of (sample) private trees planting site widths

Private Tree Structure (Sample Inventory)

Private Tree Genera Composition

Distribution of (Sample) Private Tree Genera (Top 10)

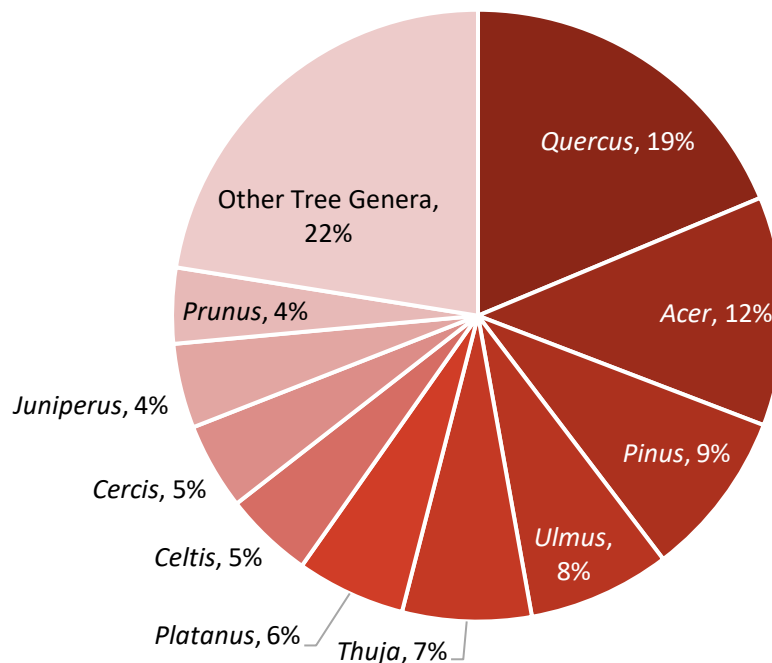


Figure 15. Distribution of (sample) private tree genera (top 10)

Private Tree Species Composition

Distribution of (Sample) Private Tree Species by Common Name (Top 10)

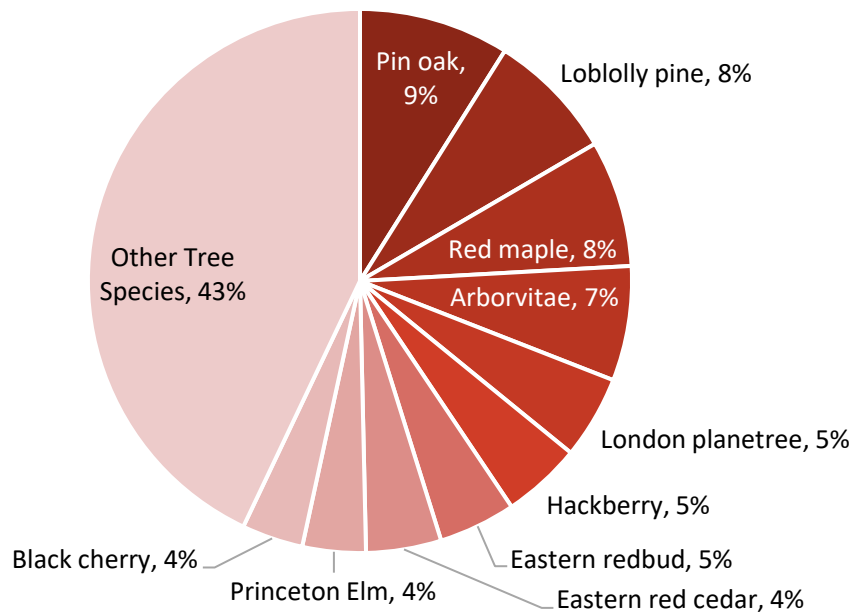


Figure 16. Distribution of (sample) private tree species (top 10)

Private Tree Size Classes and Relative Age Distribution

Comparison of Fayetteville's (Sample) Private Tree Size Classes to the Ideal Distribution (Richards 1993)

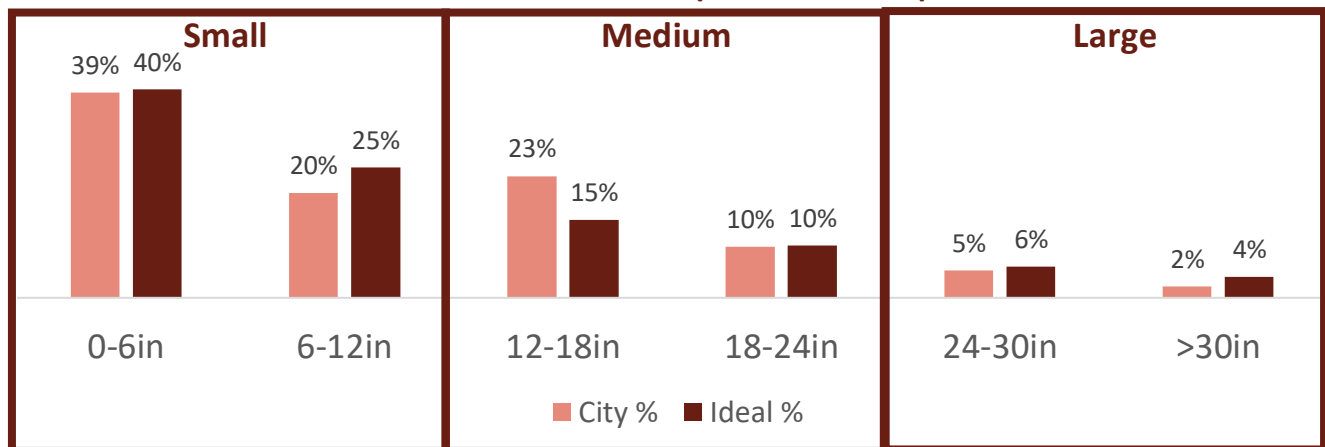


Figure 17. Comparison of Fayetteville's (sample) private tree size classes to the ideal distribution (Richards, 1993)

Private Tree Condition and Maintenance Needs (Sample Inventory)

Private Tree Condition

Distribution of Private Trees by Condition (Sample Inventory)

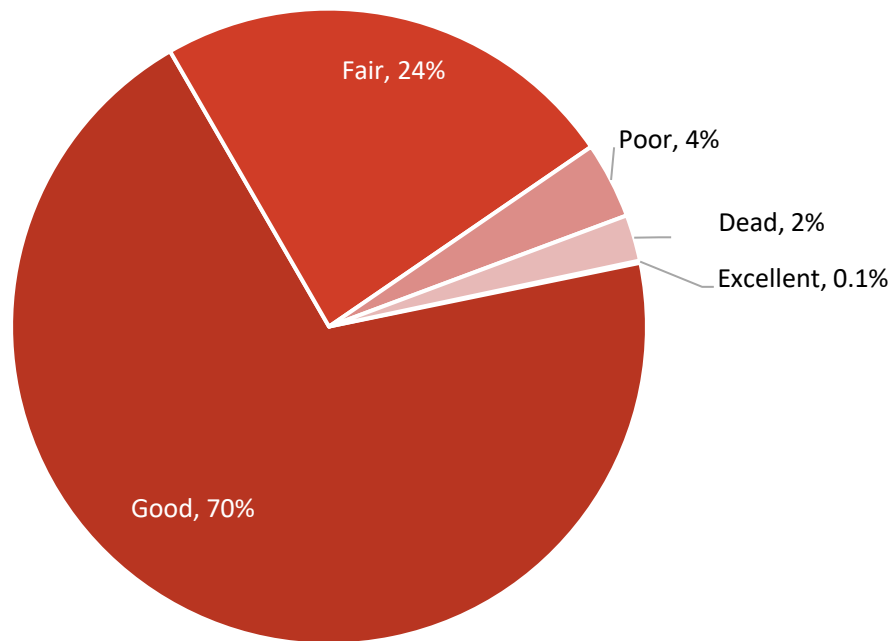


Figure 18. Distribution of (sample) private trees by condition

Private Tree Observations

Summary of Observations from the Private Tree Sample Inventory

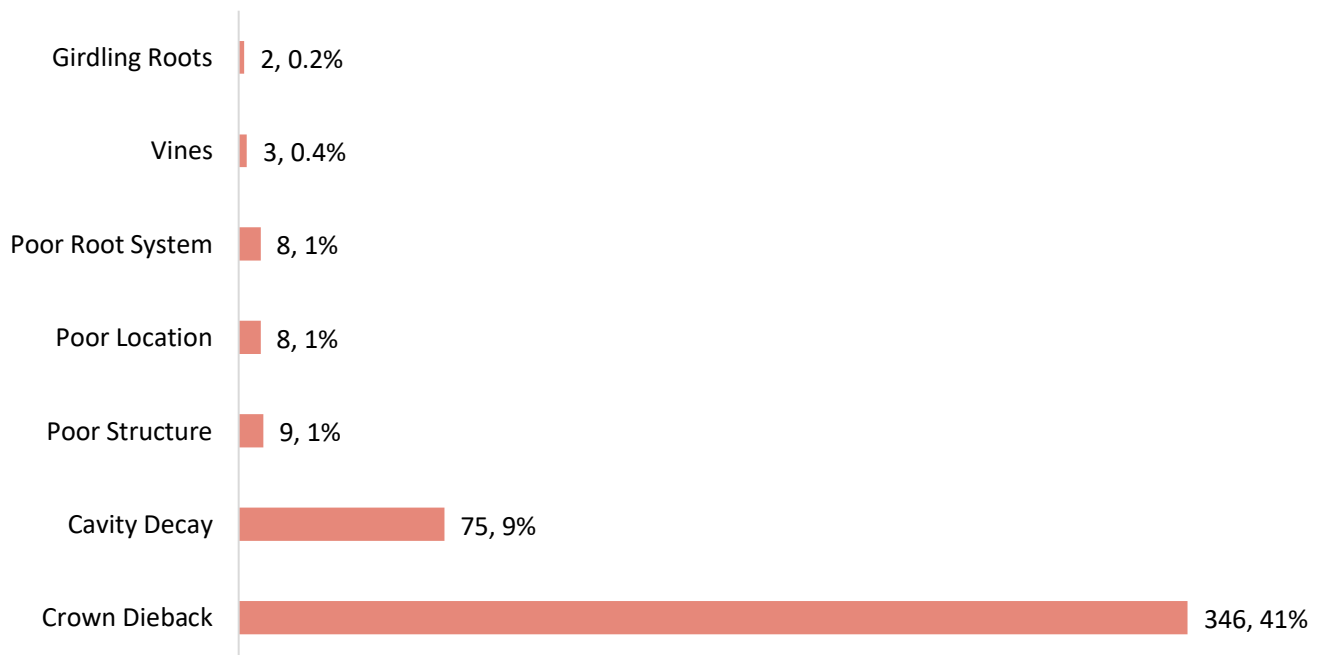


Figure 19. Summary of observations from the private sample tree inventory

Recommended Maintenance of Private Trees ("Tree Work")

Recommended Tree Work for the Private Tree (Sample) Inventory

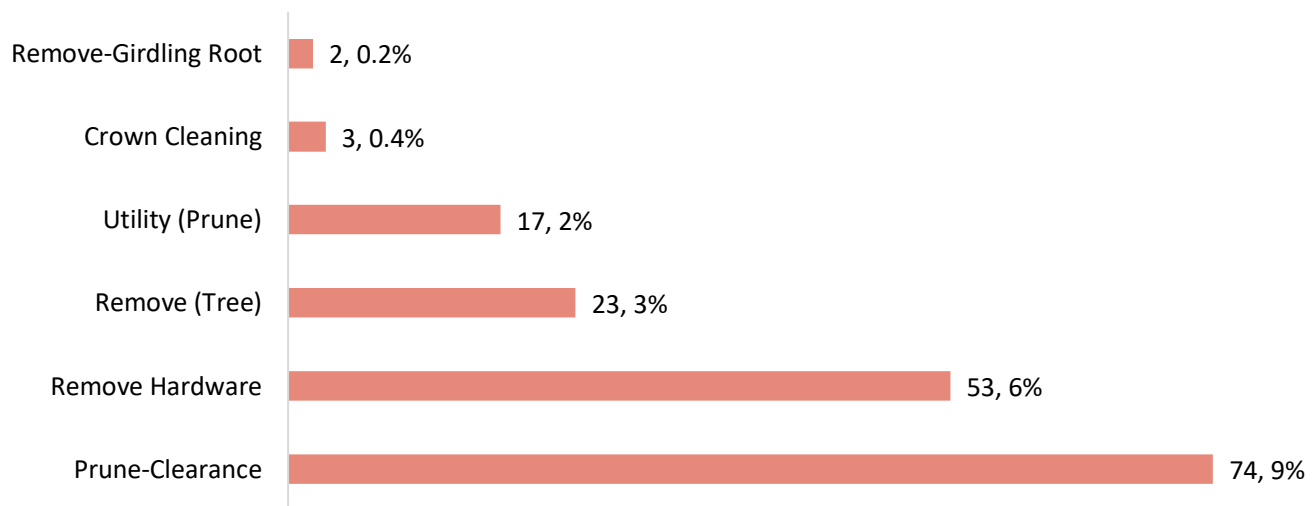


Figure 20. Recommended tree work for the (sample) private tree inventory

Private Tree Conflicts (Sample Inventory)

Private Tree Wire Conflicts

Summary of Wire Conflicts for the (Sample) Private Trees Inventoried

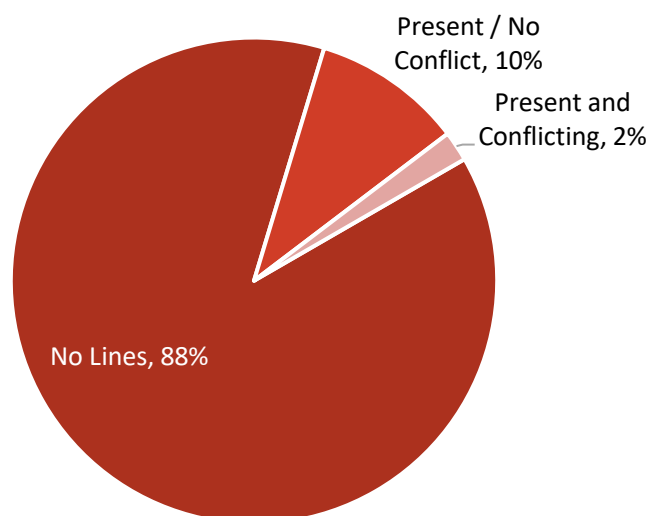


Figure 21. Summary of the wire conflicts for the (sample) private tree inventory

Private Tree Clearance Conflicts

Existing Clearance Conflicts of the Private Tree Sample Inventory

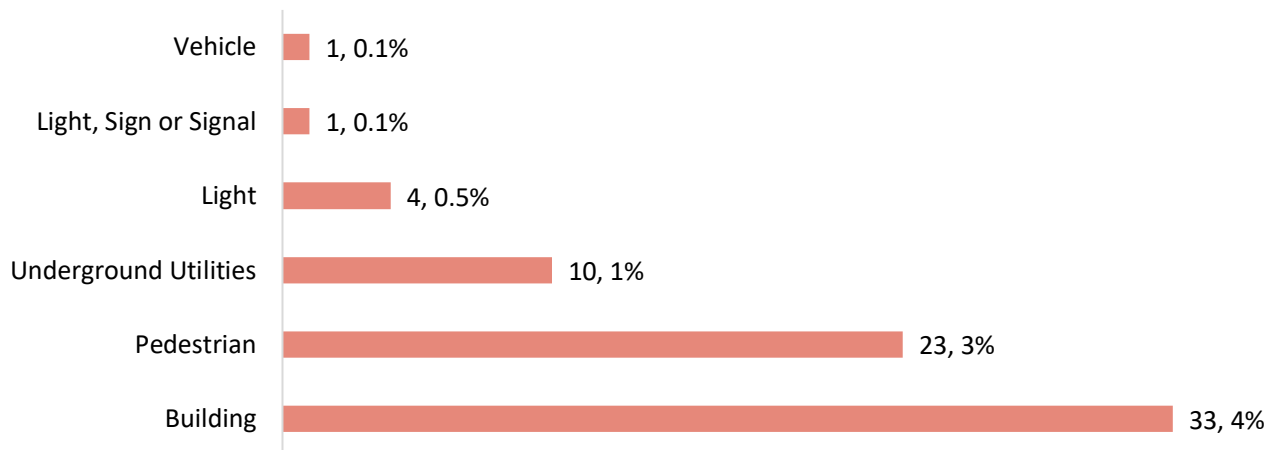


Figure 22. Existing clearance conflicts of the (sample) private tree inventory

Ecosystem Benefits and Services of the Private Tree Sample Inventory

Table 6. Ecosystem benefits and services of the sample private trees

ECOSYSTEM BENEFITS	Amount 830 Private trees	AVERAGE PER TREE
Overall Monetary Benefit (\$)	\$3,295	\$3.97
Air Quality Monetary Benefit (\$)	\$1,153	\$1.39
CO (Carbon Monoxide) Pollution Removed (lbs)	5	0.006
CO Removed Monetary Benefit (\$)	\$3	\$0.00
NO2 (Nitrogen Dioxide) Pollution Removed (lbs)	25	0.03
NO2 Removed Monetary Benefit (\$)	\$5.0	\$0.01
O3 (Ozone) Pollution Removed (lbs)	422	0.51
O3 Removed Monetary Benefit (\$)	\$496	\$0.60
PM2.5 (Particulate Matter 2.5 microns) Pollution Removed (lbs)	14	0.02
PM2.5 Removed Monetary Benefit (\$)	\$647	\$0.78
SO2 (Sulfur dioxide) Pollution Removed (lbs)	9	0.01
SO2 Removed Monetary Benefit (\$)	\$0.00	\$0.00
Pollutants Removed (lbs)	475	0.57
Carbon Sequestered Monetary Benefit (\$)	\$1,656	\$2.00
Carbon Sequestered (lbs)	71,206	85.79
Stormwater Monetary Benefit (\$)	\$486.00	\$0.59
Evaporation (ft ³)	93,621	112.80
Interception (ft ³)	93,762	112.97
Transpiration (ft ³)	198,003	238.56
Potential Evaporation (ft ³)	807,155	972.48
Evapotranspiration (ft ³)	610,884	736.00
Runoff Avoided (ft ³)	7,272	8.76
CO2 Storage (lbs)	2,015,538	2428.36
CO2 Storage Monetary Benefit (\$)	\$46,876	\$56.48
Carbon Dry Weight (lbs)	1,099,385	1324.56
Carbon Storage (lbs)	549,692	\$662.28

"lbs" = pounds; "gal" = gallons; "ft³" = cubic feet

PUBLIC PARK AND TRAIL SAMPLE TREE INVENTORY

Summary of Sample Tree Inventories in Public Parks

Data Field	Wilson Park	Farmers Market	Frisco Park	Greathouse Park	Mt. Sequoyah Gardens	Mt. Sequoyah Trail
# of Data Points	485	41	61	95	48	179
Most Common Tree Genera	<i>Quercus</i> (41%)	<i>Prunus</i> (37%)	<i>Amelanchier</i> (31%)	<i>Ulmus</i> (25%)	<i>Cercis</i> (19%)	<i>Quercus</i> (53%)
Most Common Tree Species	Post oak (19%)	Yoshino flowering cherry (37%)	Service-berry (31%)	Green ash (22%)	Eastern redbud (19%)	Post oak (38%)
Primary Condition	Good (84%)	Good (100%)	Good (80%)	Good (46%)	Good (67%)	Good (88%)
Primary Size Class	6-12in (21%)	6-12in (54%)	0-3in (41%)	6-12in (45%)	6-12in (46%)	12-18in (50%)
Tree Work	Clearance Prune (8%)	Clearance Prune (17%)	Remove Tree (3%)	Remove Tree (6%)	Crown Cleaning (13%)	Remove Tree (3%)
Primary Observation	Crown Dieback (35%)	Poor Root System (32%)	Crown Dieback (23%)	Poor Location (13%)	Crown Dieback (60%)	Poor Structure (12%)
Primary Clearance Conflict	Lights 4%	Buildings (17%)	None	None	Buildings (4%)	None

Table 7. Tree data summaries for parks inventoried in 2022

POSSIBLE PUBLIC PLANTING SITES

Summary of Possible Planting Sites on Public Property

Field	Value
Counts	Proposed Planting Sites: 336 Stumps: 28 Dead Trees: 144
Proposed Planting Site Widths	Class I (small) 1-5 feet: 80 (16%) Class II (medium) 6-10 feet: 316 (62%) Class III (large) 11+ feet: 112 (22%)
Growing Space of Proposed Sites	Cutout: 275 (54%) Median: 192 (38%) Other (Maintained): 38 (7%)
Adjacent Land Use of Proposed Sites	Park/Vacant/Other: 260 (51%) Single Family: 140 (28%) Small Commercial: 50 (10%)
Wire Conflicts	No Lines: 470 (93%) Wires Present, No Conflict: 34 (7%) Wires Present, Conflicting: 4 (0.8%)
Diameter of Stumps	3-6in: 20 (71%) 12-18in: 4 (14%) 0-3in: 2 (7%)

Table 8. Summary of possible public planting sites inventoried in 2022

ESTIMATED CHARACTERISTICS OF ALL PUBLIC TREES

Methodology

Based on a total of 470 (500) linear road miles in the City and the inventory of public trees along 5% of roadways, the urban forestry consultants utilized research data from the 2014 Urban & Community Forestry Census of Tree Activities (Hauer, et al.) to estimate the total public tree population. For communities of similar size, population, population density, and linear road miles, the average public tree population is 25,000 trees. Based on these estimates, the sample public tree data (2,712 alive or dead trees) was extrapolated to represent 25,000 public trees. The following summaries provide estimates of public tree extent, growing space, structure, characteristics, and maintenance needs:

Public Tree Status

Estimated Status of All Public Trees

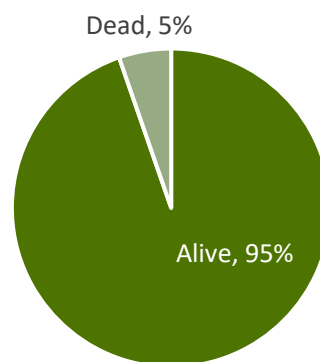


Figure 23. Estimated status of all public trees

Public Tree Location and Growing Space (Estimated for All Public Trees)

Adjacent Land Use of Public Trees

Estimated Adjacent Land Use of All Public Trees

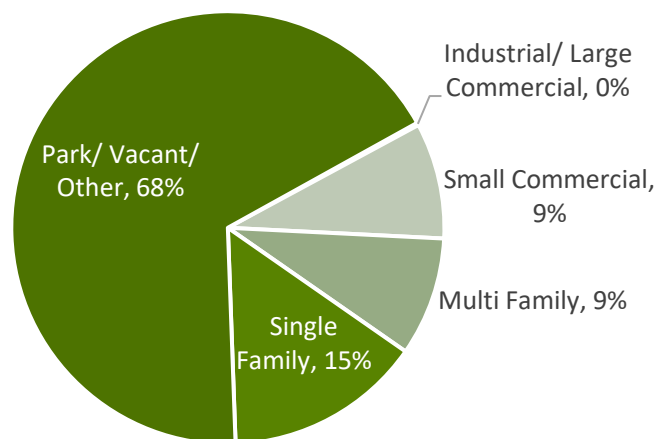


Figure 24. Estimated adjacent land use of all public trees

Growing Space Type of Public Trees

Estimated Growing Space of All Public Trees

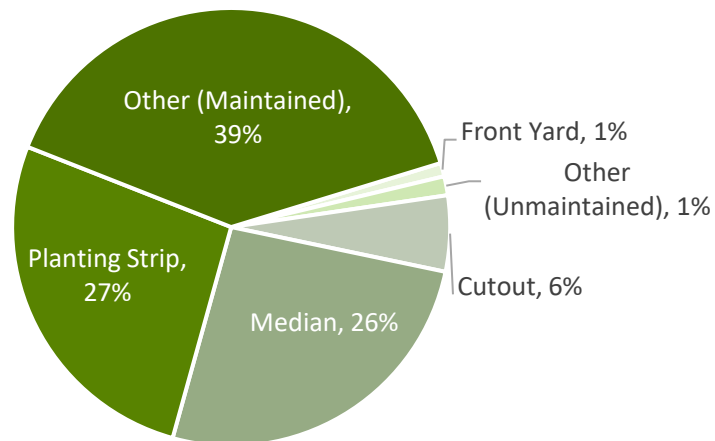


Figure 25. Estimated growing space of all public trees

Existing Tree Planting Site Width of Public Trees

Estimated Planting Site Widths of All Public Trees

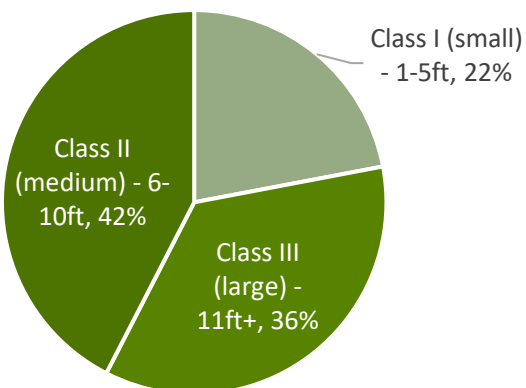


Figure 26. Estimated planting site widths of all public trees

Public Tree Structure (Estimated for All Public Trees)

Public Tree Genera Composition

Estimated Tree Genera Diversity (Top 10) of All Public Trees

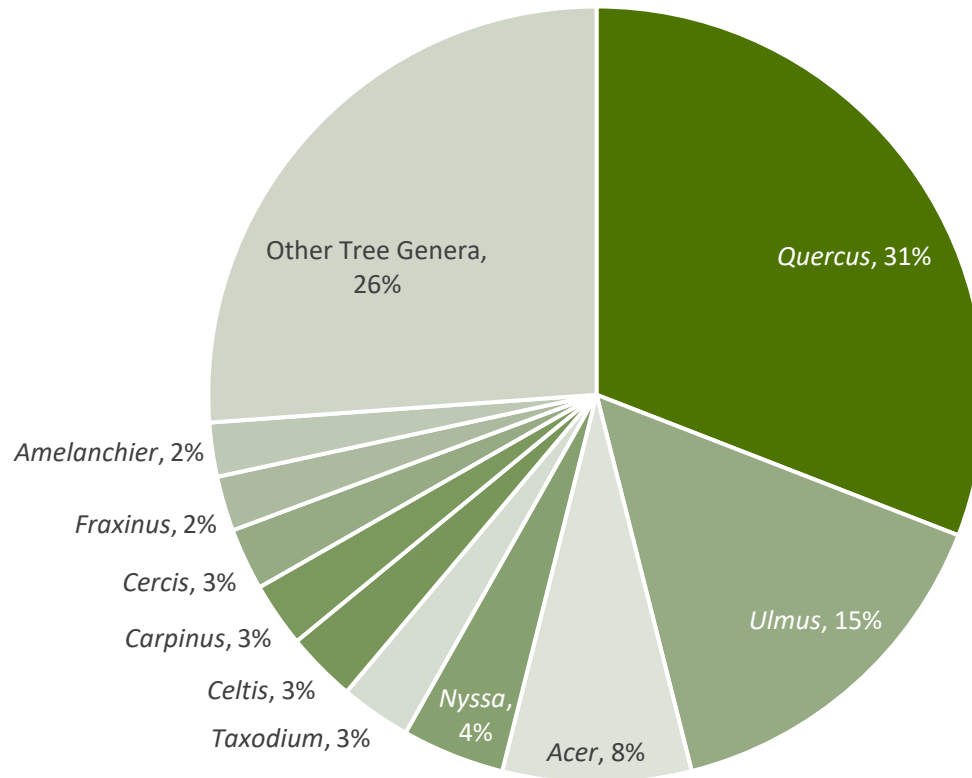


Figure 27. Estimated tree genera diversity for all public trees (top 10)

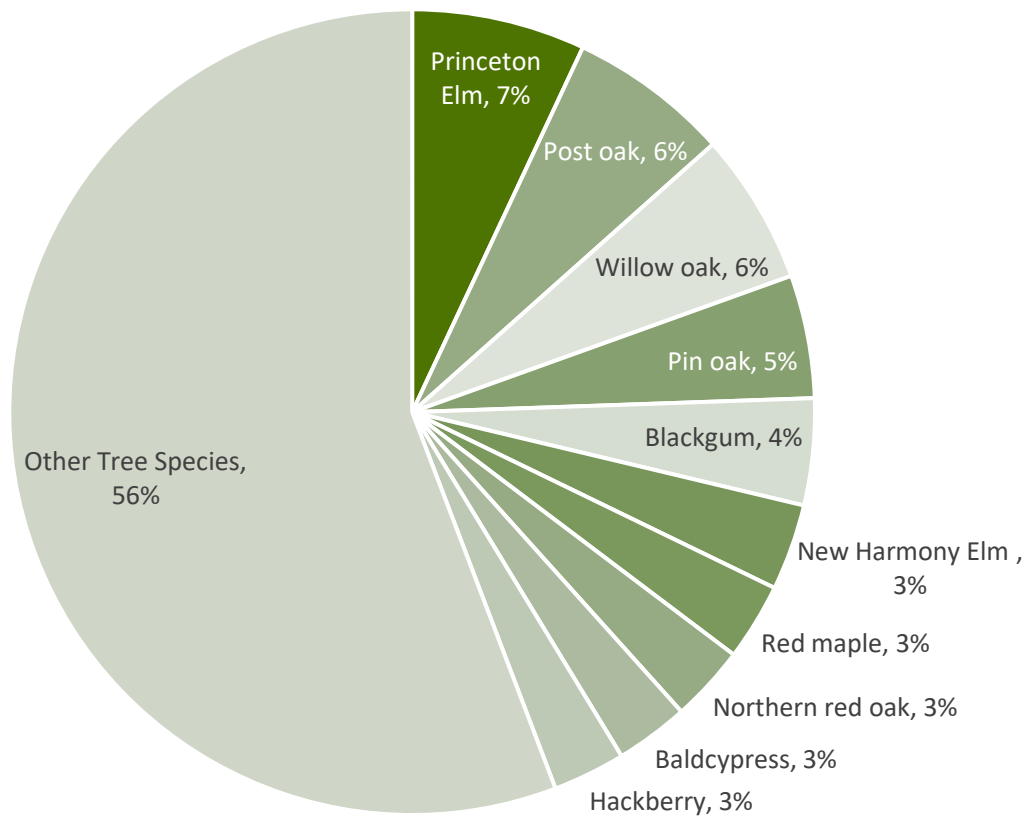
Public Tree Species Composition**Estimated Tree Species Diversity (Top 10) of All Public Trees**

Figure 28. Estimated tree species diversity for all public trees (top 10)

Public Tree Size Classes and Relative Age Distribution

Estimated Distribution of Diameter Classes for All Public Trees Compared to the Ideal Distribution (Richards, 1993)

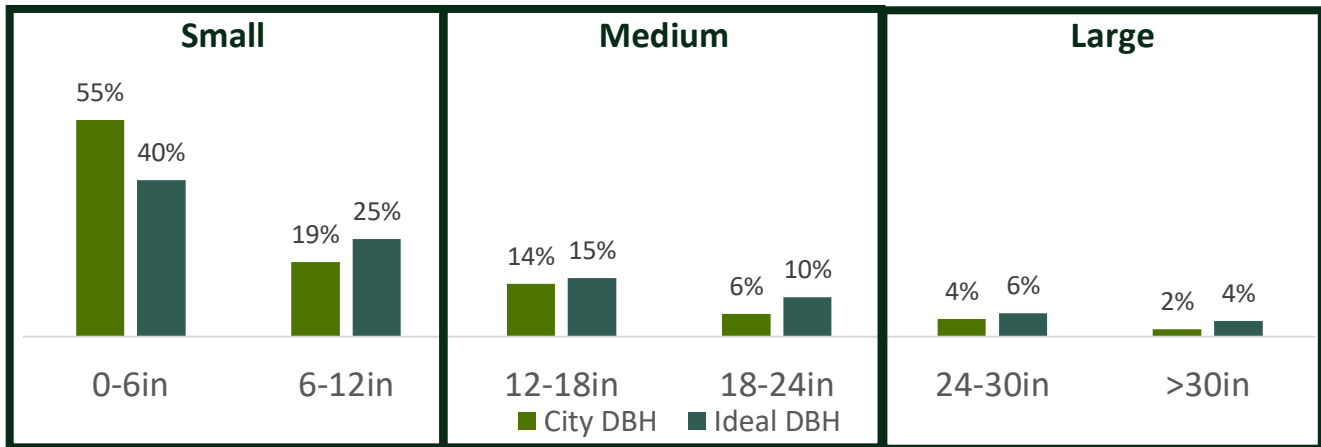


Figure 29. Estimated distribution of diameter classes for all public trees compared to the ideal distribution (Richards, 1993)

Public Tree Condition and Maintenance Needs (Estimated for All Public Trees)

Public Tree Condition

Estimated Condition of All Public Trees

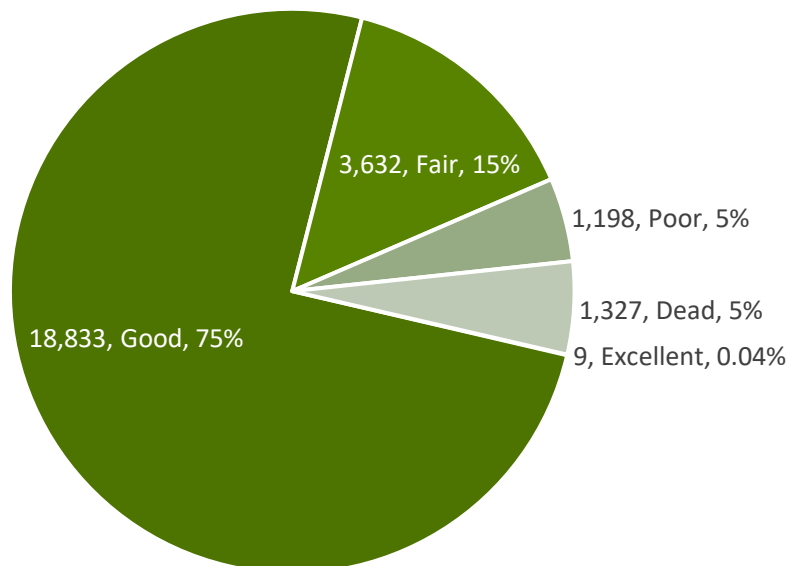


Figure 30. Estimated condition of all public trees

Public Tree Observations

Estimated Observations and Defects of All Public Trees

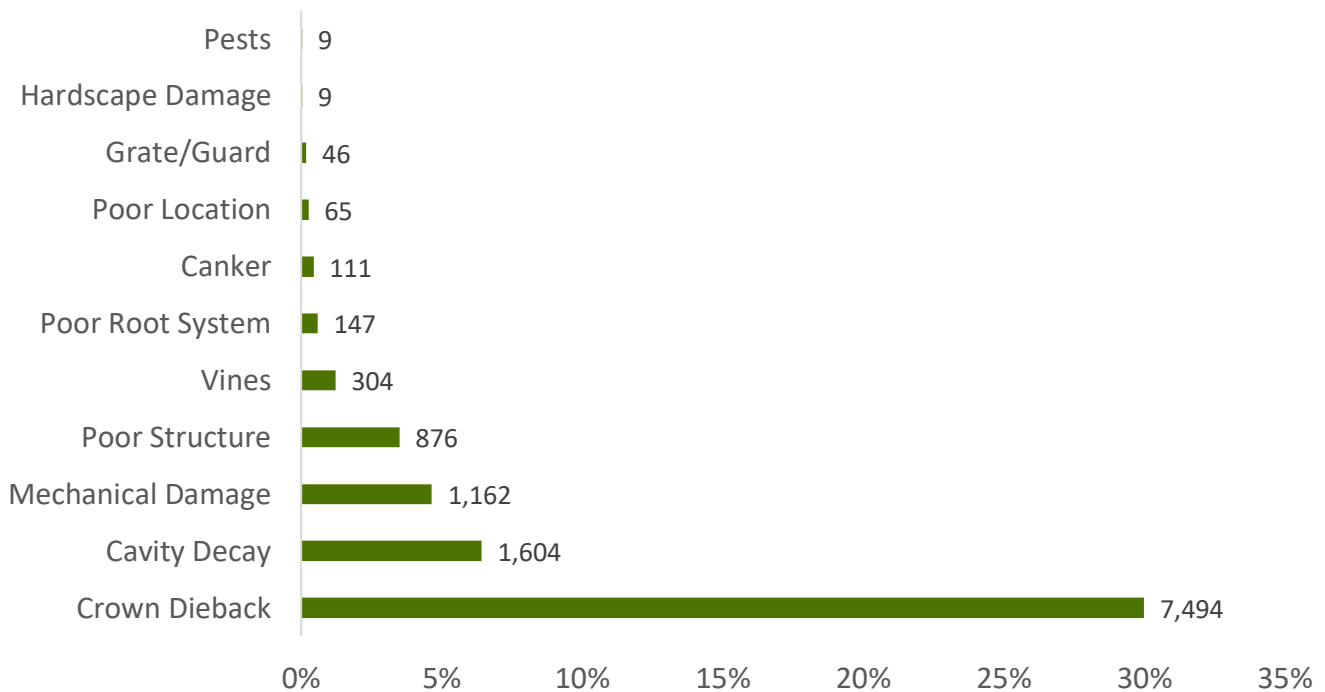


Figure 31. Estimated observations and defects of all public trees

Recommended Maintenance of Public Trees ("Tree Work")

Estimated Tree Work Needed for All Public Trees

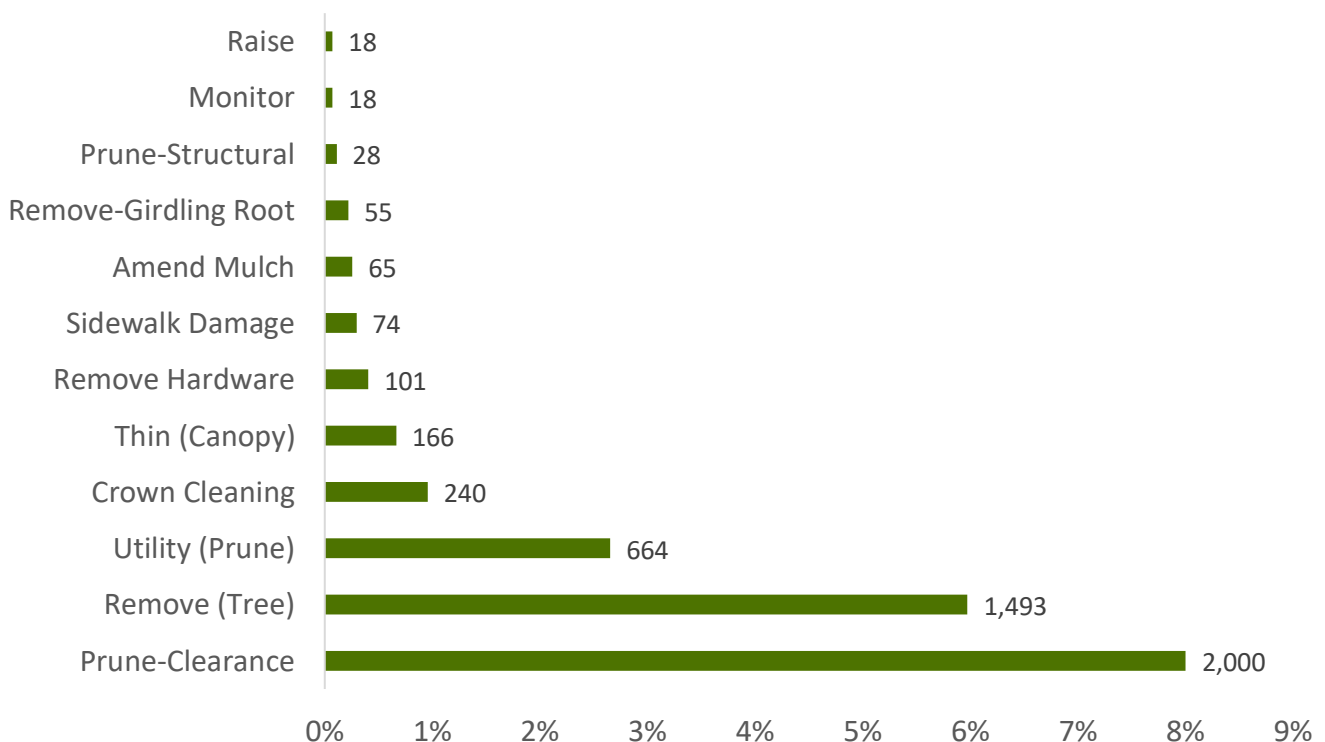


Figure 32. Estimated tree work needed for all public trees

Public Tree Conflicts (Estimated for All Public Trees)

Public Tree Wire Conflicts

Estimated Wire Conflicts of All Public Trees

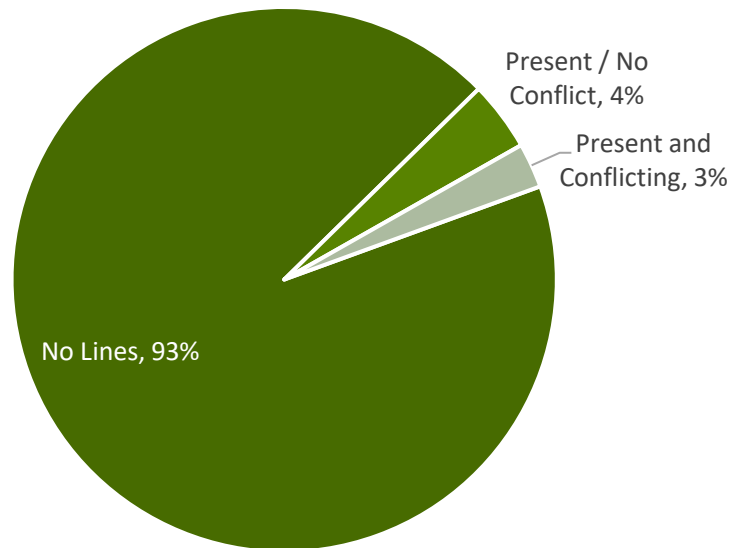


Figure 33. Estimated wire conflicts for all public trees

Public Tree Clearance Conflicts

Estimated Clearance Conflicts of All Public Trees

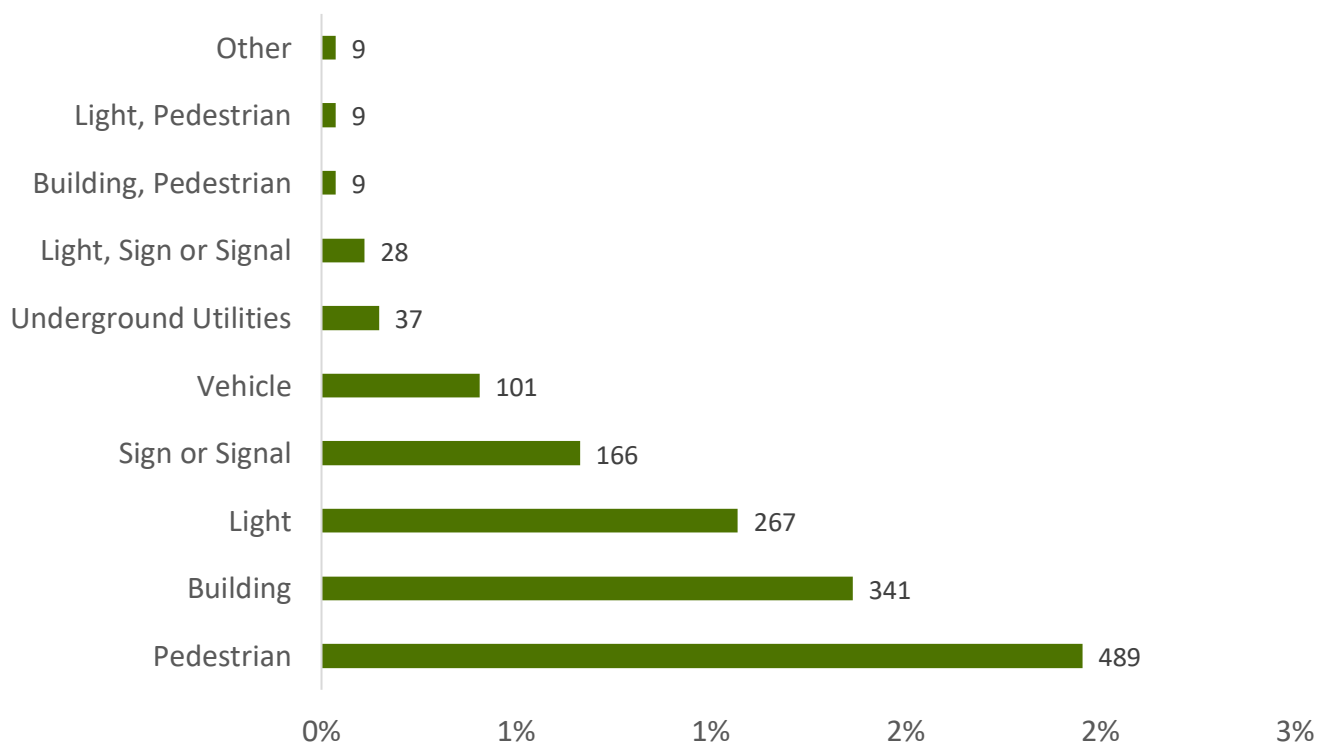


Figure 34. Estimated clearance conflicts of all public trees

Estimated Ecosystem Benefits and Services of All Public Trees

Table 9. Estimated ecosystem benefits and services of all public trees

Metric	Amount	Alternative Unit	Equivalent
Overall Monetary Benefit	\$71,600		
Air Quality Monetary Benefit	\$23,949		
Pollutants Removed	10,776 lbs	5 tons	
Carbon Monetary Benefit	\$33,614		
Carbon Stored	1,445,102 lbs	723 tons	
Evaporation	2,672,939 ft ³	19,994,971 gal	30 Olympic pools
Interception	2,676,967 ft ³	20,025,105 gal	30 Olympic pools
Potential Evaporation	23,050,898 ft ³	172,432,701 gal	261 Olympic pools
Evapotranspiration	17,444,624 ft ³	130,494,858 gal	198 Olympic pools
Runoff Avoided	210,214 ft ³	1,572,508 gal	2 Olympic pools
Stormwater Monetary Benefit	\$14,054		
Transpiration	5,656,762 ft ³	42,315,524 gal	64 Olympic pools
CO Pollution Removed	112 lbs		
CO Removed Monetary Benefit	\$72		
NO2 Pollution Removed	506 lbs		
NO2 Removed Monetary Benefit	\$103		
O3 Pollution Removed	9,643 lbs	5 tons	
O3 Removed Monetary Benefit	\$11,367		
PM2.5 Pollution Removed	258 lbs		
PM2.5 Removed Monetary Benefit	\$12,344		
SO2 Pollution Removed	189 lbs		
SO2 Removed Monetary Benefit	\$0.09		
CO2 Sequestered	1,445,101 lbs	723 tons	
CO2 Sequestered Monetary Benefit	\$33,613		
CO2 Storage	49,303,705 lbs	24,652 tons	
CO2 Storage Monetary Benefit	\$1,146,668		
Carbon Dry Weight	26,892,933 lbs	13,446 tons	
Carbon Storage	13,446,459 lbs	6,723 tons	

"lbs" = pounds; "gal" = gallons; "ft³" = cubic feet

ESTIMATED CHARACTERISTICS OF ALL PRIVATE TREES

Methodology

A total of 850 private trees were inventoried as a sample. These trees were located in private parcels adjacent to public streets that were visited during the public tree inventory. According to Fayetteville's Mobility Plan, there are a total of 470 linear road miles and the inventory crews inventoried along a total of 25 linear road miles or approximately 5% of roadways. The private parcels included in the sample inventory had a total acreage of 342 acres. Using the City's Zoning classifications and GIS data, a total of 32,150 acres exist across the City. Therefore, the inventory crews visited 1% of all private parcels. Based on these figures, it is estimated that there are a total of 79,884 private trees, or approximately 80,000 private trees in maintained areas of properties. The following summaries provide estimates of private tree extent, growing space, structure, characteristics, and maintenance needs:

Private Tree Status

Estimated Status of All Private Trees

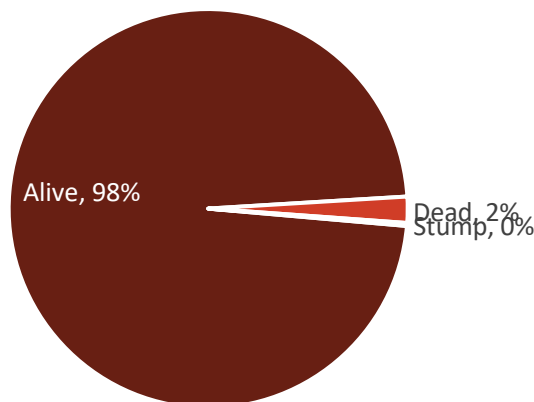


Figure 35. Estimated status of all private trees

Private Tree Location and Growing Space (Estimated for All Private Trees)

Land Use of Private Trees

Estimated Land Use of All Private Trees

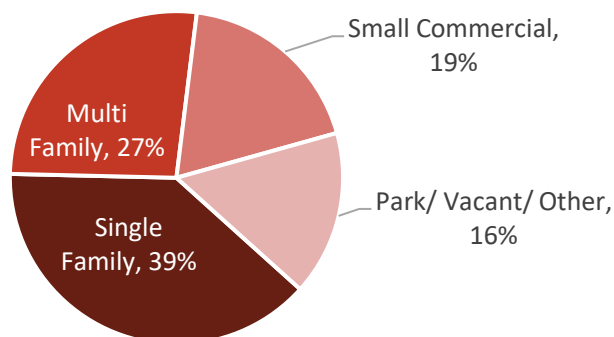


Figure 36. Estimated land use of all private trees

Growing Space Type of Private Trees

Estimated Growing Space of All Private Trees

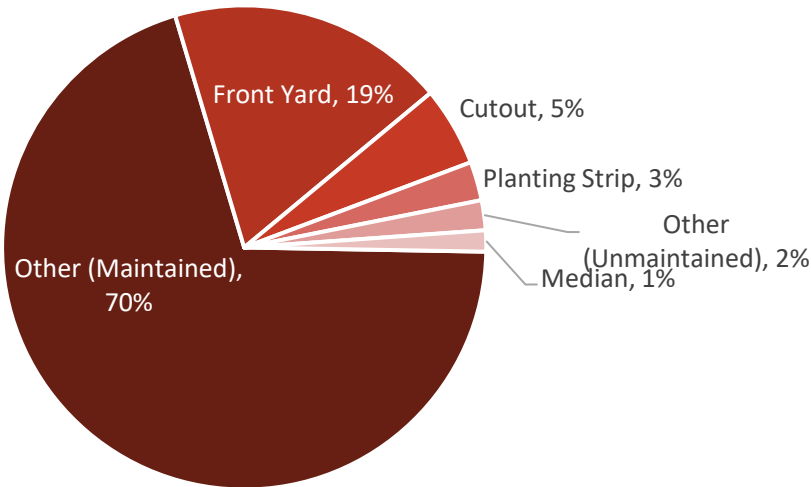


Figure 37. Estimated growing space of all private trees

Existing Tree Planting Site Width of Private Trees

Estimated Planting Site Widths of All Private Trees

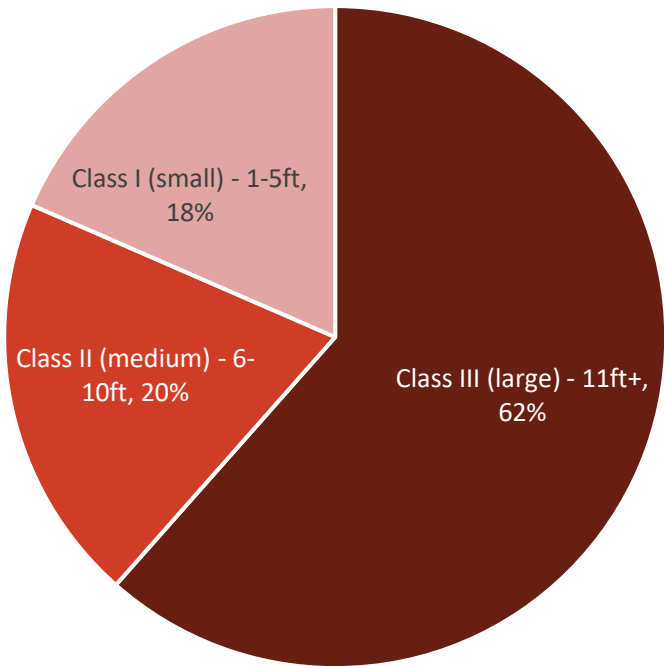


Figure 38. Estimated planting site widths of all private trees

Private Tree Structure (Estimated for All Private Trees)

Private Tree Genera Composition

Estimated Tree Genera Diversity (Top 10) of All Private Trees

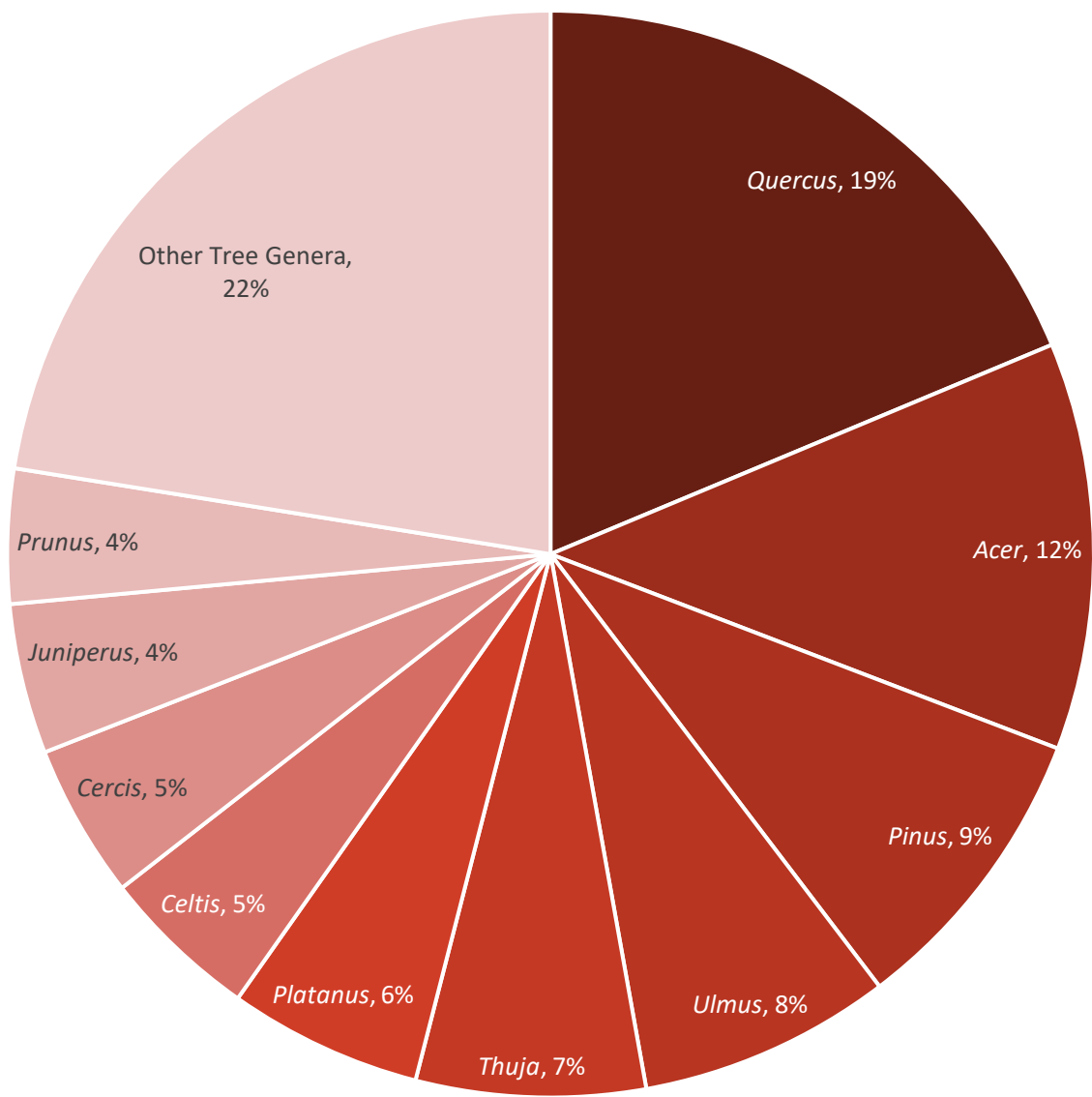


Figure 39. Estimated tree genera diversity of all private trees (top 10)

Private Tree Species Composition

Estimated Tree Species Diversity (Top 10) of All Private Trees

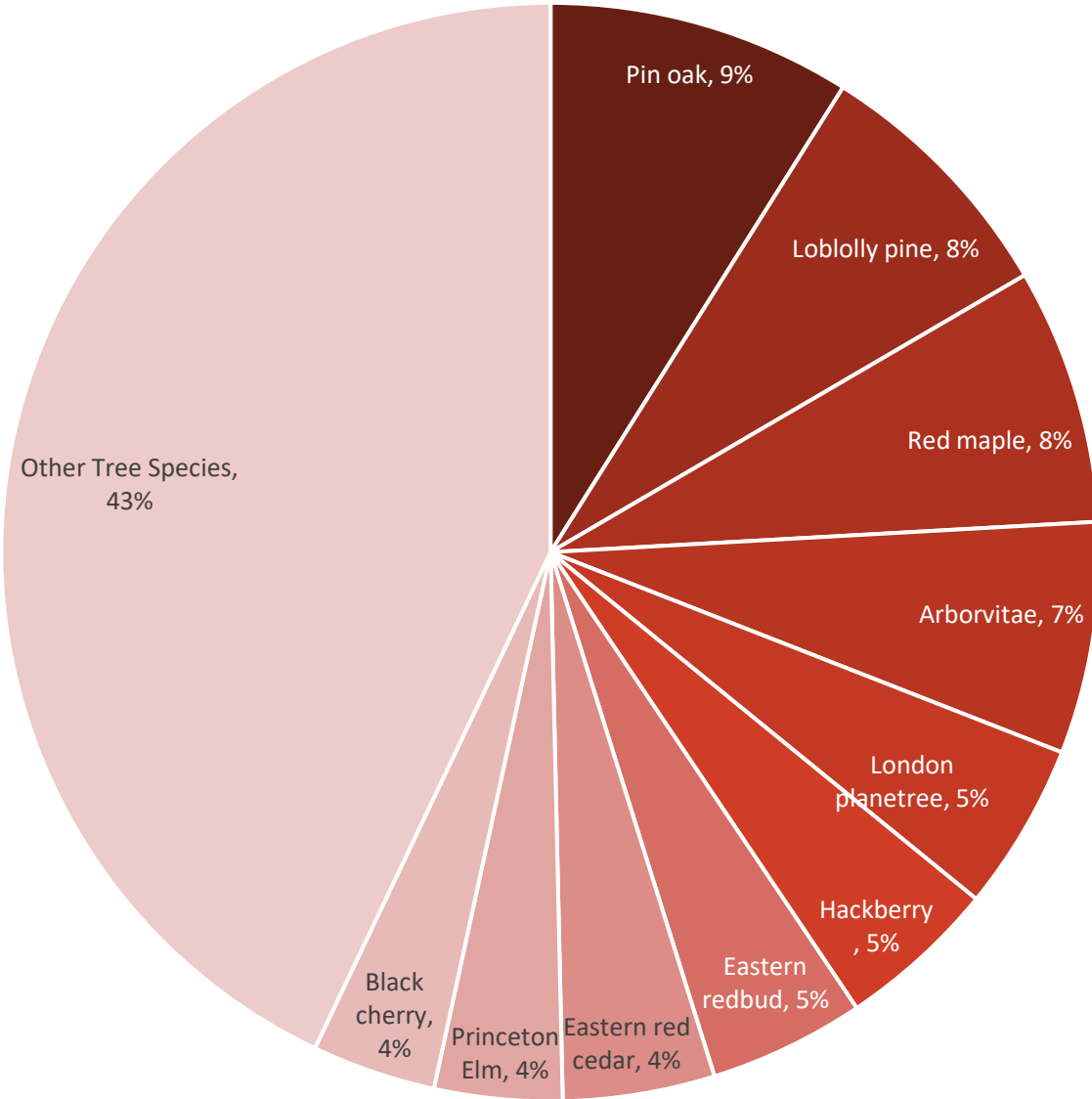


Figure 40. Estimated tree species diversity of all private trees (top 10)

Private Tree Size Classes and Relative Age Distribution

Estimated Distribution of Diameter Classes for All Private Trees
Compared to the Ideal Distribution (Richards, 1993)

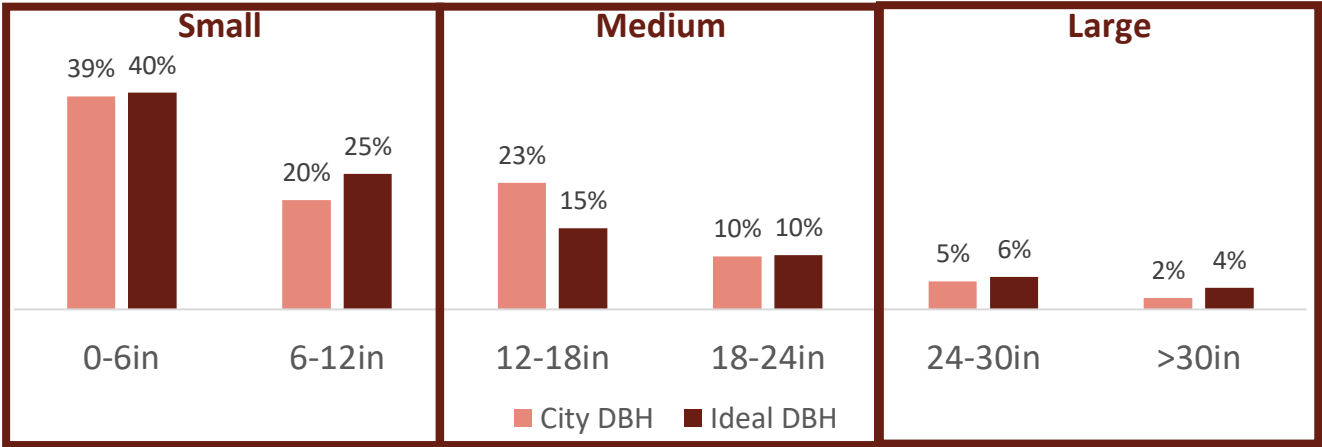


Figure 41. Estimated distribution of diameter classes for all private trees compared to the ideal distribution (Richards, 1993)

Private Tree Condition and Maintenance Needs (Estimated for All Private Trees)

Private Tree Condition

Estimated Condition of All Private Trees

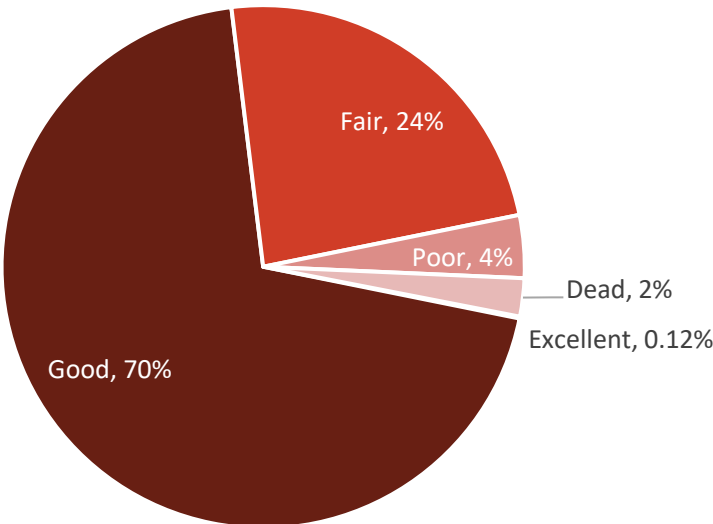


Figure 42. Estimated condition of all private trees

Private Tree Observations

Estimated Observations and Defects of All Private Trees

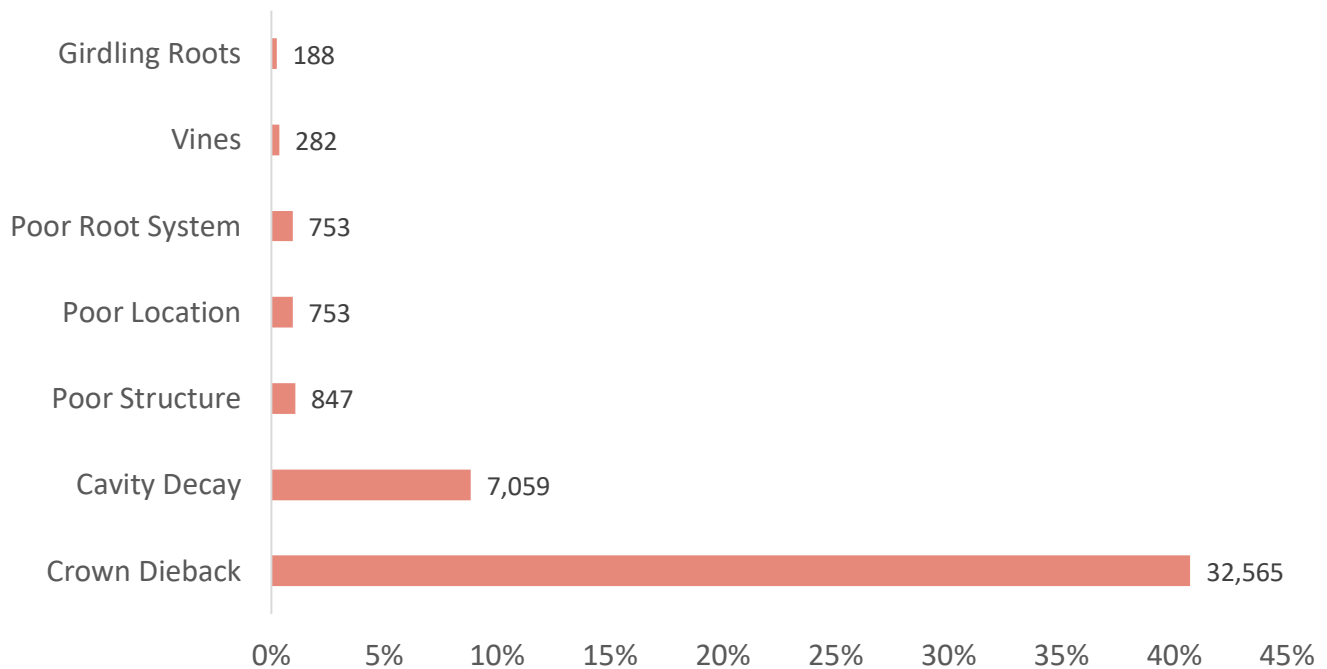


Figure 43. Estimated observations and defects of all private trees

Recommended Maintenance of Private Trees ("Tree Work")

Estimated Tree Work Needed for All Private Trees

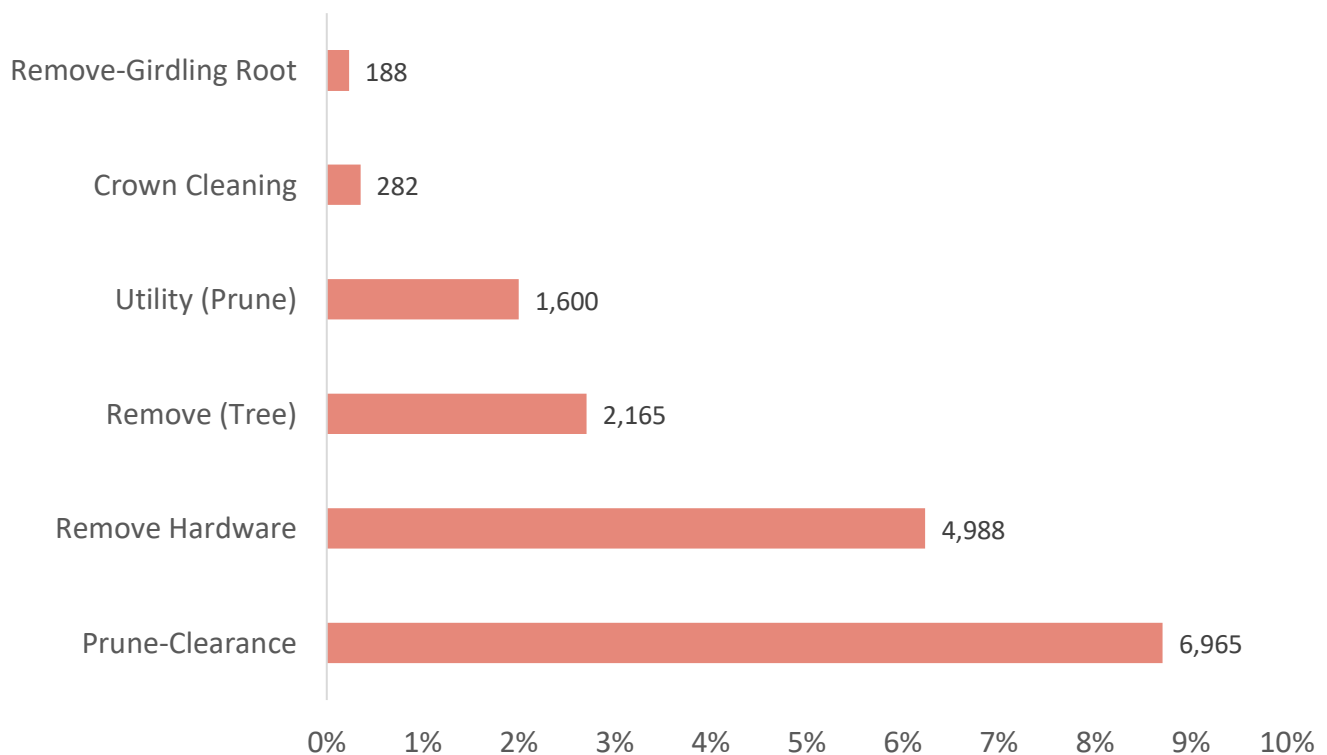


Figure 44. Estimated tree work needed for all private trees

Private Tree Conflicts (Estimated for All Private Trees)

Private Tree Wire Conflicts

Estimated Wire Conflicts of All Private Trees

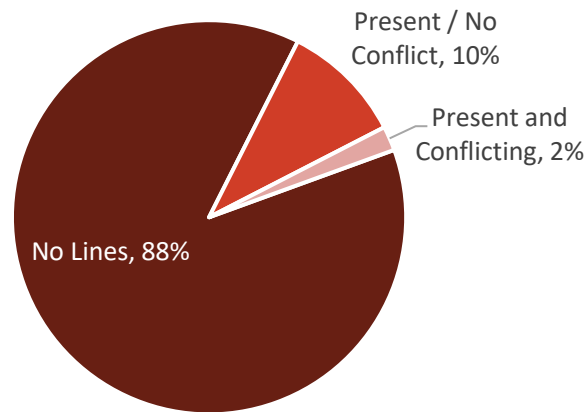


Figure 45. Estimated wire conflicts of all private trees

Private Tree Clearance Conflicts

Estimated Clearance Conflicts of All Private Trees

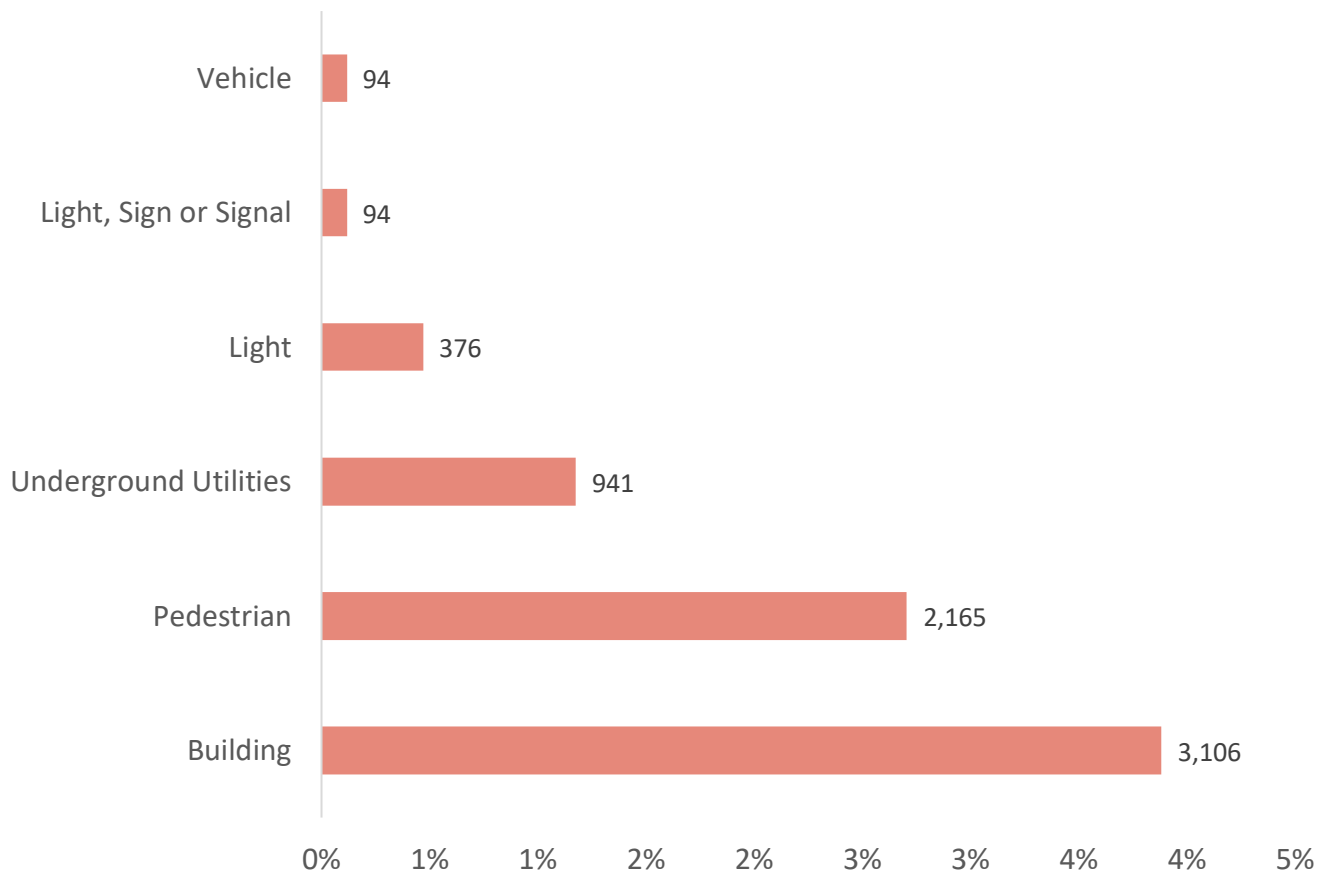


Figure 46. Estimated clearance conflicts of all private trees

Estimated Ecosystem Benefits and Services of All Private Trees

Table 10. Estimated ecosystem services and benefits of all private trees

Metric	Amount	Alternative Unit	Equivalent
Overall Monetary Benefit	\$731,024		
Air Quality Monetary Benefit	\$244,520		
Pollutants Removed	110,024 lbs	55 tons	
Carbon Monetary Benefit	\$343,191		
Carbon Stored	14,754,324 lbs	7,377 tons	
Evaporation	27,290,389 ft ³	204,146,299 gal	309 Olympic pools
Interception	27,331,518 ft ³	204,453,968 gal	310 Olympic pools
Potential Evaporation	235,346,953 ft ³	1,760,517,592 gal	2,667 Olympic pools
Evapotranspiration	178,107,558 ft ³	1,332,337,147 gal	2,019 Olympic pools
Runoff Avoided	2,146,258 ft ³	16,055,125 gal	24 Olympic pools
Stormwater Monetary Benefit	\$143,485		
Transpiration	57,754,878 ft ³	432,036,521 gal	655 Olympic pools
CO Pollution Removed	1,144 lbs	0.6 tons	
CO Removed Monetary Benefit	\$732		
NO2 Pollution Removed	5,165 lbs	3 tons	
NO2 Removed Monetary Benefit	\$1,048		
O3 Pollution Removed	98,456 lbs	49 tons	
O3 Removed Monetary Benefit	\$116,053		
PM2.5 Pollution Removed	2,631 lbs	1 ton	
PM2.5 Removed Monetary Benefit	\$126,030		
SO2 Pollution Removed	1,930 lbs	1 ton	
SO2 Removed Monetary Benefit	\$1		
CO2 Sequestered	14,754,307 lbs	7,377 tons	
CO2 Sequestered Monetary Benefit	\$343,189		
CO2 Storage	503,385,026 lbs	251,693 tons	
CO2 Storage Monetary Benefit	\$11,707,346		
Carbon Dry Weight	274,573,683 lbs	137,287 tons	
Carbon Storage	137,286,767 lbs	68,643 tons	

"lbs" = pounds; "gal" = gallons; "ft³" = cubic feet

FAYETTEVILLE, URBAN FOREST MANAGEMENT PLAN



~PUBLIC SURVEY SUMMARY 1/24/23



CITY OF
FAYETTEVILLE
ARKANSAS



PlanITGeo™

developers of TreePlotter

SURVEY OVERVIEW

Count of Surveys Received

169 Complete Contributors
(2 participants selectively answered survey)

Survey Timeframe

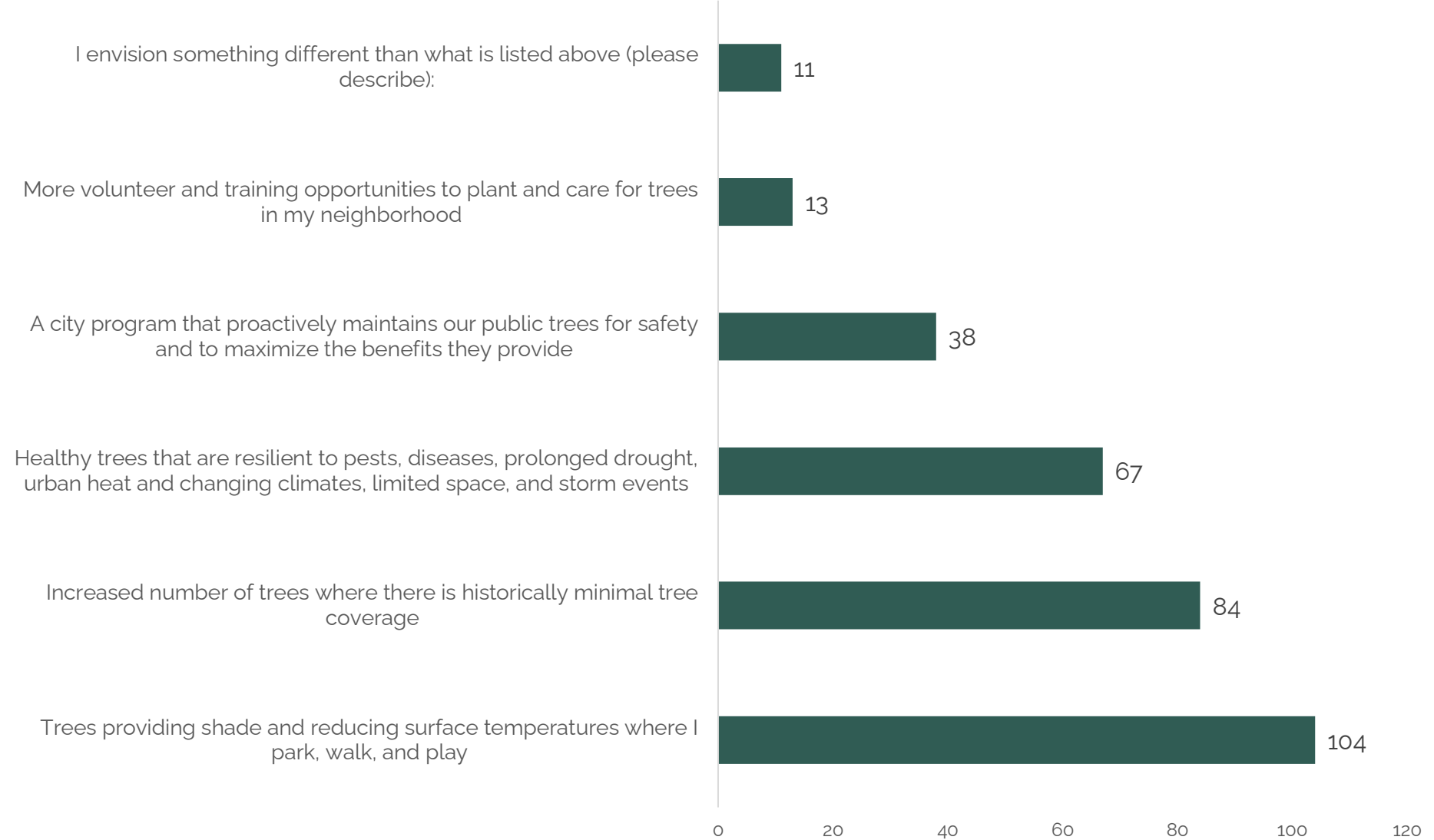
December 15, 2022 – January 16, 2023

Platform

"Speak Up Fayetteville" <https://speakup.fayetteville-ar.gov/>

QUESTION #1

Q1: What do you consider most important for the trees in Fayetteville? (Select your top two options)?

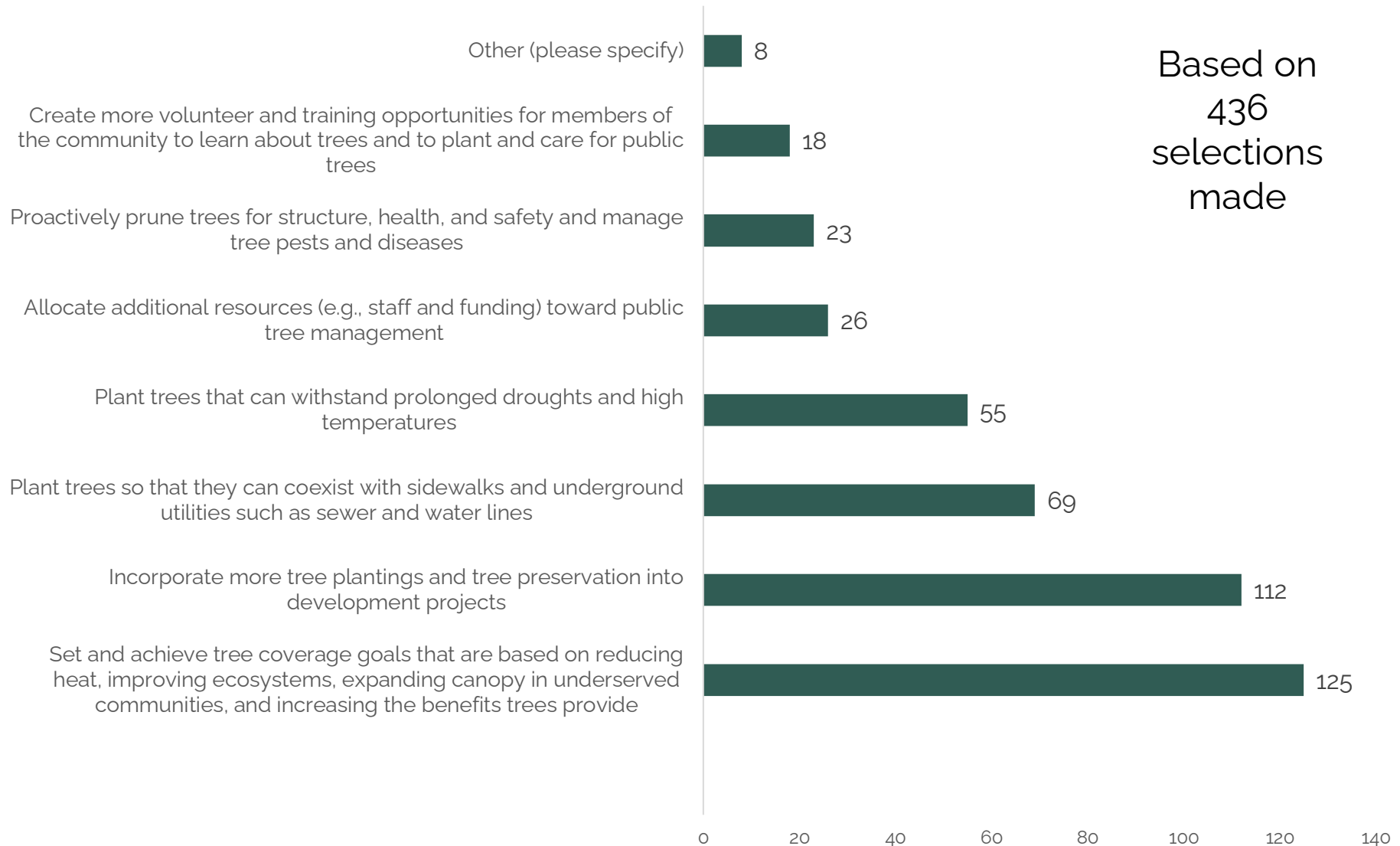


QUESTION #1 COMMENTS

Categories	Comment Count
Trees and Food	2
Tree Protection	1
Tree Removal Conflict	1
Native Species	3
Planting	1
Invasives	1
Inclusion and Diversity Concern	1

QUESTION #2

Q2: Where should the City use resources to improve public tree health? (Select your top three options)²

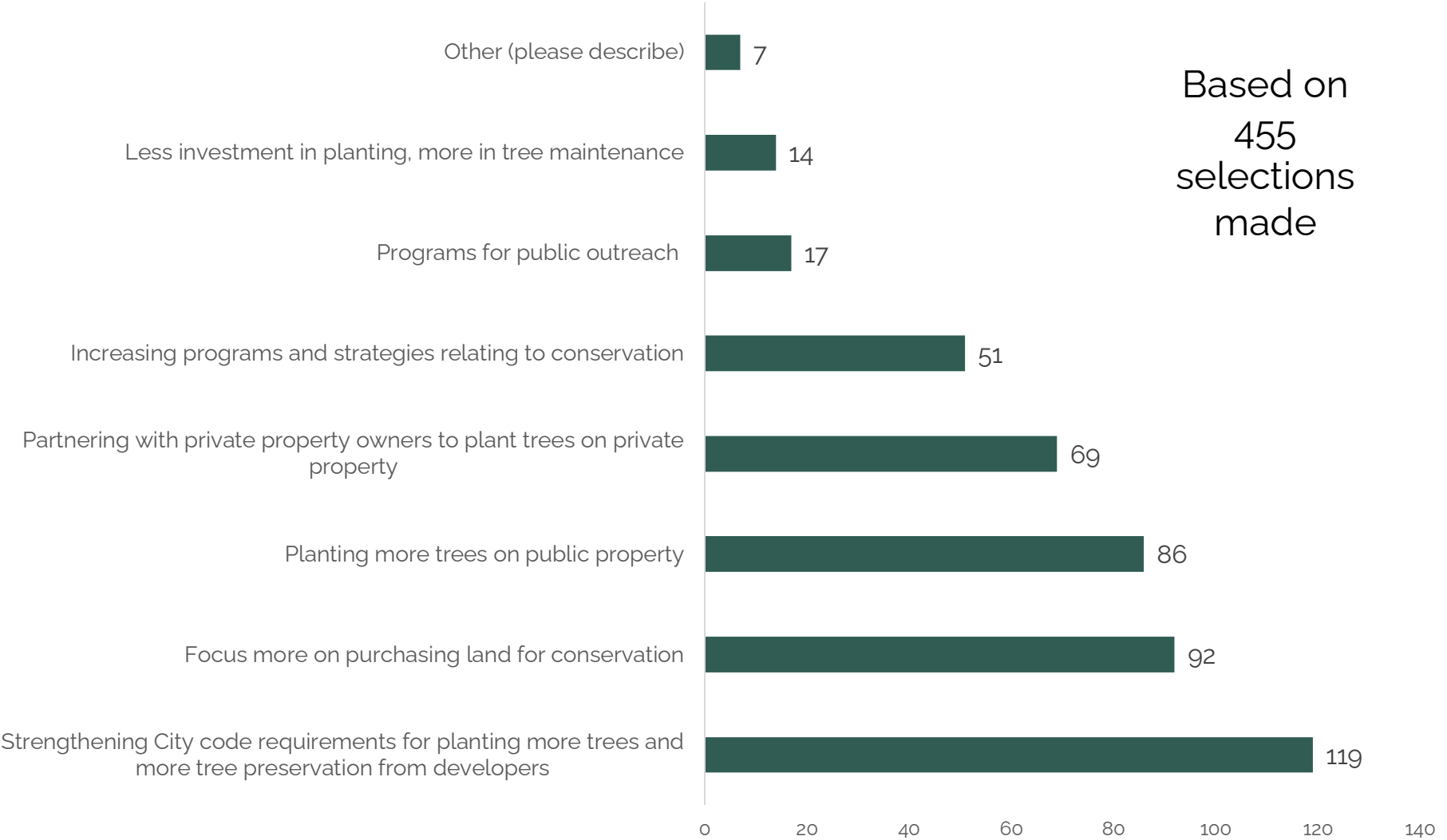


QUESTION #2 COMMENTS

Categories	Comment Count
Trees and Food	1
Tree Protection	3
Invasives	2
Native Species	2
Diversity and Development	1

QUESTION #3

Q3: Where should the City focus its investments with the current funding and with any additional funding that arises from the Urban Forest Management Plan? (Select up to three options)



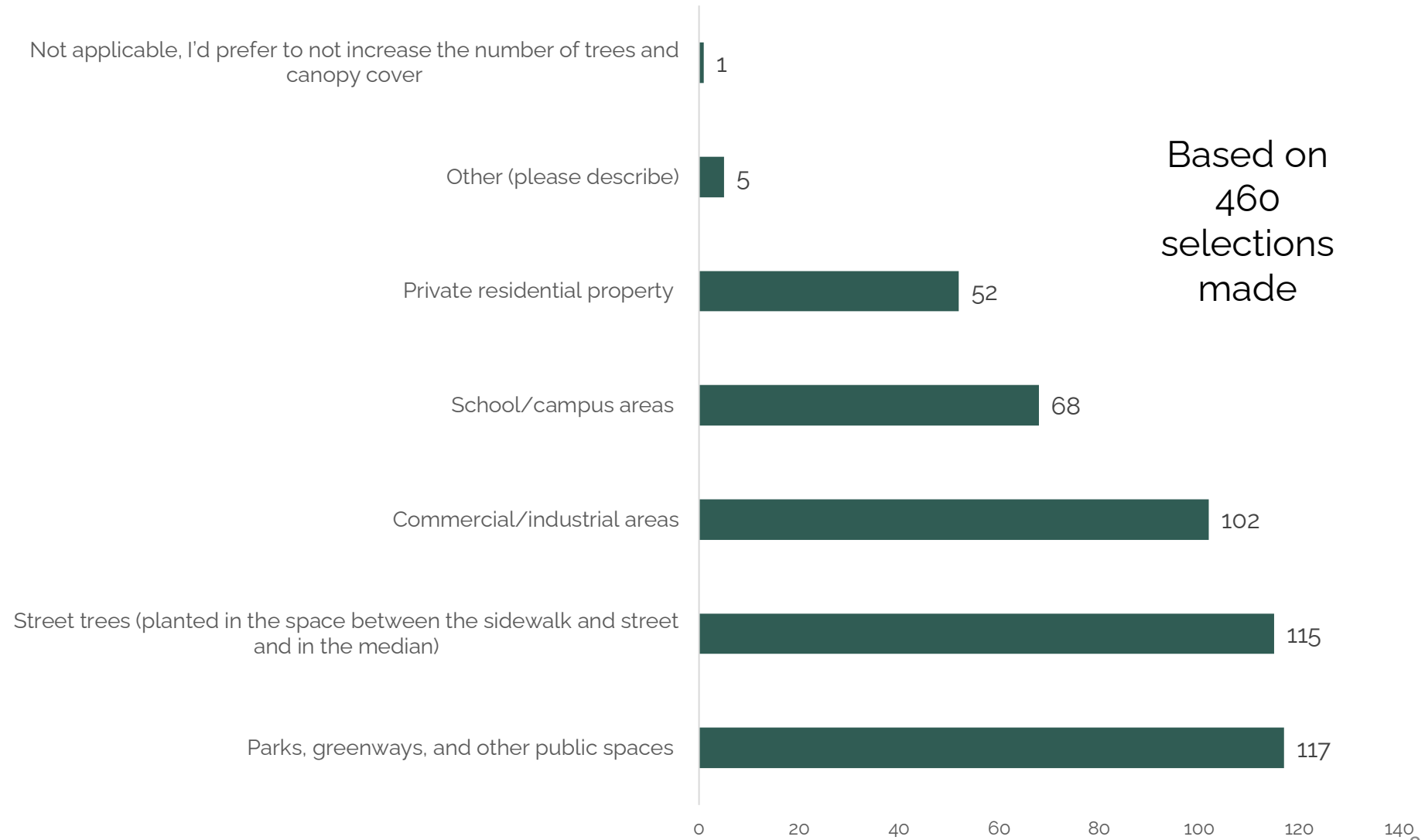
Based on
455
selections
made

QUESTION #3 COMMENTS

Categories	Comment Count
Ordinance Amendment	3
Tree Protection	1
Mature Tree Protection	1
Trash Removal	1
Diversity and Inclusion Concerns	1

QUESTION #4

Q4: To achieve your vision for the urban forest, which might include increasing the number of trees and tree canopy cover, where should the City prioritize tree plantings? (Select your top three options)



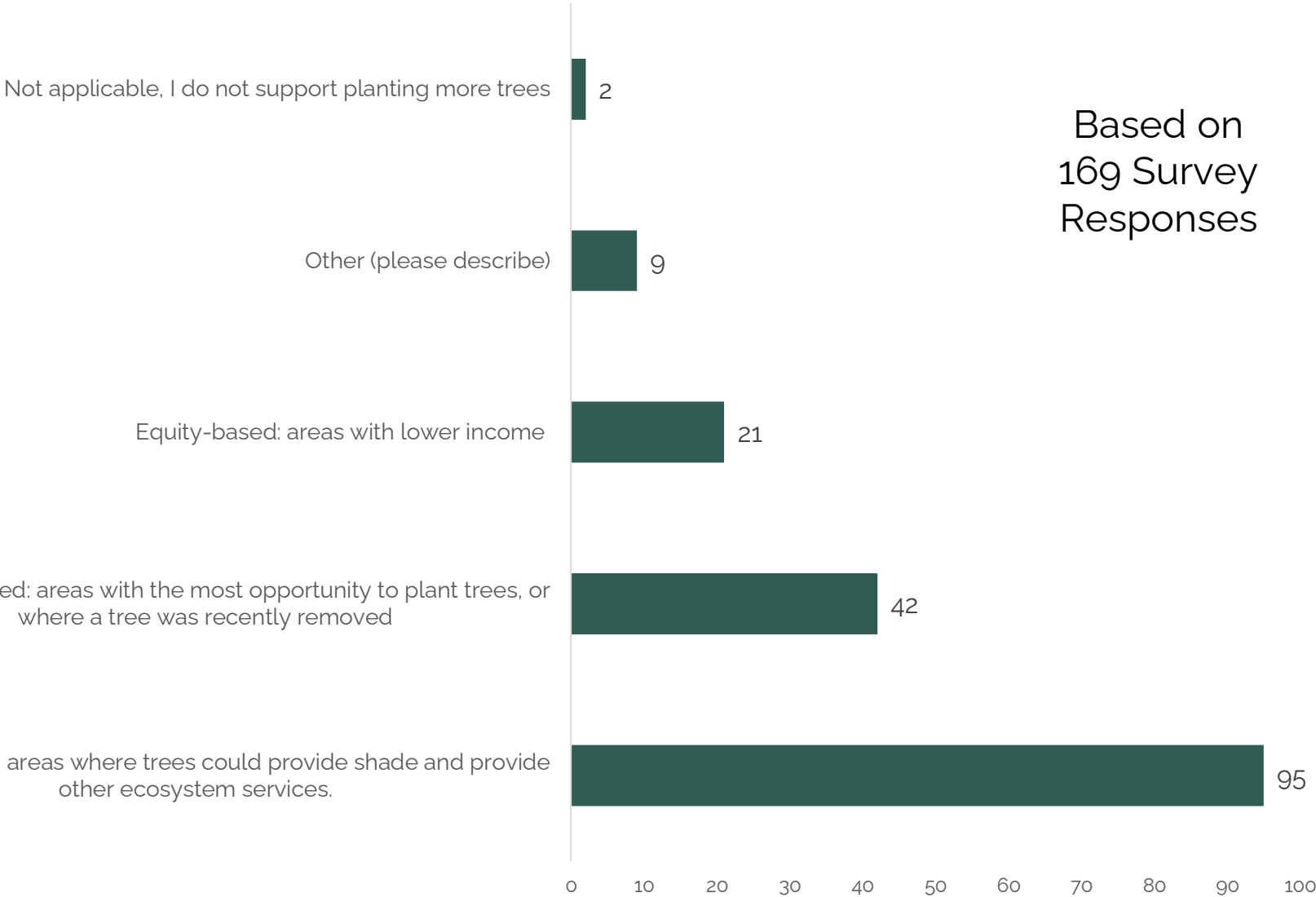
Based on
460
selections
made

QUESTION #4 COMMENTS

Categories	Comment Count
Tree Protection	1
Invasive	2
Specie Selection	1
Diversity and Inclusion Concern	1

QUESTION #5

Q5: If you support planting more trees throughout the City, where should the City and its partners focus these efforts?



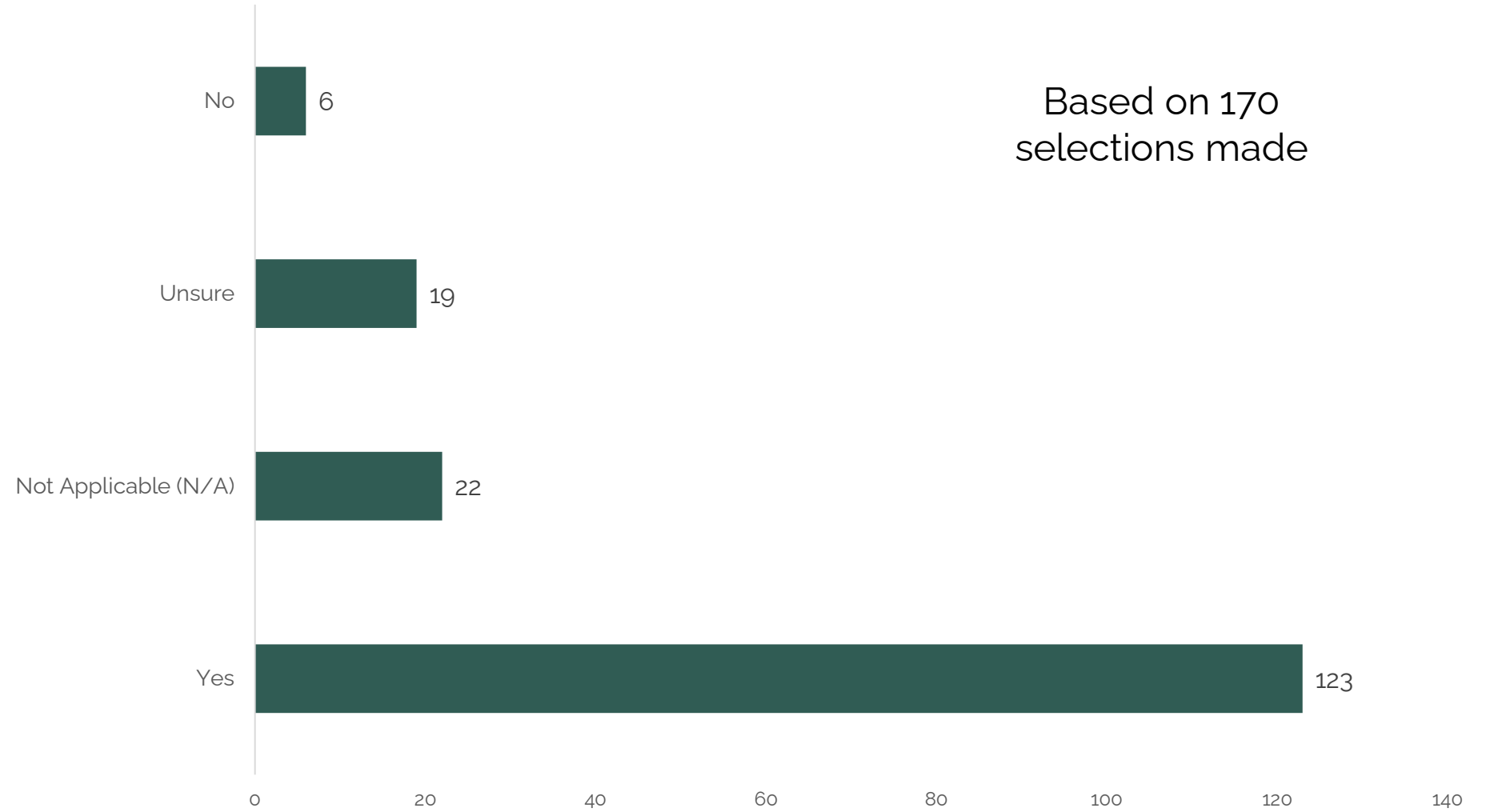
Based on
169 Survey
Responses

QUESTION #5 COMMENTS

Categories	Comment Count
All	5
Vegetation Inventory	1
Invasive Removal	1
Location-Highway	1
Diversity and Inclusion Concern	1

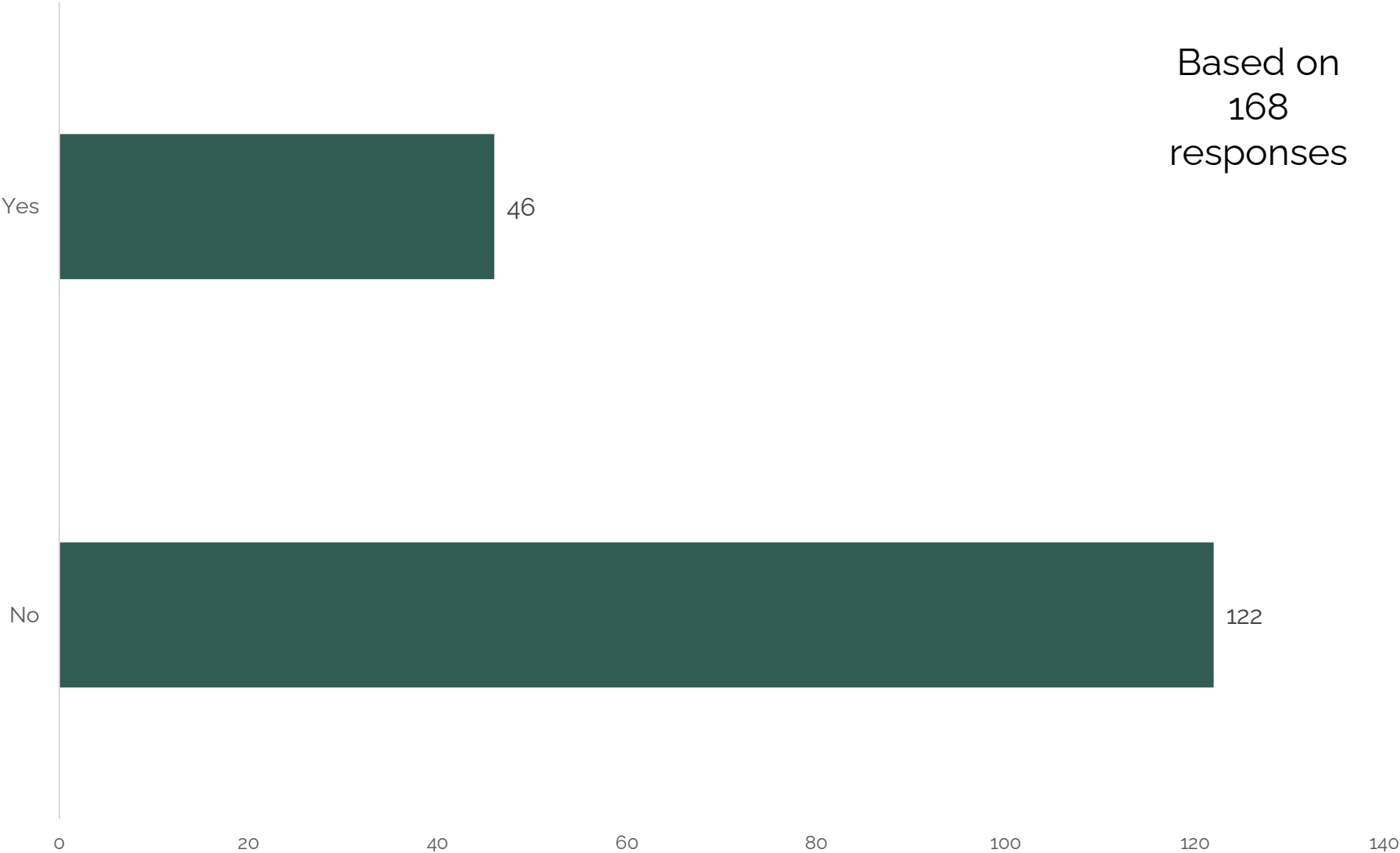
QUESTION #6

Q6: Increasing a healthy tree canopy cover requires investments in planting trees along with postplanting care such as young tree pruning and watering. Would you be willing to water trees during drought conditions that are in the public rights-of-way adjacent to your property?



QUESTION #7

Q7: Are there any questions, concerns, comments or considerations that you would like Urban Forestry to know about?

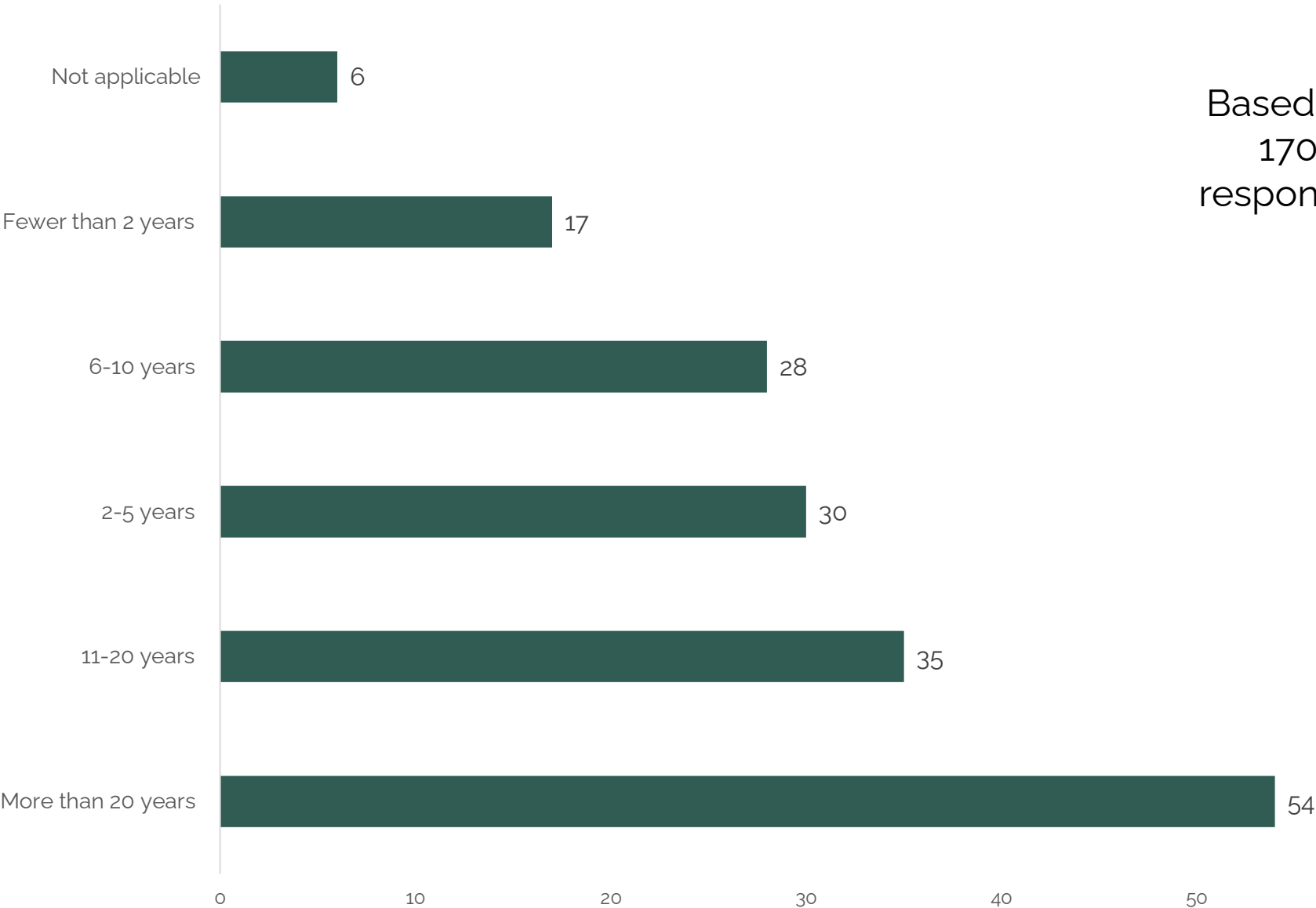


QUESTION #7 COMMENTS (CATEGORIZED)

Categories	Comment Count
Native Species	3
Equity	1
Increase Canopy	2
Trees and Food	1
Watering	3
Trees and Development	9
Tree Maintenance	2
Tree Donation Funds	1
Cost Share Program- Tree Removal Specific	1
Thanks	2
Tree Removal	1
Job Growth	1
Prioritization of UF activities	1
Free Tree Planting Giveaways	1
Education Material-Tree Selection	1
Tree Planting Locations	1
Increase Canopy	1
Invasives	2
Ecological Concerns	1
Volunteer Opportunity	1
Tree Removal Ordinance	1

QUESTION #9

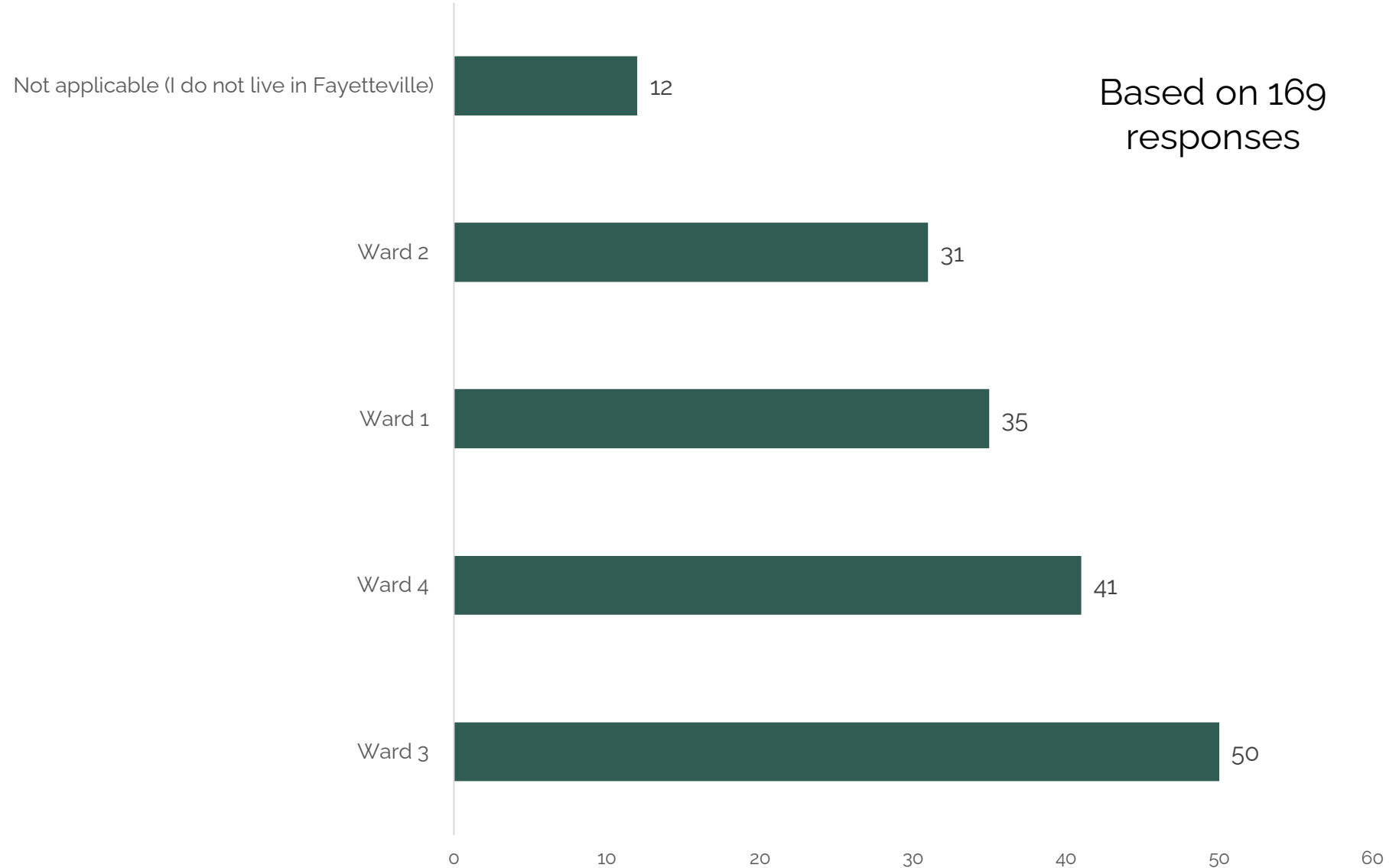
Q9: How many years have you lived in Fayetteville?



Based on
170
responses

QUESTION #10

Q10: In which Ward do you live in Fayetteville?



QUESTION #11

Q11: Which best describes the building in which you live?

Other (please describe)

4

Townhome

13

Apartment or condominium

17

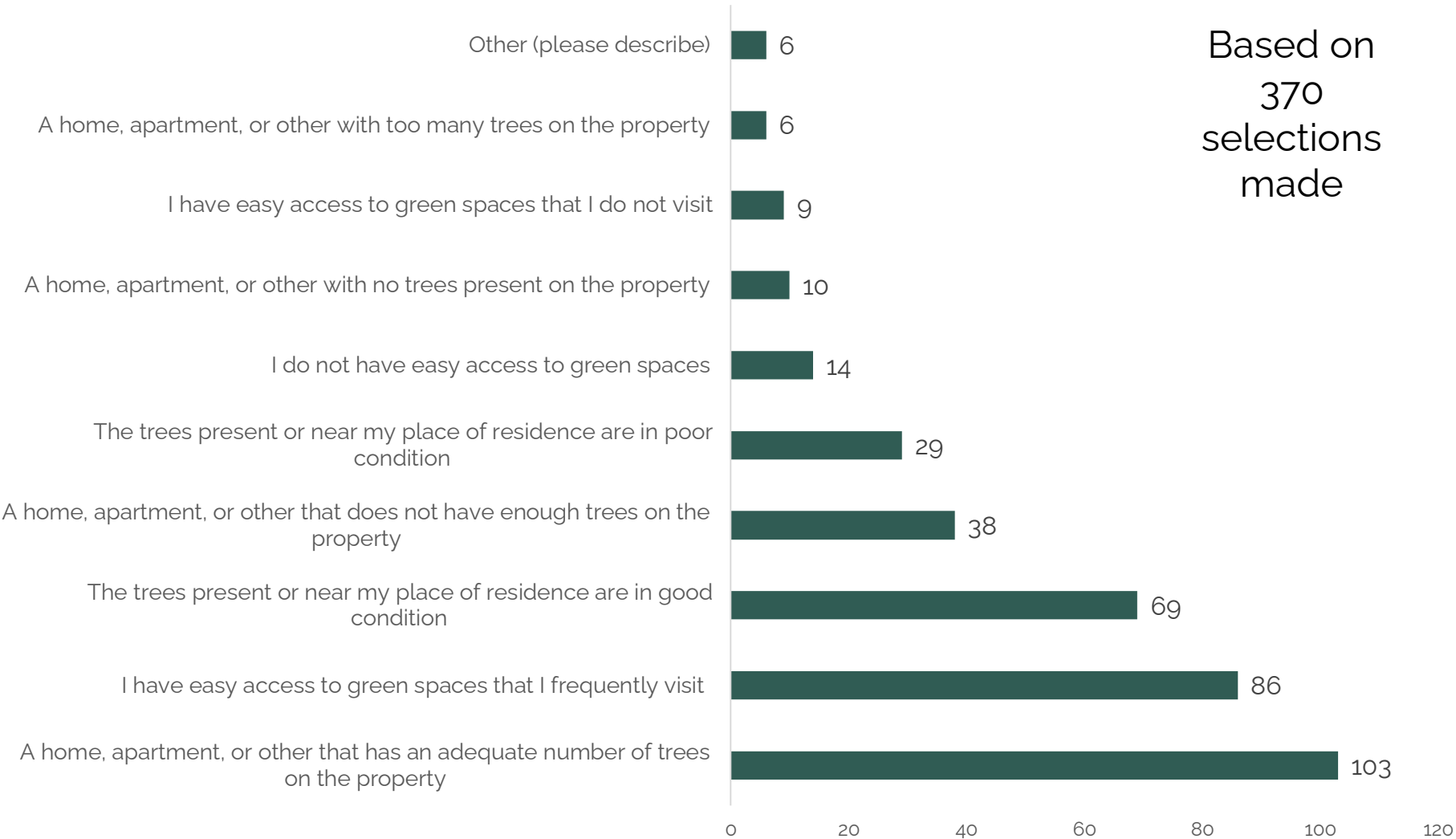
One family house detached from any other houses

134

Based on
168
responses

QUESTION #12

Q12: If you live in Fayetteville, please describe the current conditions where
youreside.
(Select all that apply)

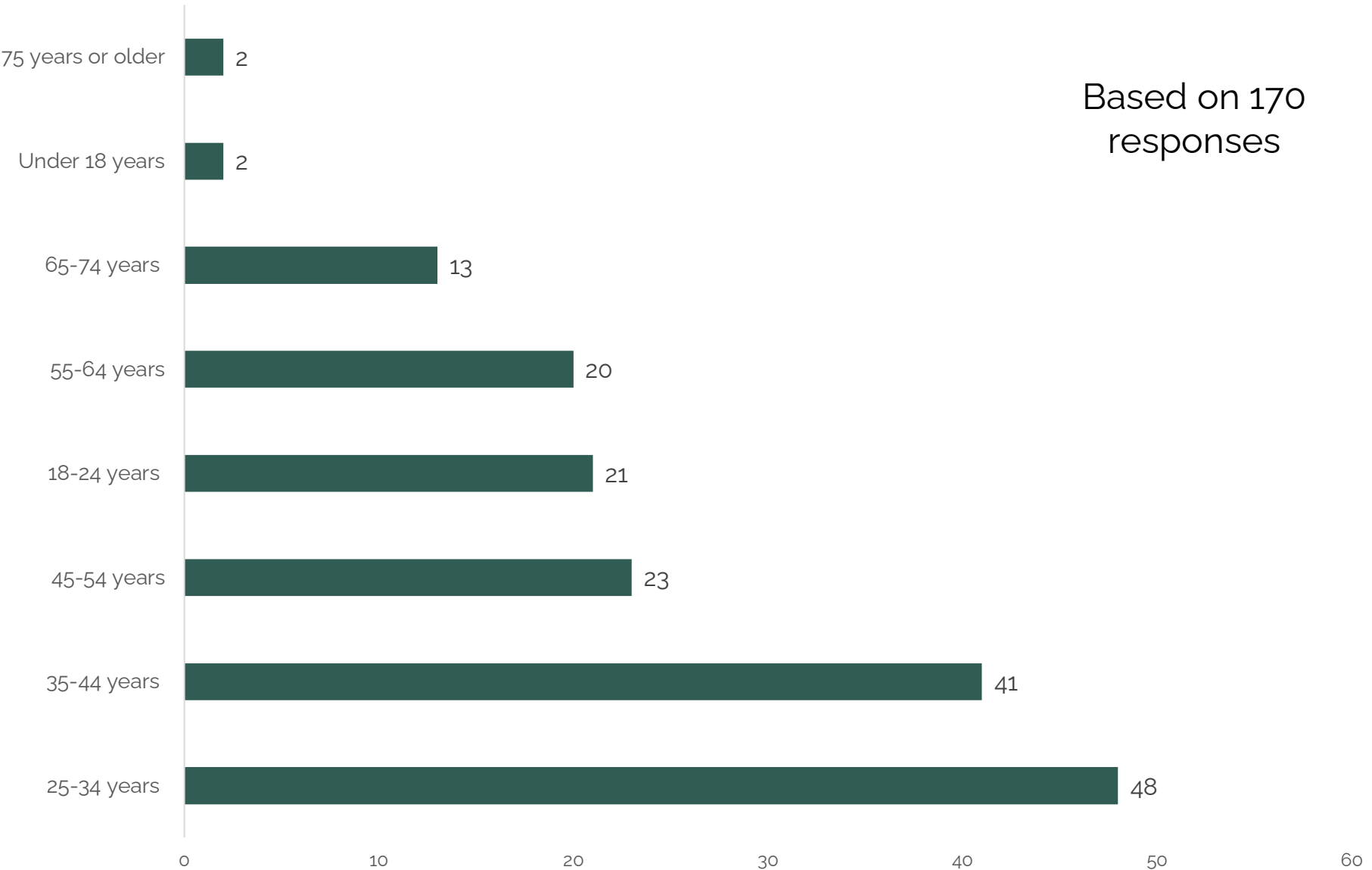


QUESTION #12 COMMENTS

Categories	Comment Count
Tree Impacts	1
Trees and Development	1
Other	3
Invasives	1

QUESTION #13

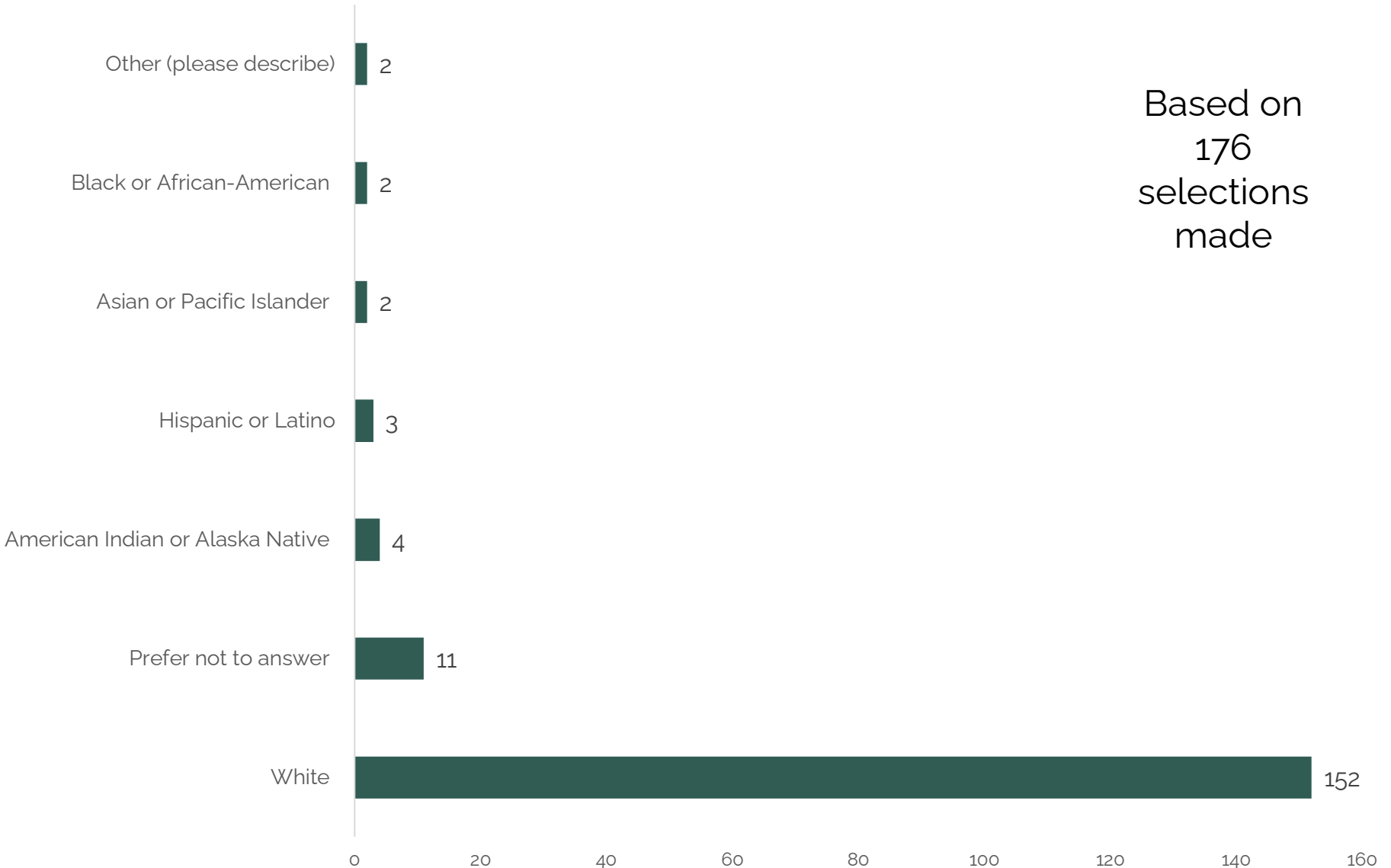
Q13: What is your age?



Based on 170
responses

QUESTION #14

Q14: To what race and/or ethnicity group do you identify? (Select all that apply)



Based on
176
selections
made

QUESTION #14 COMMENTS

	Comment
	Middle Eastern
	European

FAYETTEVILLE, URBAN FOREST MANAGEMENT PLAN



Source: City of Fayetteville, AR Facebook

TASK C. CITY OPERATIONS AND WORKFLOWS ~ STAFF & BOARD MEMBER SURVEY SUMMARY ~



CITY OF
FAYETTEVILLE
ARKANSAS

9/30/22



PlanITGeo™

developers of TreePlotter

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SURVEY OVERVIEW

Count of Surveys Received

28 of 59 invited (47%)

Survey Timeframe

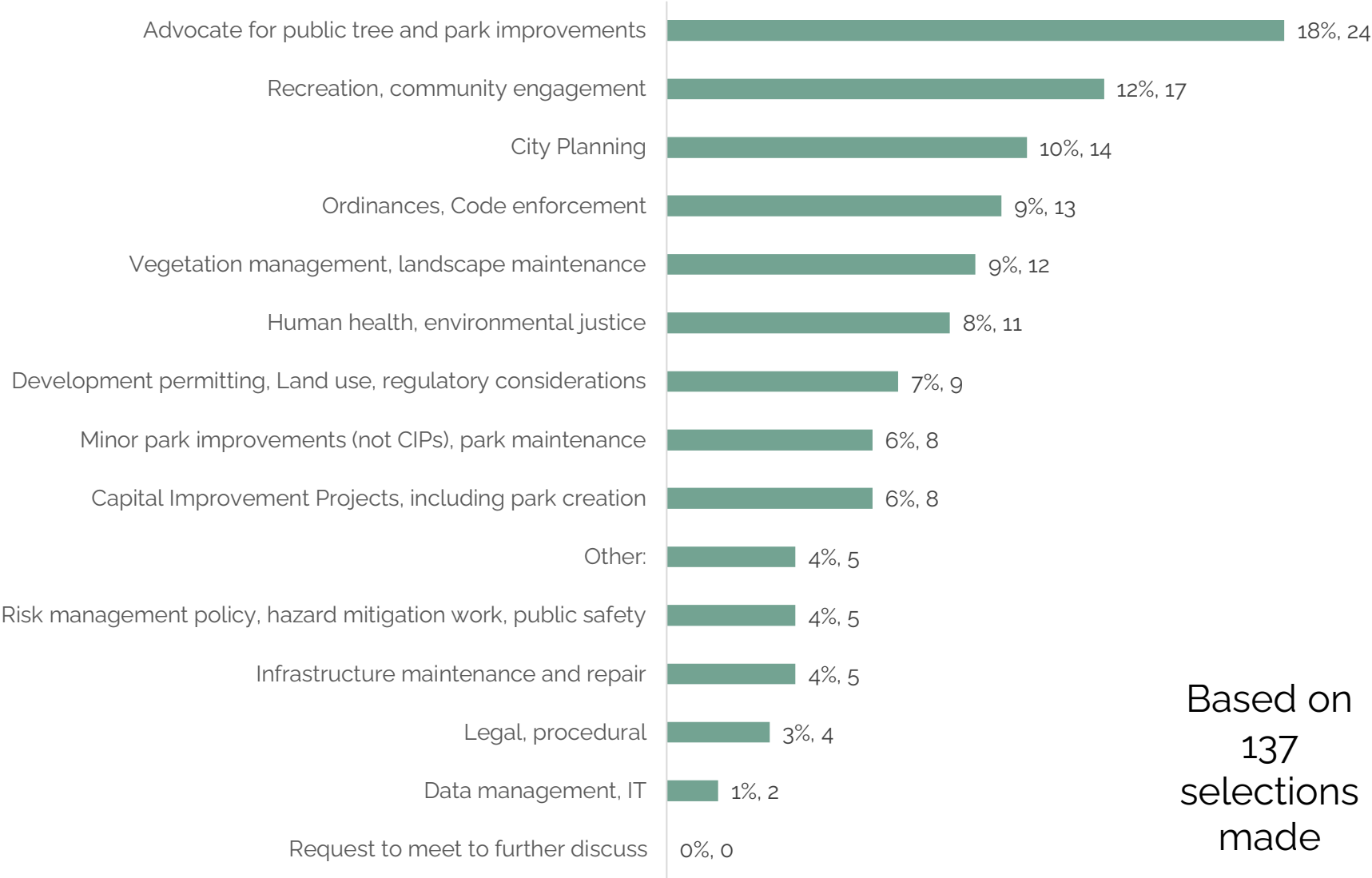
August 30, 2022 – September 23, 2022

Platform

Google Forms: <https://forms.gle/BA67usA5y3RuiAABA>

QUESTION #2

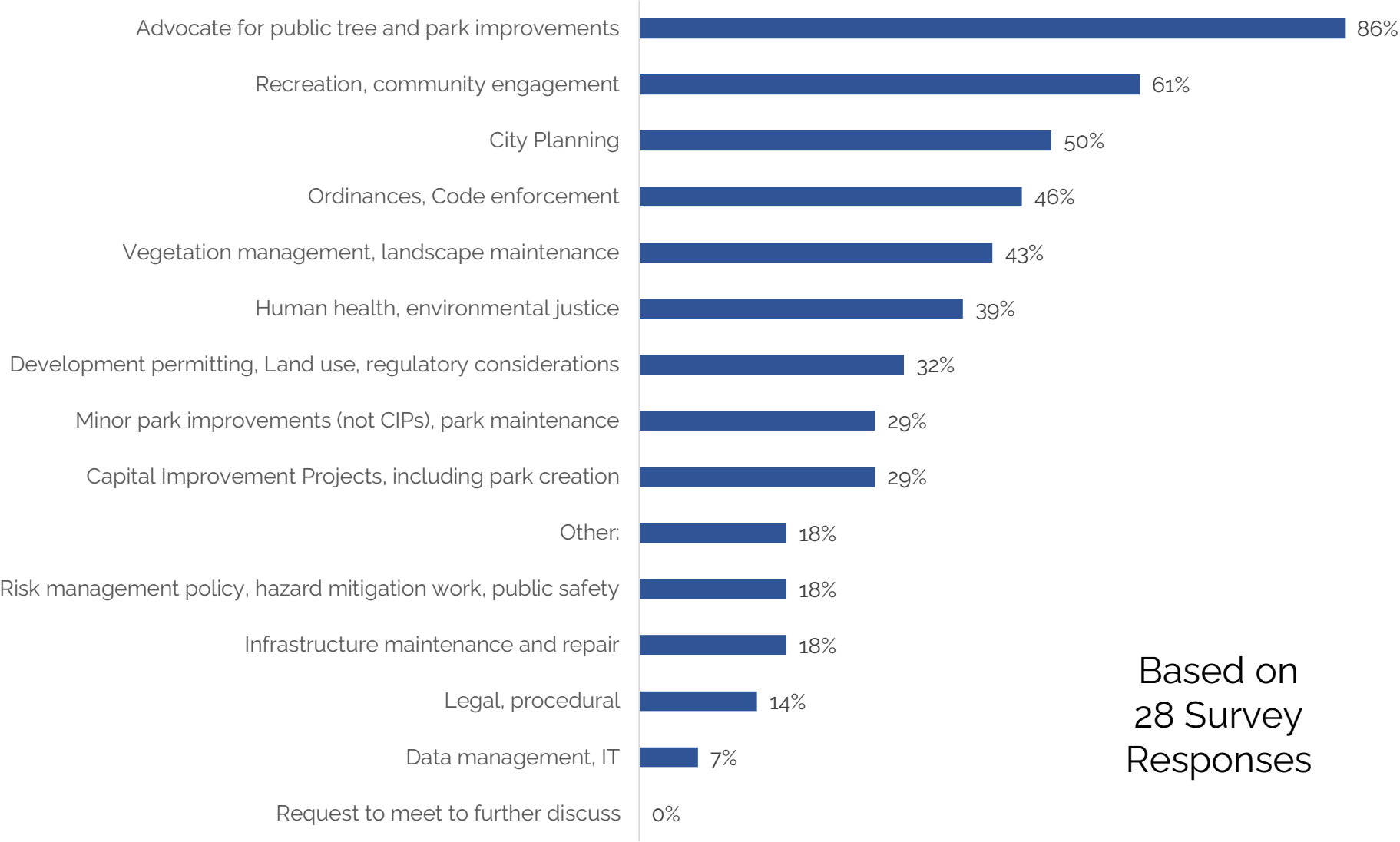
2. How does your work or role impact or influence the urban forest, individual trees, natural areas, and/or the landscape in Fayetteville?



Based on
137
selections
made

QUESTION #2

2. How does your work or role impact or influence the urban forest, individual trees, natural areas, and/or the landscape in Fayetteville?



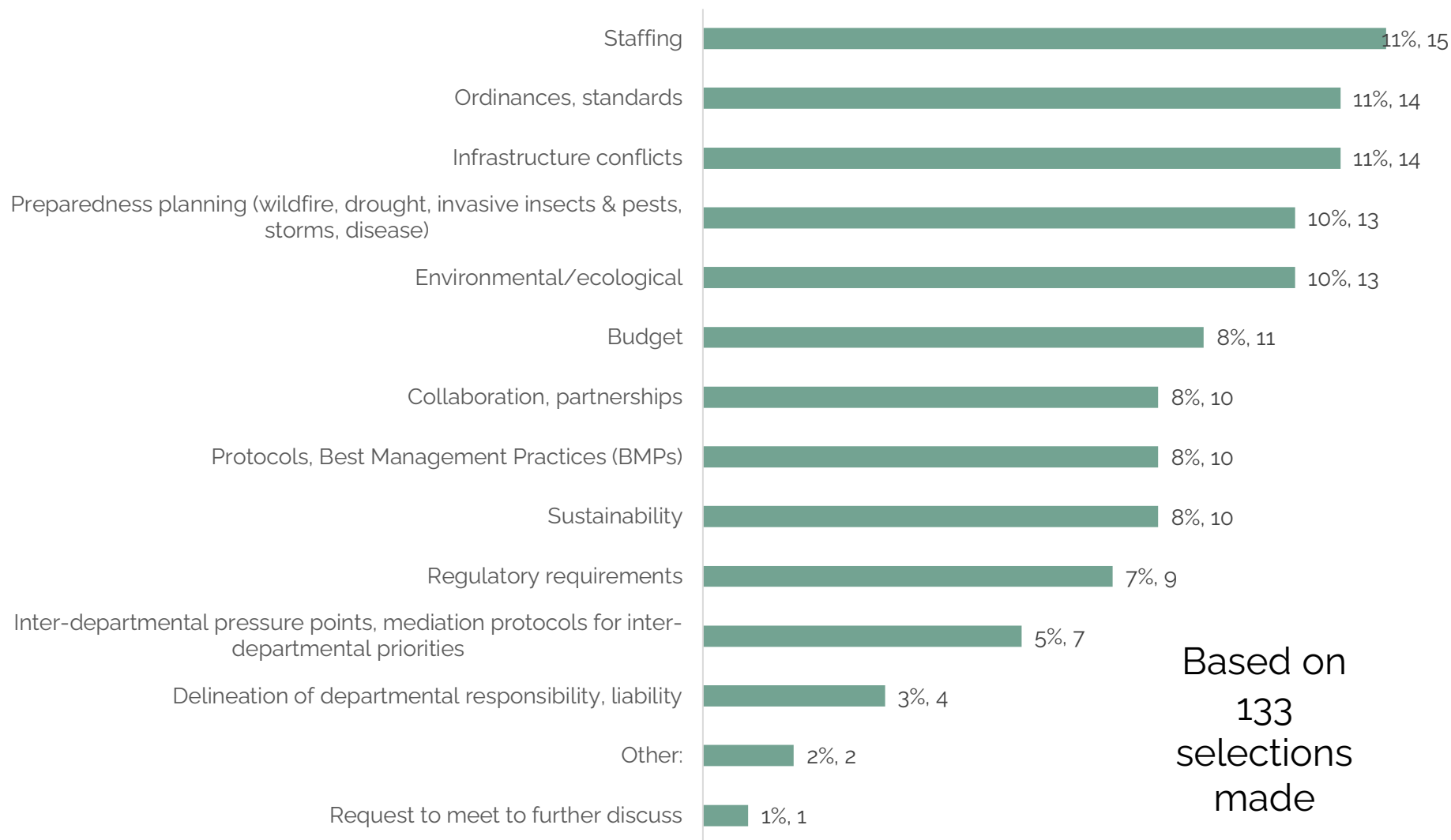
Based on
28 Survey
Responses

QUESTION #2 COMMENTS

Name	Comment(s)
	Member of PRAB
	Citizen at large on EAC committee
	use the platform of an outdoor retailer to advocate for public lands and environmental stewardship
	EAC has advisory role to City Council
	Voice for urban forestry goals and missed opportunities in city planning decisions.

QUESTION #3

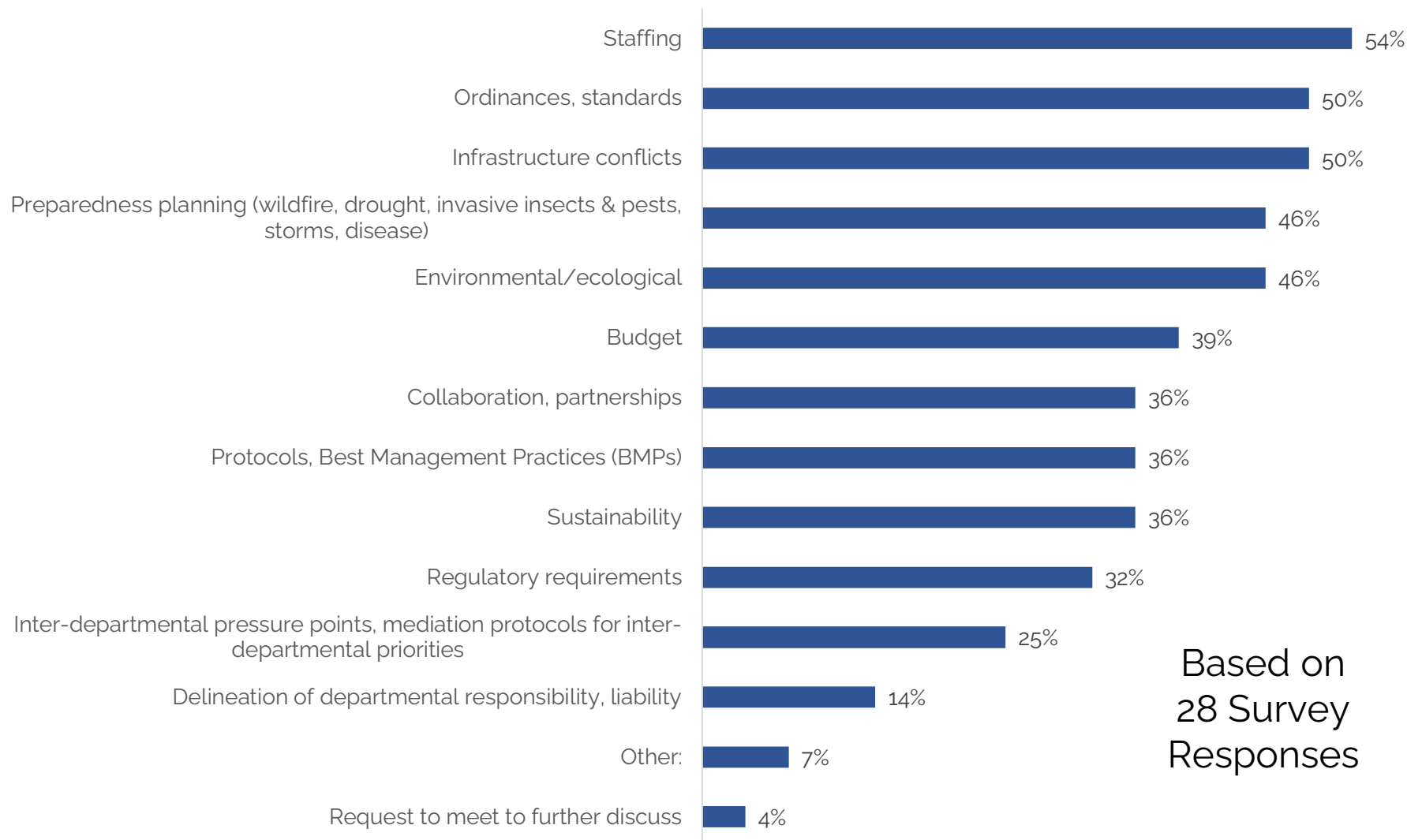
3. What are the current issues, concerns, challenges, information/resource gaps, or inefficiencies experienced or seen, if any, as it relates to your work/role described in #2?



Based on
133
selections
made

QUESTION #3

3. What are the current issues, concerns, challenges, information/resource gaps, or inefficiencies experienced or seen, if any, as it relates to your work/role described in #2?



Based on
28 Survey
Responses

QUESTION #3 COMMENTS

Name	Comment(s)
	Poor inventory management

Replacement of street trees in existing neighborhoods

QUESTION #4

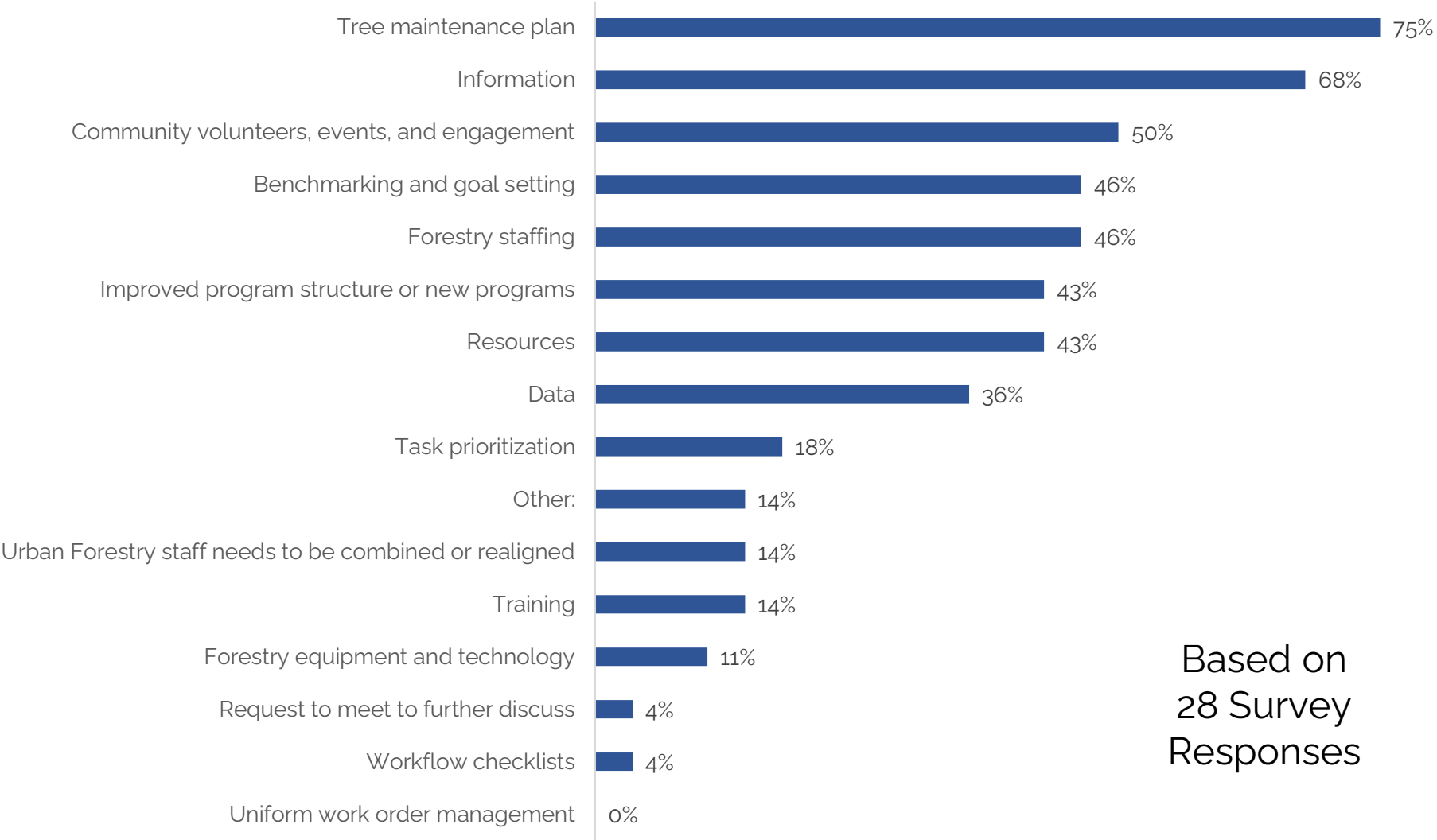
4. What results and outcomes of the UFMP would you like to see to assist and support your work or role as it relates to the trees and related services in Fayetteville?



Based on
136
selections
made

QUESTION #4

4. What results and outcomes of the UFMP would you like to see to assist and support your work or role as it relates to the trees and related services in Fayetteville?



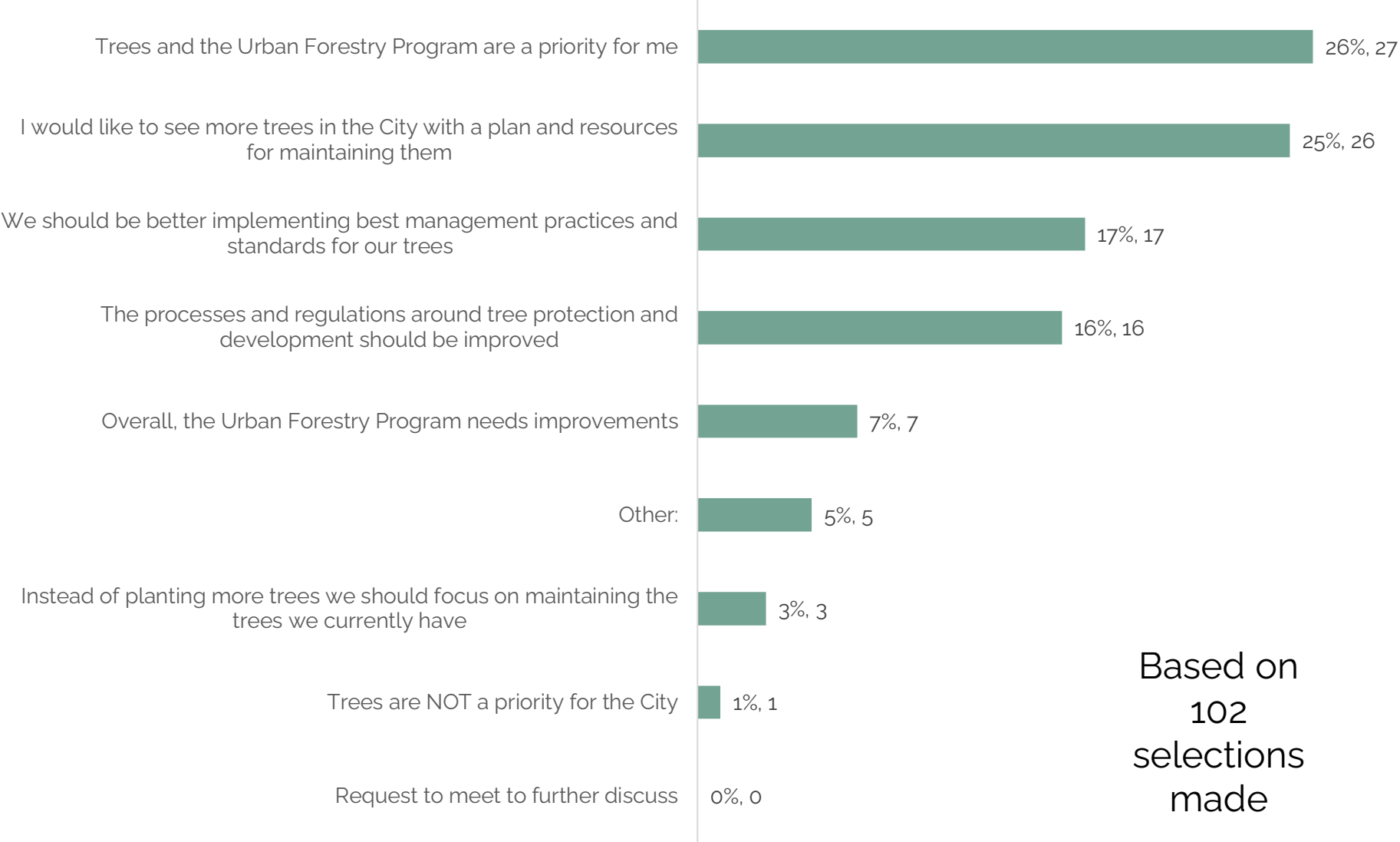
Based on
28 Survey
Responses

QUESTION #4 COMMENTS

Name	Comment(s)
	Expand to be "urban ecology"
	Supporting current Forestry activities and preservation/landscaping standards
	Clear understanding of where efforts should be focused and what benefits will be received by increased efforts is warranted.
	Prioritize planting trees that will have the greatest positive impact on other species. For example, prioritize native oaks over Liriodendron (tulip tree)

QUESTION #5

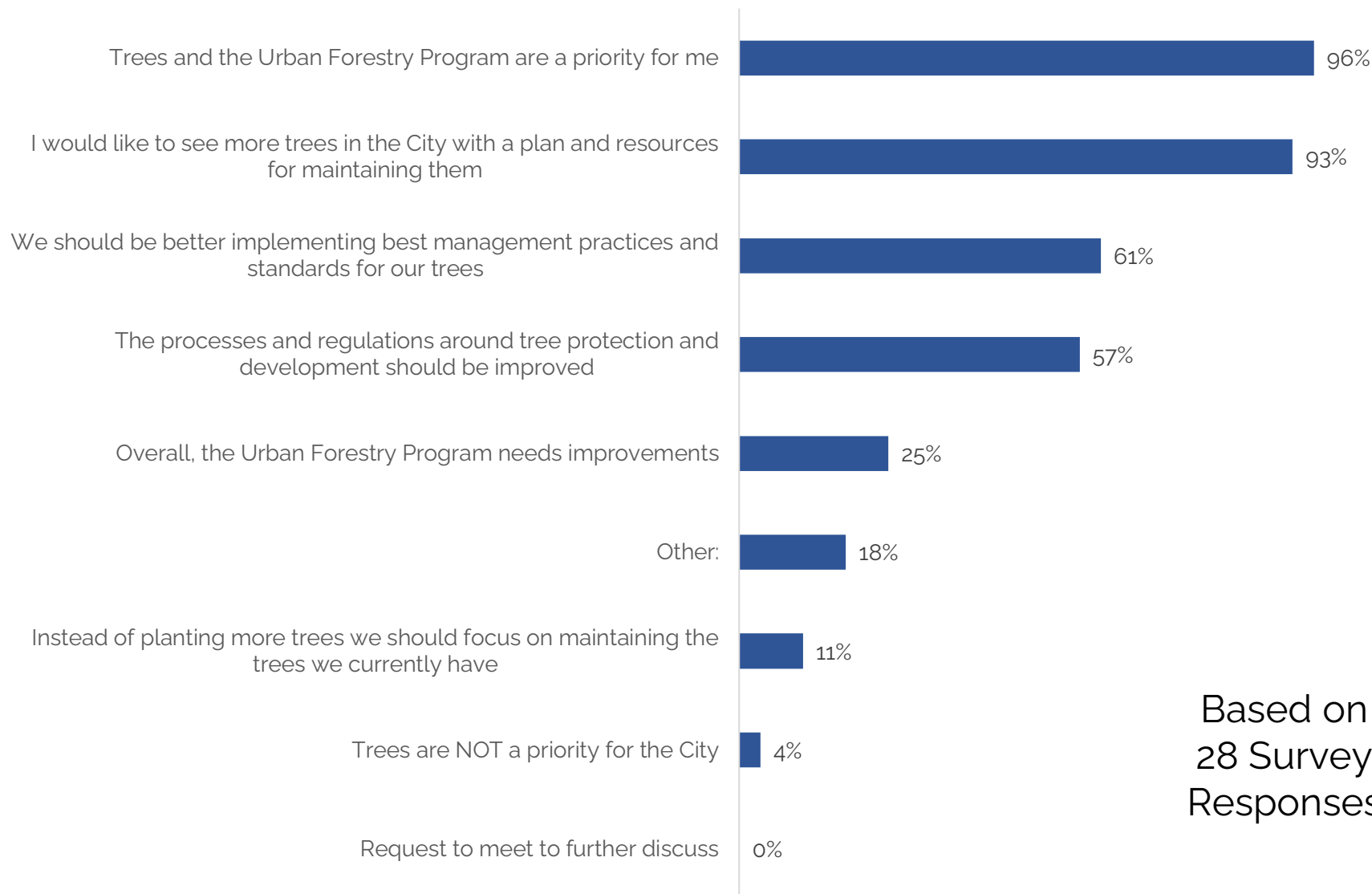
5. Please select from the following to summarize your viewpoints and priorities relating to trees and the urban forest in the City.



Based on
102
selections
made

QUESTION #5

5. Please select from the following to summarize your viewpoints and priorities relating to trees and the urban forest in the City.



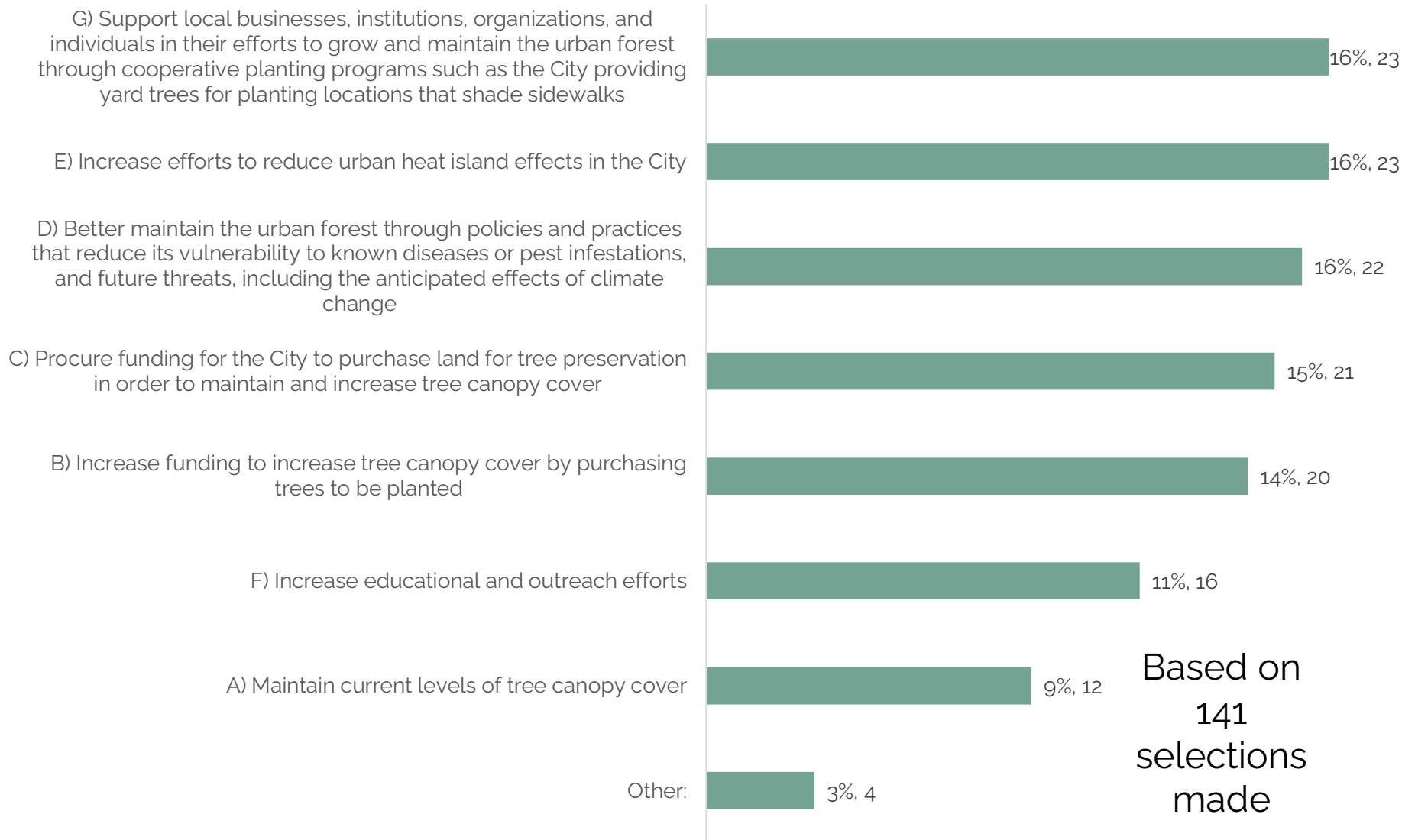
Based on
28 Survey
Responses

QUESTION #5 COMMENTS

Name	Comment(s)
	I picked 3 and 4 because I like the idea of more trees but we lack a proper maintenance plan
	Expand to include broader ecological issues
	Street sections need to be reviewed. We are placing trees in spaces that are too confined for long term health of tree and infrastructure.
	We should not just be counting trees on properties that are about to be developed. We should identify large trees with significant environmental value.
	Yes, the Urban Forestry program needs improvements - it needs more resources, more vocal recognition of its value, and deeper integration with utilities and infrastructure and management that reflects that value

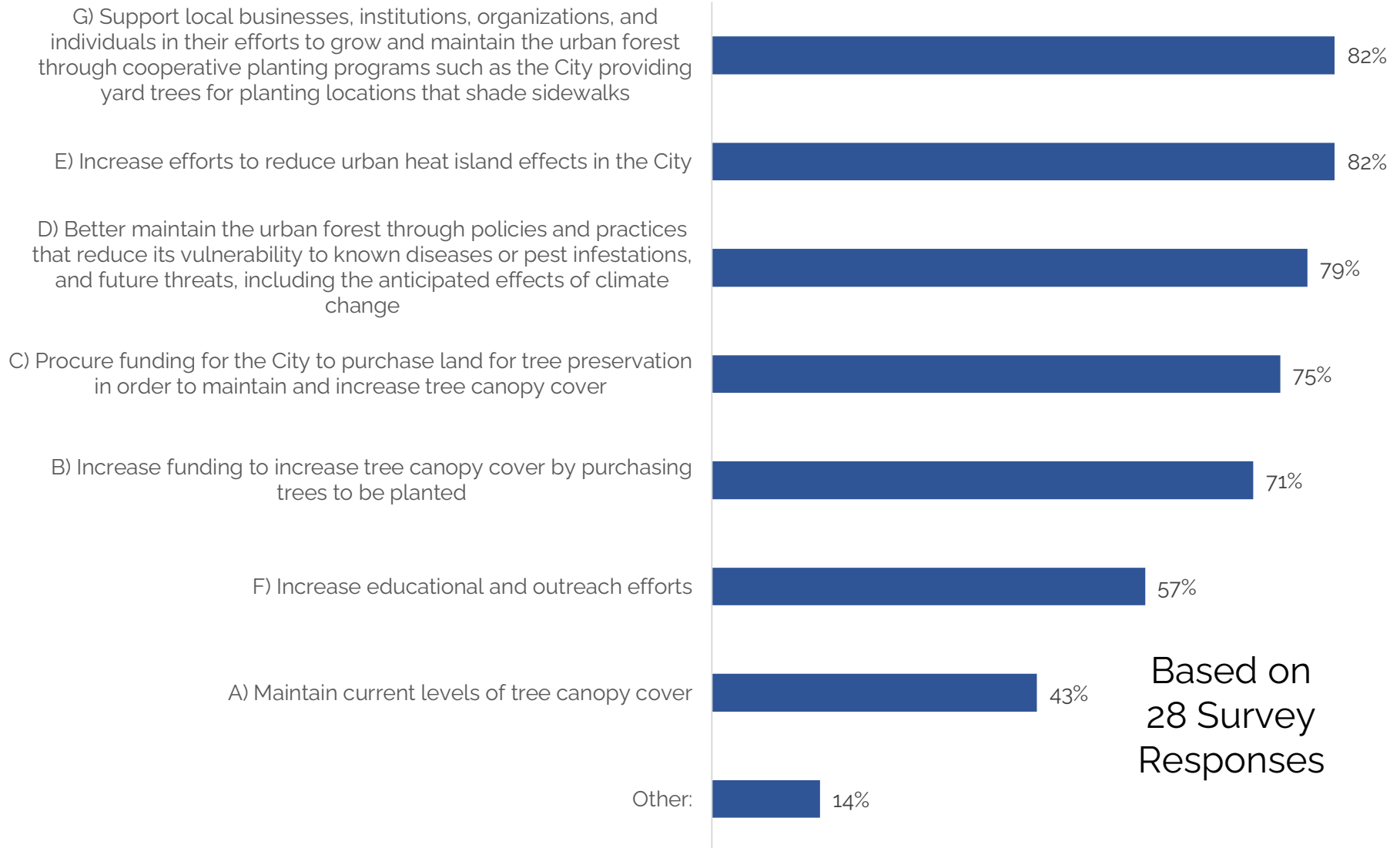
QUESTION #6

6. Overall, what do you feel are the most important goals for the City in regards to urban forestry?



QUESTION #6

6. Overall, what do you feel are the most important goals for the City in regards to urban forestry?

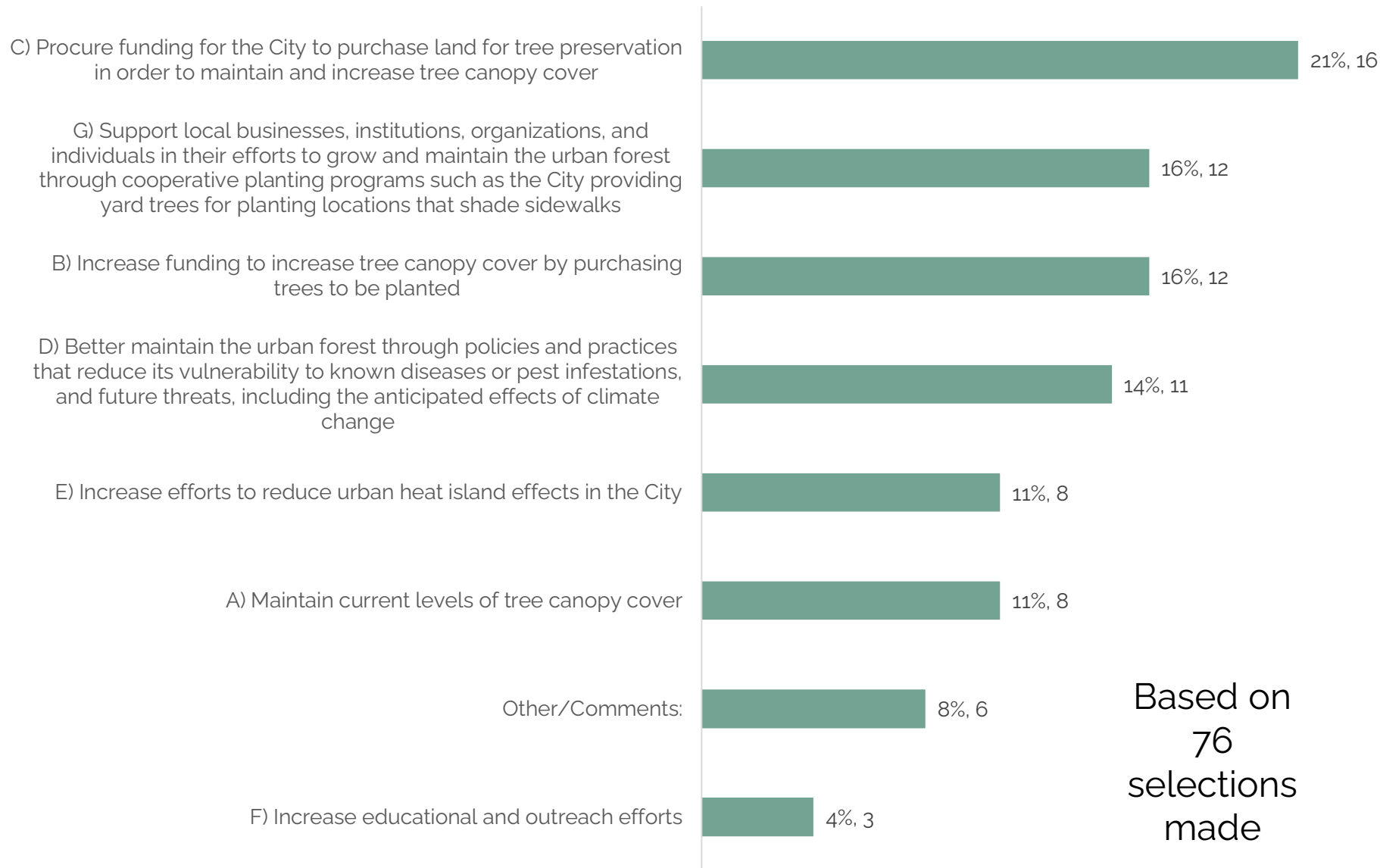


QUESTION #6 COMMENTS

Name	Comment(s)
	Make sure that underserved areas, and those with few trees receive priority for planting urban forests.
	I agree with A) as a percent of the City under canopy, but not necessarily the existing canopy.
	Determine what is a reasonable canopy goal for the city based on land use, growth, and evnironmental/health benefits.
	Integration of urban ecology, of which forestry is a subset, into the value decisions of the mayor and city council, into budgeting and staffing, and into workflows of utilities and engineering

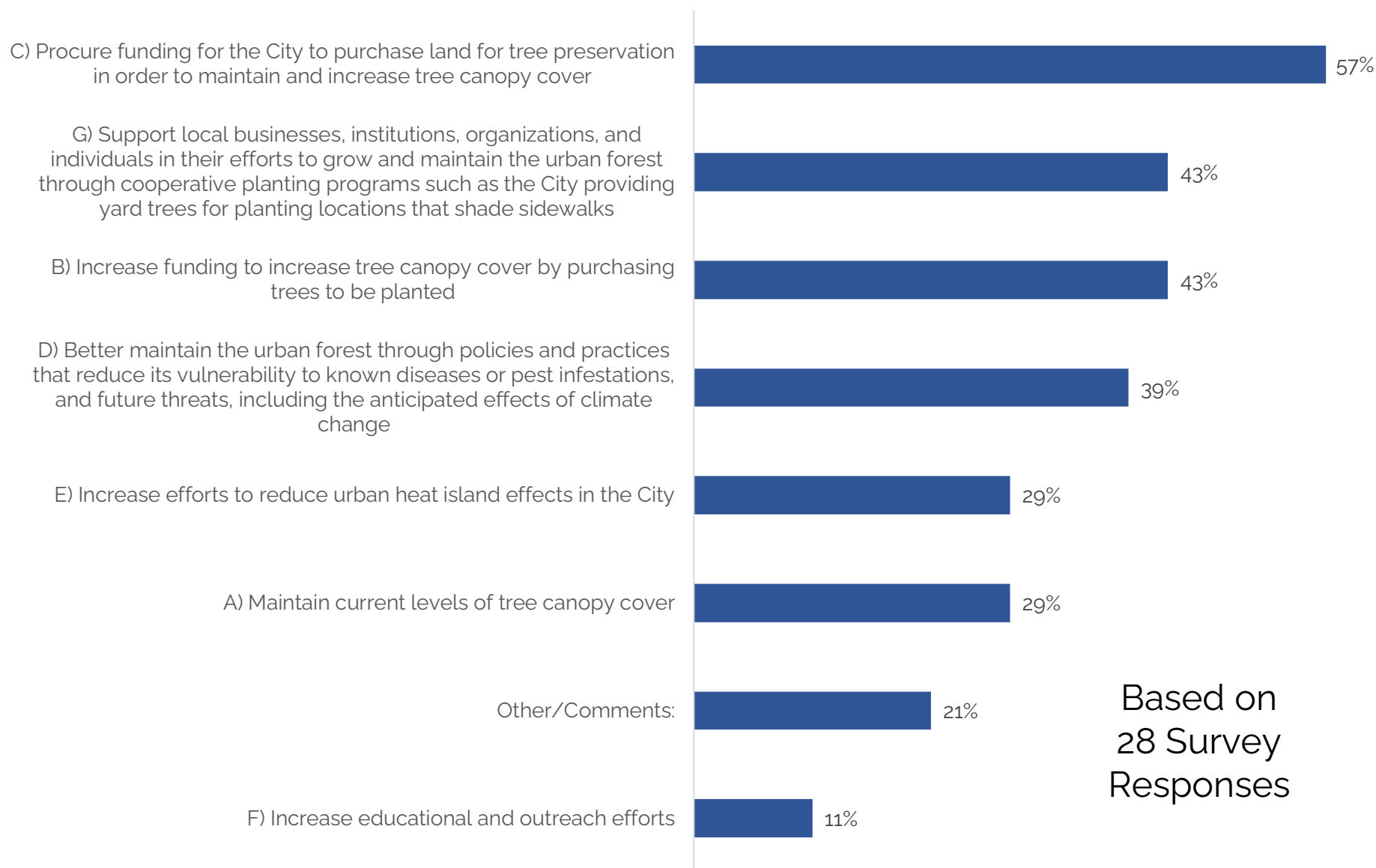
QUESTION #7

7. From the list above, what are the three (3) most important goals (list letter)?



QUESTION #7

7. From the list above, what are the three (3) most important goals (list letter)?



Based on
28 Survey
Responses

QUESTION #7 COMMENTS

Name	Comment(s)
	Large gap between C (procure funding...) and G (support local businesses...)
	Make sure that underserved areas, and those with few trees receive priority for planting urban forests.
	and B (increase funding...)
	and F (increase educational...)
	I agree with A) (maintain current levels of UTC...) as a percent of the City under canopy, but not necessarily the existing canopy.
	Other: Integration and expansion of Urban Forestry through the city's organization

FAYETTEVILLE URBAN FORESTRY MANAGEMENT PLAN

Source: Shutterstock



US FOREST SERVICE URBAN FOREST AUDIT ~ ADAPTED FOR FAYETTEVILLE, AR ~



CITY OF
FAYETTEVILLE
ARKANSAS



PlanITGeo
developers of TreePlotter

August 2023

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URBAN FOREST AUDIT SYSTEM: OVERVIEW

U.S. Forest Service's Urban Forest Sustainability & Management Audit System

Information Gathering & Discovery

- ❖ Measure City's readiness for improved urban forest management, use of the Discovery Matrix
- ❖ Document Index of discovered resources
- ❖ 11 Categories, 129 planning elements
 - 1) Management Policy & Ordinances
 - 2) Capacity and Training
 - 3) Funding and Accounting
 - 4) Decision & Authority
 - 5) Tree Inventories
 - 6) Urban Forest Plans
 - 7) Risk Management
 - 8) Disaster Planning
 - 9) Standards and Best Practices
 - 10) Community
 - 11) Green Asset Evaluation

Audit Process (example only)

Category & Element	Count
Management Policy and Ordinances	30
Professional Capacity and Training	3
Funding and Accounting	4
Decision and Management Authority	3
Inventories	14
Urban Forest Management Plans	13
Risk Management	4
Disaster Planning	4
Standards & Best Management Practices (BMPs)	39
Community	28
Green Asset Evaluation	10

Category: Management Policy & Ordinances		
#	Subcategory	Document/Resource
1.02	Climate Change (Sustainability)	Tree Policy Manual Sustainable City Plan
1.03	No Net Loss	Tree Policy Manual
1.04	Risk Management	Tree Policy Manual
1.05	Tree Canopy Goals	Sustainable City Plan General Plan

URBAN FOREST AUDIT SYSTEM: DOCUMENT INDEX

Documents Evaluated and Recorded in the Index

#	Resource	Information Gathered / Application
1	City Plan 2040 Comprehensive Plan	Public survey conducted, tree canopy section 8.3 (p89), climate change and canopy, urban forest benefits, ordinance, UFAB (formerly Tree and Landscape Advisory Committee est. in 1993)
2	Tree Preservation & Landscape Manual	Contains recommended tree list
3	Code of Ordinances - Chapter 167 Tree Preservation and Protection	
4	Code of Ordinances - Chapter 177 Landscape Regulations	Contains list of invasive plant species
5	Tree Preservation Standard Detail	
6	Tree List from Arkansas Native Plant Society	
7	Significant Trees List & Classifications	
8	Tree Canopy Cover and Environmental Equity	
9	Adopted Annual Budget & Work Program	Contains statement on 40% canopy goal (based on Energy Action Plan), lists trees planted, lists trees mitigated and preservation acres
10	2022 Q1 Executive Management Report	Nothing to report
11	Adopted Five Year Capital Improvements Plan 2021-2025	
12	"Fayetteville First" Strategic Plan	
13	Energy Action Plan	Chapter 1 Greenhouse Gas Reduction & Climate Change; Chapter 3 Buildings, Strategy #5 - UHI mitigation (p40); Chapter 3 Buildings Strategy 2, Make Existing Single-family & Multi-family Dwellings More Efficient; Ch 3 Buildings Strategy 4, Conduct a Community-Wide Tree Canopy Assessment and Set a Tree Canopy Coverage Percentage Goal (p39); Ch 3 Cross-Sector Strategy 1, Integrate Resilience and Adaptation Considerations into Planning and Policy Decisions -- investigate feasibility of a stormwater utility to improve green infrastructure
14	Master Street Plan (excerpt from City Plan 2040)	
15	City Plan 2040 Public Survey	Q11) "please help the City understand which of the following amenities, characteristics, or public improvements should be prioritized in association with infill" -- responses greatly supported making the neighborhood they want to live in, projects are friendly to pedestrians, and public amenities (traffic calming, pathways, open spaces)

Example of the resources reviewed and documented in the Document Index

A total of 66 documents were gathered for the research and information discovery phase of the UFMP project. Based on the research, there were a total of 326 instances where elements in the Audit were referenced in the 66 documents. An example of the document index is provided above. For a complete listing, see the "Fayetteville Urban Forest Audit" spreadsheet.

URBAN FOREST AUDIT SYSTEM: DISCOVERY MATRIX

Example of the Documents and References to Audit Elements

Management Policy and Ordinances	
Climate Change (Sustainability)	City Plan 2040 Comprehensive Plan Adopted Annual Budget & Work Program Adopted Five Year Capital Improvements Plan 2021-2025 "Fayetteville First" Strategic Plan Energy Action Plan Active Transportation Plan Mobility Plan Fayetteville Downtown Master Plan Walker Park Neighborhood Master Plan Weddington Corridor Plan Economic and Labor Force Analysis - Appendix B Draft Fayette Junction Master Plan Tomorrow's Corridor - Rethinking 71B University of Arkansas Office for Sustainability - Plants - Current Projects
No Net Loss	Tree Canopy Cover and Environmental Equity
Risk Management	Code of Ordinances - Chapter 167 Tree Preservation and Protection Adopted Annual Budget & Work Program Mobility Plan
Tree Canopy Goals	City Plan 2040 Comprehensive Plan Tree Preservation & Landscape Manual Code of Ordinances - Chapter 167 Tree Preservation and Protection Tree Canopy Cover and Environmental Equity Adopted Annual Budget & Work Program Adopted Five Year Capital Improvements Plan 2021-2025 Energy Action Plan Mobility Plan Fayette Junction Master Plan Tomorrow's Corridor - Rethinking 71B City Website Urban Forestry/Tree Preservation and Landscape Regulations (letter from the Urban Forester) Urban Forestry/Tree Preservation and Landscape Regulations (letter from the Urban Forester)

Once the documents were indexed, each of the 66 resources were reviewed and cross-examined with the Audit's Discovery Matrix categories (11) and elements (130). An example of the process is shown on the left. For the "Management Policy and Ordinances" category, documents are listed in the green cells that mention or relate to the category's elements including "Climate Change", "No Net Loss", "Risk Management", and "Tree Canopy Goals". Any reference to the element within a document was given a "1" to enable a count of the total references to urban forestry per document, per element.

Audit Category	Documents with Reference
Management Policy and Ordinances	104
Professional Capacity and Training	4
Funding and Accounting	10
Decision and Management Authority	40
Inventories	18
Urban Forest Management Plans	7
Risk Management	12
Disaster Planning	2
Standards & Best Management Practices (BMPs)	109
Community	20
Green Asset Evaluation	N/A
TOTAL COUNT	326

URBAN FOREST AUDIT SYSTEM: PROCESS



RESEARCH DEEP DIVE: Existing plans, ordinances, practices



CITY CONSULTATIONS: Workflows, operations, services, best practices, standards, challenges, opportunities



EXISTING CONDITIONS: Inventory analysis, ecosystem benefits, trends, maintenance needs, planting, preservation



BENCHMARKING: Establish baseline metrics for comparison and monitoring (\$ per tree, staff per tree, etc.)



COMMUNITY ENGAGEMENT: Existing and potential partners, recommendations, public meeting



URBAN FOREST AUDIT: Systematic evaluation from which goals and actions are developed and can be monitored

URBAN FOREST AUDIT SYSTEM: PROCESS

Category: Management Policy & Ordinances			
Element	Subcategory	Description or Criteria for Evaluation	Assigned Status*
1.01	Climate Change (Sustainability)	With reference to urban trees, addresses the long-term health and productivity of the natural resource.	Score: 2 "Adopted Common Practice"
1.02	No Net Loss	Can refer to trees, basal area, or canopy.	Score: 2 "Adopted Common Practice"
1.03	Risk Management	Should reference: ANSI A300 Part 9, ISA BMP and prioritization funding mechanisms.	Score: 2 "Adopted Common Practice"
1.04	Tree Canopy Goals	Overall community/campus goal, or by designated "zone".	0) Not Practiced 1) In Development 2) Adopted Common Practice 3) Exceeds Common Practice

*For each subcategory that is evaluated, 0 points are attributed if the component doesn't exist or is not practiced; 1 point is given if the component is in development; 2 points are given if the component is routinely practiced; and 3 points are given if the practice is exceeded. The points can then be totaled for an overall score.

URBAN FOREST AUDIT SYSTEM: OUTCOMES

#	Category	SOC (% Achieved)*	Base (% Achieved)**	Overall Rating	Overall (% Achieved)
1	Management Policy and Ordinances	75%	50%	15	54%
2	Professional Capacity and Training	100%	NA	13	81%
3	Funding and Accounting	100%	NA	6	50%
4	Decision and Management Authority	100%	50%	7	88%
5	Inventories	NA	25%	12	46%
6	Urban Forest Management Plans	NA	50%	11	46%
7	Risk Management	100%	100%	16	89%
8	Disaster Planning	NA	100%	13	93%
9	Standards and BMPs	100%	69%	44	73%
10	Community	100%	NA	24	86%
11	Green Asset Evaluation	NA	NA	17	85%
Total		96%	63%	178	70%

*Standard of Care (SOC) elements represent the minimum group of urban forestry management “best practices” that a municipality should consider for implementation.

**Base Practices (BP) elements represent additional urban forest management activities or components that may effectively expand a program beyond the SOC group (see footnote above). These elements are typically precursors to other “non-core” elements in the category.

URBAN FOREST AUDIT SYSTEM: SCORE KEY

Color	Rank	Description	Ranking Rationale / Considerations
Blue	Category and element description		
Light Red	0) Not Practiced	No mention of the audit element in any documents, nothing uncovered during staff consultations, not in development as part of the UFMP project.	Describes the considerations that influenced the ranking
Yellow	1) In Development	The audit element is either mentioned in various documents but needs improvements or it is being addressed as part of the UFMP project.	Describes the considerations that influenced the ranking
Green	2) Adopted Common Practice	The audit element is mentioned in various documents, and it aligns with industry standards and best practices.	Describes the considerations that influenced the ranking

URBAN FOREST AUDIT SYSTEM: MANAGEMENT POLICY

#	Component Evaluated	Description or Criteria for Evaluation	Ranking Rationale / Considerations
1.00	Policy	Written policy statements approved by a governing body.	
1.01	Urban Heat (Sustainability)	Also referred to as Sustainability. With reference to urban trees. Addresses the long-term health and productivity of the natural resource.	Most documents that mention sustainability relate to development not trees though Chapter 167 Tree Preservation & Protection ordinance exists
1.02	No Net Loss	Can refer to trees, basal area, or canopy.	Not specifically mentioned but ordinances have mitigation requirements
1.03	Risk Management	Should reference: ANSI A300 Part 9, ISA BMP, and prioritization funding mechanisms.	No document specifically calls out standards, protocols, or staff trained for tree risk management
1.04	Tree Canopy Goals	Overall community/campus goal, or by designated "zone".	Energy Action Plan has a stated goal of 40%
1.05	Tree Protection	Construction and/or landscape maintenance.	Ordinances, critical root zone mentioned in various permit documents, construction standards
1.06	Utility	Utility pruning, planting, and installation policy (e.g. boring vs. trenching).	No policy in place for utility pruning was found but permits require identifying location of underground utilities
1.07	Human Health – Physical & Psychological	Recognizes and addresses the human health benefits of the natural resource (e.g. exercise, air quality, stress management, shade). Could also include Urban Heat Island (UHI) policies.	Benefits of trees are stated in various documents but less emphasis on heat reduction and human health
1.08	Wildlife Diversity / Habitat / Protection	Mammals, birds, or reptiles.	Comprehensive Plan and other plans have strategies and policies for preserving and conserving natural resources for wildlife
1.09	Performance Monitoring	Recognizes the annual or biennial calculation of metrics (e.g. some component of ecosystem services) for the purpose of tracking management performance.	Performance metrics in budget documents. Specific KPIs to be developed as part of the UFMP
1.10	Ordinance (Private)	Tree protection and management for trees on private property.	Ordinances are in place but will be reviewed with recommendations as part of the UFMP. City has the Tree Preservation & Landscape Manual
1.11	Ordinance (Public)	Tree protection and management for public trees.	Chapter 167 Tree Preservation & Protection is for private development. Similarly for Chapter 177 Landscape Regulations
1.12	Development Standards	US Green Building Council's LEED® rating systems (or similar internationally) LEED v4 BD+C (Sustainable Sites) LEED 4 ND (Neighborhood Pattern & Design, Green Infrastructure) ASLA's SITES® Rating System	Chapter 167 Tree Preservation & Protection is for private development. Similarly for Chapter 177 Landscape Regulations
1.13	High-Conservation Value Forests	Programs or policies for identification, acquisition, and/or protection of groups of trees or forests that provide unique public benefits.	The Comprehensive Plan focuses heavily on conservation and easements
1.14	Urban Interface (WUI)	Programs or policies that improve management of the urban interface for fire and/or invasive species.	Wildfire management is not covered in the documents but invasive species management is

URBAN FOREST AUDIT SYSTEM: CAPACITY & TRAINING

#	Component Evaluated	Description or Criteria for Evaluation	Ranking Rationale / Considerations
2.00	Professional Management	Provision for professional consultation.	
2.01	Certified Arborist - Staff	International Society of Arboriculture	Urban Foresters in Parks, Public Works, and Development
2.02	Certified Arborist - Contracted	International Society of Arboriculture	Chapter 167 identifies and recognizes ISA Certified Arborists
2.03	Certified Arborist - Other Resource	International Society of Arboriculture	Supporting staff with ISA credentials
2.04	Other Professional - Advising/directing UF management	This could be a professional in an allied field like Landscape Architecture.	City to provide input
2.05	Municipal Forestry Institute	Graduate of Society of Municipal Arborist's MFI program or similar	City to provide input
2.06	USFS Urban Forestry Institute or similar	Attendance at USFS UFI or similar	City to provide input
2.07	Campus/city arborist – ISA CA instructor for CEUs	Arborist routinely provides ISA CEU presentations/workshops.	City to provide input, trainings and resources are available on the website ("Citizen Tree Care Resources")
2.08	Tree Board University or similar	On-line training modules from Oregon U&CF for Tree Board/Advisory Council or similar	Unsure of the training and background of members on the Urban Forestry Advisory Board, Environmental Action Committee, or the Keep Fayetteville Beautiful Committee
2.09	Organizational Communications	Process, procedures, and protocol for cross-professional communications within the organization (all departments "touching" trees).	City to provide input but improvements will be recommended in the UFMP

URBAN FOREST AUDIT SYSTEM: FUNDING & ACCOUNTING

#	Component Evaluated	Description or Criteria for Evaluation	Ranking Rationale / Considerations
3.00	Urban Forestry Budget		
3.01	Budgeted Annually	Budget authorized/required for tree board, tree maintenance, and/or tree planting.	Urban Foresters and programs clearly listed in budget line items
3.02	Contingency Budget Process	A protocol is in place to prioritize urban forestry management activities during budget shortfalls; e.g. during times of limited funding for: ¹ risk management, ² young tree care, ³ mulching.	City to provide input
3.03	Funding Calculated from Community Attribute	Budget in terms of per capita, per tree, or for performance (e.g. per tree weighted by size class or age).	City to provide input. The inventory with ecosystem benefit calculations is a starting point
3.04	Funding Based on Performance Monitoring	Budget connected with/based on ecosystem service (ES) monitoring and performance.	City to provide input. The inventory with ecosystem benefit calculations is a starting point
3.05	Urban Forestry Line Item	Is the budget specific to urban forest management?	Line items for the Urban Forestry staff, clear line items for Forestry & Habitat plus events, and Tree City USA reporting documents
3.06	Green Asset Accounting	Maintain green infrastructure data in the "unaudited supplementary disclosure of an entity's comprehensive annual financial report (CAFR)". GASB 34 implementation for municipalities.	City to provide input

URBAN FOREST AUDIT SYSTEM: AUTHORITY

#	Component Evaluated	Description or Criteria for Evaluation	Ranking Rationale / Considerations
4.00	Authority		
4.01	Urban Forest Manager	Professional urban forest manager with authority over the program and day-to-day activity. Including designated budget line item.	"Urban Forester" mentioned frequently in documents stating authority, role, and communications protocols
4.02	Staff Authority	Designated staff with authority over the program and day-to-day activity. Including designated line item.	Clearly defines the role of the Urban Forester
4.03	Communication Protocol	Established protocol and mechanism(s) for communication among all members of the urban forest management "community" in your municipality or organization (e.g. manager, department under control, advisory board, finance, field operations, public, NGOs, business community, developers).	City to provide input
4.04	Tree Board, Commission, or Advisory Council	Establishes a board for public participation (advisory or with authority).	Urban Forestry Advisory Board

URBAN FOREST AUDIT SYSTEM: INVENTORIES

#	Component Evaluated	Description or Criteria for Evaluation	Ranking Rationale / Considerations
5.00	Inventories and Assessments		
5.01	Canopy Inventory (UTC)	Periodic (≤ 5 year) canopy inventory and assessment. Public & private.	2012, 2013, 2015, 2017, 2019 canopy assessments
5.02	Ecosystem Services	Recent (≤ 5 year) ecosystem services (ES) inventory & assessment? Public: 100% or street trees; Public & Private: Sample; or Campus. Or, are ES calculated annually or biennially based on partial re-inventory and projected growth as a monitoring tool.	The sample inventory and canopy data were collected / provided to conduct the analysis as part of the UFMP
5.03	Public Trees ↓	↓ Evaluate below ↓	↓
5.04	Street Trees	Is there a recent (5 year) inventory?	Guidance to be provided in the UFMP
5.05	Parks/Riparian Areas	Is there a recent (5 year) inventory?	No inventory located except for the public/private sample inventory in 2022
5.06	Other Public Trees	Public facility landscaped areas, Industrial parks, green space.	No inventory located except for the public/private sample inventory in 2022
5.07	Continuous inventory on a cycle (≤ 5 years)	Partial re-inventory to support continuous forest inventory, growth projections, and the calculation of ecosystem services.	Guidance to be provided in the UFMP
5.08	Private Trees ↓	↓ Evaluate below ↓	↓
5.09	Campus (Educational)	Is there a recent (5 year) inventory?	University of Arkansas has a tree inventory and online map
5.10	Corporate	Is there a recent (5 year) inventory?	Guidance to be provided in the UFMP
5.11	Other Private Property	Is there a recent (5 year) inventory?	Guidance to be provided in the UFMP
5.12	Continuous inventory on a cycle (≤ 5 years)	Partial re-inventory to support continuous forest inventory, growth projections, and the calculation of ecosystem services).	Guidance to be provided in the UFMP
5.13	Green Stormwater Infrastructure (GSI)	BMP stormwater mitigation practices and locations (e.g. Washington DC)	Water Master Plan but not specific to green infrastructure or stormwater. Energy Action Plan has a strategy to investigate feasibility of a stormwater utility to improve green infrastructure
5.14	Spatial	Inventory data includes Lat/Long (i.e. GIS). Should address the spatial relationship between the natural resource and people (i.e. residents, visitors, activities) that would help manage the resource for benefits associated with proximity (air quality, recreation, stress mitigation, etc.	Canopy Assessments and tree inventory provide spatial data. Guidance to be provided in the UFMP
5.15	Maintenance and Planting Records Maintained	Planting details (nursery, species, size, cost, contractor, etc.) maintained with inventory or as separate database or recordkeeping system. Also pruning and removal histories.	City to provide input

URBAN FOREST AUDIT SYSTEM: PLANS

#	Component Evaluated	Description or Criteria for Evaluation	Ranking Rationale / Considerations
6.00	Management Planning		
6.01	Annual Maintenance Calendar	An annual calendar that defines typical activity by season. To support scheduling.	City to provide input
6.02	Public Trees ↓	↓ Evaluate below ↓	↓
6.03	Street Tree Management	Is there a recent (5 year) plan for street trees?	Guidance to be provided in the UFMP
6.04	Parks/Riparian Area Management	Is there a recent (5 year) plan ?	Parks Master Plan in development as of January 2023
6.05	Other Public Trees	Public facility landscaped areas, Industrial parks, green space.	Guidance to be provided in the UFMP
6.06	Private Trees ↓	↓ Evaluate below ↓	↓
6.07	Campus (Educational)	Is there a recent (5 year) plan for Campus trees?	TBD whether University of Arkansas is a Tree Campus USA campus
6.08	Corporate	Is there a recent (5 year) plan?	Guidance to be provided in the UFMP
6.09	Other Private Property	Is there a recent (5 year) plan?	Guidance to be provided in the UFMP
6.10	Green Infrastructure	Is there a plan for green infrastructure (i.e. nodes & linkages)? Large-scale projects.	Energy Action Plan mentions stormwater utility for green infrastructure
6.11	Other Written Plans	Other natural resource plans (e.g. tree canopy). May be a component of another plan.	Comp Plan, Energy Action Plan, Parks Master Plan (in progress), neighborhood plans
6.12	Tree Planting	Is there a recent (3 year) tree planting plan?). May be a component of another plan.	Guidance to be provided in the UFMP
6.13	UF as Part of a Comprehensive Plan	Is any UF management plan referenced in the comprehensive plan (i.e. county or municipality) or master plan (i.e. Campus)?	Section 8.3 of the Comprehensive Plan is "Tree Canopy" and describes the role urban forests play in climate change, stormwater, etc.
6.14	Urban Forest Planning and Management Criteria and Performance Indicators	Criteria and indicators based on <i>A Model of Urban Forest Sustainability</i> (Clark, J.R., Matheny, N.P., Cross, G., and Wake, V. 1997 Journal of Arboriculture.) or on work of W.A. Kenney, P.J.E. van Wassenaeer, and A.L. Satel in <i>Criteria and indicators for strategic urban forest planning and management.</i> (2011)	Guidance to be provided in the UFMP. Conducting this Audit is one approach to Criteria & Indicators

URBAN FOREST AUDIT SYSTEM: RISK MANAGEMENT

#	Component Evaluated	Description or Criteria for Evaluation	Ranking Rationale / Considerations
7.00	Risk Management Activities		
7.01	TRAQ Attained	At least one staff or consultant is TRAQ.	City to provide input
7.02	Annual Level 1 (ANSI A300 Part 9 & ISA BMP)	All trees in high occupancy areas visited annually.	City to provide input
7.03	Mitigation Prioritization	A protocol for prioritizing mitigation following Level 1 and Level 2 assessments. Reflects the controlling agency's threshold for risk.	City to provide input
7.04	Occupancy Areas Mapped	Has TRAQ staff/consultant discussed/mapped occupancy levels with controlling authority?	City to provide input
7.05	Recordkeeping, Reporting, and Communications	A process has been put in place to maintain records on requests, inspections, evaluations, and mitigation of risk; and on the communications among the managers related to those risk assessments.	City to provide input
7.06	Standard of Care Adopted	Controlling authority has adopted a Standard of Care (SOC) or risk management policy.	City to provide input
7.07	Tree Risk Specification	Is there a written specification that meets requirements of ANSI A300 (Part 9)? And, has it been discussed with the controlling authority with relevance to the controlling authority's threshold for acceptable risk?	City to provide input
7.08	Urban Tree Risk Management	The community has prepared and follows a comprehensive program for urban tree risk management.	City to provide input
7.09	Invasive Management	Plan to address and manage invasive: plants, insects, and disease.	10 documents mention invasive management, prohibited trees, recommended trees, Arkansas Native Plant Society tree list, among others

URBAN FOREST AUDIT SYSTEM: DISASTER PLANNING

#	Component Evaluated	Description or Criteria for Evaluation	Ranking Rationale / Considerations
8.00	Disaster Planning Activities		
8.01	Response/Recovery Mechanism	Staff knowledge of the municipality's protocol for requesting disaster resources through the county or state with access to mutual aid and EMAC.	City to provide input, Fayetteville Emergency Operations Plan is in place
8.02	Urban Forestry as part of the County Disaster Plan	The UF plan (8.3) is incorporated into the county/municipal disaster plan; specifically in reference to debris management and risk mitigation.	Nothing found at the county level, City to provide input
8.03	Urban Forestry Disaster Plan	A separate/specific plan within the urban forestry management program (i.e. who to call, priorities).	No plan identified, City to provide input
8.04	Pre-disaster Contracts	Contracts are in place for critical needs.	City likely has a structure in place, City to provide input
8.05	Mitigation Plan	A mitigation plan has been developed for pre-disaster, recovery, and post-disaster.	City to provide input
8.06	EMAC Mission Ready Packages (MRP)	Municipality has published disaster resources with state EM and participates in inter-state Mutual Aid to support Urban Forest Strike Teams (UFST).	City to provide input
8.07	Urban Forest Strike Team	Participation in the UFST project.	City to provide input

URBAN FOREST AUDIT SYSTEM: STANDARDS & BMPs

#	Component Evaluated	Description or Criteria for Evaluation	Ranking Rationale / Considerations
9.00	Standards & BMPs		
9.01	ANSI Standards	Reference and adherence to ANSI Standards for arboricultural practices (A300), safety (Z133), or Nursery Stock (ANSI Z60.1) (any or all).	Tree ordinances reference standards, website lists standards, Tree Preservation Manual, Tree Preservation Standard Detail
9.02	Ages/Diameter Distribution	Specific management for the development of an age-diverse tree population	No specific mention about age diversity but species diversity is recognized
9.03	Arborist Standards	Standards of practice for arborists (i.e. Certification).	Tree ordinances reference standards, website lists standards, Tree Preservation Manual, Tree Preservation Standard Detail
9.04	Best Management Practices (BMPs)	Establishes or references tree maintenance BMPs (i.e. written comprehensive standards & standards).	Tree ordinances reference best practices, website lists standards, Comprehensive Plan lists BMPs, Tree Preservation Manual, Tree Preservation Standard Detail
9.05	Fertilization and Mulching	Fertilization or mulching standards required for conserved & planted trees.	Ordinances list requirements, City website has resources, Structural Soil Detail includes guidance
9.06	Lightning Protection	BMP written to the ANSI A300 Standard.	Nothing listed, minor recommendation to consider in the UFMP
9.07	Planting	Planting and transplanting standards required/specified.	Listed in ordinances, Tree Preservation Standard Detail, website, Tree Planting on Slope Detail
9.08	Pruning	Pruning standards required for conserved & planted trees.	Listed in ordinances, Tree Preservation Manual, Tree Preservation Standard Detail, City website
9.09	Removal	Infrastructure damage, stump grinding, etc.	Guidance listed in Chapter 167 and City website
9.10	Support Systems (Guying and Bracing)	BMP written to the ANSI A300 Standard.	Nothing listed, minor recommendation to consider in the UFMP
9.11	Tree Risk	Tree risk assessment procedures; ISA BMP or equivalent.	Risk mentioned in Ch. 167 but should be evaluated as part of the UFMP
9.12	Construction Management Standards	Written standards for: tree protection, trenching/boring in CRZs, pre-construction mulching, root or limb pruning, watering (any or all).	Critical root zone, tree protection zones, critical root zone addressed in ordinances, Tree Preservation Manual, City website, and Tree Preservation Standard Detail
9.13	Design Standards	Standards for design that specifically require trees; standards for placement, soil treatment, and/or drainage.	18 documents have standards listed for development that impacts trees and landscaping (Comp Plan, Tree Manual, Ordinances, Active Transportation Plan, neighborhood plans, others)
9.14	Genus/Species Diversity	Suggests or requires diversity of plant material.	City website has a list and references the Arkansas Native Plant Society Tree List

URBAN FOREST AUDIT SYSTEM: STANDARDS & BMPs CONT.

#	Component Evaluated	Description or Criteria for Evaluation	Ranking Rationale / Considerations
9.00	ANSI Standards & BMPs	CONTINUED	
9.15	Green Stormwater Infrastructure (GSI)	BMPs for site level GI practices like rain gardens and swales. Small-scale projects.	Energy Action Plan recommends stormwater utility for green infrastructure, other plans reference stormwater management and GI
9.16	Inventory Data Collection	Adopted or developed standards for tree inventory data collection	Guidance to be provided in the UFMP
9.17	Minimum Planting Volume	Minimum required root zone volume.	Tree Preservation & Landscape Manual provides standards and BMPs
9.18	Minimum Tree Size	Minimum caliper for tree replacements, and/or minimum size of existing trees to receive tree density or canopy credit.	Tree Preservation & Landscape Manual notes the 2" minimum caliper
9.19	Root Protection Zone (CRZ)	Defines adequate root protection zone; Critical Root Zone (CRZ).	Tree Preservation & Landscape Manual plus 5 other documents note this
9.20	Safety	Safety logs, trainings, reference to ANSI Z133 Safety Standard	No specific standards for safety around trees. Guidance to be provided in the UFMP
9.21	Topping	Prohibits topping or other internodal cuts (public & private).	Chapter 167 restricts topping
9.22	Tree Species List	Identifies and publishes a list of the most desirable, recommended, or preferred species (native and non-native species); alternatively, a list of species prohibited.	Tree Preservation & Landscape Manual, ordinances, significant trees list, City website, and others list the recommended or required trees
9.23	Tree Quality Standards	Written standards for tree selection at nursery in addition to Z60.1.	Tree Preservation & Landscape Manual notes the ANSI standard for nursery stock
9.24	Utility Right-of-Way (ROW) Management	Requirements for planting, pruning, and/or removal of trees within a utility ROW.	Chapter 167 and City website mention utility management but could be expanded as part of the UFMP
9.25	Urban Agriculture	Enabled urban food forestry practices.	Guidance to be considered for the UFMP
9.26	Wood Utilization	Larger diameter material is processed for wood products.	Guidance to be considered for the UFMP
9.27	3 rd party forest certification	Examples: American Tree Farm System (ATFS), Forest Stewardship Council™	Guidance to be considered for the UFMP
9.28	Energy generation	Local or regional use of chips or other woody debris for co-generation facilities.	Guidance to be considered for the UFMP
9.29	Composting of Leaf and/or Other Woody Debris	Leaves and small woody debris are captured and used on-site or processed by someone by composting for reuse.	No mention of debris management, guidance to be considered for the UFMP
9.30	Watering Standards		Various documents state the watering requirement post-planting. Additional guidance to be provided in the UFMP

URBAN FOREST AUDIT SYSTEM: COMMUNITY

#	Component Evaluated	Description or Criteria for Evaluation	Ranking Rationale / Considerations
10.00	Community Building		
10.01	Social Media Website or Similar	Does your community/campus use social media platforms or similar to document and publicize your urban forestry program, activity, or events?	City website, social media, Speak Up Fayetteville
10.02	Education	The urban forest is used as an educational laboratory for class activity; Kids in the Woods, PLT, high school, or college level.	Resources on City website, Tree Manual
10.03	Private Property Tree Program	Does your community sponsor this program locally?	To be addressed in the UFMP
10.04	Public-facing Inventory Software	Public access to the community tree resource via an on-line mapping program (i.e. any Web Map Service; WMS).	2022 sample tree inventory used a public facing software program but trial subscription ended. City does have online portal of canopy assessment maps
10.05	Public Perception	Is public management consistent with private property requirements for tree protections and care? Does the Campus/public tree management reflect neighborhood norms?	Comprehensive Plan included a survey. Ongoing public feedback recommendations to be provided in the UFMP
10.06	Recognition Programs	Programs that raise awareness of trees or that use trees to connect the community to significant events or activities.	Arbor Day events, spring and fall planting, Celebration of Trees, Amazing Tree
10.07	Arbor Day Celebration	Whether or not associated with Tree City USA.	Arbor Day events, spring and fall planting, Celebration of Trees, Amazing Tree
10.08	Arboretum designation	Internal or third party arboretum designation.	University of Arkansas tree inventory and Arboretum Mapping Project, Botanical Garden of the Ozarks
10.09	Significant trees	For example: size, history.	No Heritage or Significant Tree Ordinance but City has Significant Trees on website
10.10	Memorial/Honorarium	Tree planting or tree care programs than honor/memorialize individuals, organizations, or events.	City to provide input. City has tree giveaways, and tree donations
10.11	Social Media	Does your community/campus make use of Twitter, Facebook, Blogs for internal or external outreach?	Several posts about urban forestry but additional guidance to be provided in UFMP
10.12	Active Communications	Press releases, regular news articles (print), "State of the Urban Forest" reports, periodic analysis of threats and opportunities.	Additional guidance to be provided in the UFMP
10.13	Tree Care	Are volunteers trained and used for basic tree care (e.g. mulching, pruning, planting).	Volunteer program and events, invasive species removal, City website with resources for tree care
10.14	Tree City USA®	Community/campus meets current qualifications for any of these programs.	27 years as TC USA with 9 Growth Awards
10.15	Volunteer Opportunities	Ad hoc or scheduled. Any/all age groups. Tree Campus USA student activities.	Volunteer programs and events

URBAN FOREST AUDIT SYSTEM: GREEN ASSET EVALUATION

#	Component Evaluated	Description or Criteria for Evaluation	Ranking Rationale / Considerations
11.00	Observed Outcomes	Based on an analysis of tree inventories	
11.01	Deadwood	Look for evidence of periodic or ad-hoc deadwood removal (i.e. lack of dead limbs $\geq 2"$ in the trees or on the ground).	To be evaluated with the 2022 tree inventory and guidance provided in the UFMP
11.02	Genus Diversity	No genera exceed 20% of population; make specific observations for <i>Acer</i> , <i>Quercus</i> , <i>Fraxinus</i> , <i>Ulmus</i> and other local species of concern.	Based on the sample inventory in 2022, 31% are oaks, 15% elms, 8% maples. Guidance to be provided in the UFMP
11.03	Mature Tree Care	Mature trees are retained in the landscape, and are of acceptable risk; i.e. veteran tree management.	Based on the sample inventory in 2022, the highest percent of recommended tree work is pruning for clearance (8%). Guidance to be provided in the UFMP
11.04	Mulching	Evidence of adequate (i.e. spatial extent, depth, and material) roots zone mulching for all age classes.	To be evaluated with the 2022 tree inventory and guidance provided in the UFMP
11.05	Planting Site Volume Optimization	Are species & sites matched for optimization of above ground canopy; right tree in the right spot concept.	Only 6% of the trees inventoried in 2022 have a clearance conflict (2% pedestrian, 1% building, 1% light, 1% sign or signal). Guidance to be provided in the UFMP
11.06	Rooting Volume Optimization	Are species & sites matched for optimization for below ground rooting volume; right tree in the right spot concept.	Only 0.3% of trees inventoried in 2022 were noted as causing sidewalk damage. Guidance to be provided in the UFMP
11.07	Species Diversity	No species/cultivars exceed 10% of population; make specific observations for <i>Acer</i> , <i>Quercus</i> , <i>Fraxinus</i> , <i>Ulmus</i> and other local genera of concern. Also evaluate the role of regionally local native species.	Based on the sample inventory in 2022, no species exceed the 10% threshold. 7% are Princeton elms, 6% post oaks, 6% willow oaks, 5% pin oaks, and 4% blackgums. Guidance to be provided in the UFMP
11.08	Soil Compaction	Observe evidence of soil compaction by users or staff during maintenance. Include "desire" lines and construction activity at time of evaluation.	To be evaluated with the 2022 tree inventory and guidance provided in the UFMP
11.09	Tree Health	Rate the overall tree health in all size (age) classes; look for crown dieback, decay, foliage density & color.	Based on the sample inventory in 2022, 75% of public trees are in good condition, 15% in fair condition, 5% poor, and 5% dead. Guidance to be provided in the UFMP
11.10	Young Tree Pruning	Look for evidence of periodic (e.g. every 3 years to year 9) structural pruning (e.g. subordination cuts, dominant central leader, co-dominant stems lower than 20').	Based on the sample inventory in 2022, only 3 trees (0.1%) require structural pruning at a young age. Guidance to be provided in the UFMP

URBAN FOREST AUDIT SYSTEM: SUMMARY

Final Audit Results

Note, the audit may be kept internal and is only meant to serve as a preliminary evaluation to support the development of the Plan's goals and strategies though it may serve as a UFMP implementation monitoring tool

#	Category	SOC (% Achieved)*	Base (% Achieved)**	Overall Rating	Overall (% Achieved)
1	Management Policy and Ordinances	50%	67%	20	71%
2	Professional Capacity and Training	100%	NA	16	89%
3	Funding and Accounting	75%	NA	8	67%
4	Decision and Management Authority	50%	100%	5	63%
5	Inventories	NA	56%	17	65%
6	Urban Forest Management Plans	NA	50%	13	54%
7	Risk Management	83%	50%	14	78%
8	Disaster Planning	NA	67%	9	64%
9	Standards and BMPs	75%	69%	44	73%
10	Community	100%	NA	25	89%
11	Green Asset Evaluation	NA	NA	16	80%
Total		76%	65%	187	73%

*Standard of Care (SOC) elements represent the minimum group of urban forestry management “best practices” that a municipality should consider for implementation.

**Base Practices (BP) elements represent additional urban forest management activities or components that may effectively expand a program beyond the SOC group (see footnote above). These elements are typically precursors to other “non-core” elements in the category.

URBAN FOREST AUDIT SYSTEM: SOURCE

The original audit and supporting spreadsheet were developed by Urban Forestry South (USDA Forest Service, Region 8, SRS-4952, Athens, Georgia). The spreadsheet was based on the current Urban Forest Sustainability and Management Review Checklist developed in cooperation with Agnes Scott College Office of Sustainability and the ASC Arboretum Advisory Council and the City of Austin (TX)

<https://urbanforestrysouth.org/resources/files/UFS%20and%20ASC%20UF%20ReviewCalc%20Tool%20-18Aug15%20v4.2beta.xlsx/view>



RECOMMENDED TREE LIST & SISTER CLIMATE CITY ASSESSMENT

In support of the City of Fayetteville, Arkansas'

2023 URBAN FORESTRY MANAGEMENT PLAN

October 2023



**CITY OF
FAYETTEVILLE
ARKANSAS**



PlanITGeo™
developers of TreePlotter

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CLIMATE IMPACTS IN FAYETTEVILLE

Urban areas around the world are facing dramatically intensifying extreme weather and climate impacts including drought, long-term water shortages, flooding, extreme weather events, and prolonged heat. Urban trees can play a significant role in making Fayetteville resilient to weather and climate extremes, and in protecting human and ecosystem health and safety. View [Appendix A](#) for the Climate Adaptation Report generated for the southeast United States from the Climate Adaptation Workbook.

Increased temperatures and prolonged heat have a dramatic effect on urban trees. Urban trees already face many struggles of the urban environment, including competition for space, elements of an urban environment, vandalism, and harmful pests and diseases. Some of Fayetteville's established trees are unlikely to survive the changes in the climate and weather patterns over the next 50-75 years. Planting the right trees for Fayetteville today and in the future will play a vital role in the resiliency of the City's urban forest as well as overall community sustainability.

In pursuit of a sustainable and resilient urban forest, the City of Fayetteville seeks to apply climate adaptation strategies to urban forest management planning. Building toward this objective, the City maintains a recommended tree list of small, medium, and large trees prepared by the Arkansas Native Plant Society. The following provides an analysis of the changing climate and considerations for new tree species to integrate into Fayetteville's urban forest over time.

FAYETTEVILLE'S CURRENT TREE LIST AND PLANTING PRACTICES

Recreated from the City of Fayetteville's website — www.fayetteville-ar.gov/3979/List-of-Recommended-Native-Trees-and-Shr

Overview

Urban Forestry Staff reviews, recommends and selects trees for a variety of sites and growing environments. Staff evaluates each place for site-specific variables when selecting the most appropriate trees for a site. Not every tree is right for every location, and the Urban Forestry staff uses our extensive tree knowledge, research and site evaluation when selecting trees, mindful of how each tree and each site may change in the short- and long-term future.

This list of trees contains recommendations for trees planted in Fayetteville, including ideal locations and notes on each tree. It highlights how many species of butterflies and moths each of these trees can host. The list does not include all the insects, birds, reptiles and small mammals that a tree can host. The Arkansas Native Plant Society was the catalyst for this updated list, and the Urban Forestry Advisory Board assisted with information.

Urban Forestry Staff is continuously researching and contemplating the use, space, species and varieties of trees, shrubs and plants used throughout the City. We seek expert advice in our community and are lucky to have professional connections with the Horticulture, Landscape Architecture, and Plant Pathology Departments at the University of Arkansas. We also have a healthy relationship with the Arkansas Forestry Commission and the Arkansas Native Plant Society. We utilize the wealth of knowledge surrounding us to benefit the City by helping Staff and residents choose the right tree for the right space.

The Danger of Single Species Planting

Historically, the use of a single species of street trees has had negative consequences. In the early 1900s, the American Chestnut, a popular and heavily planted street tree, was devastated by the chestnut blight. The blight caused large swaths of trees in the American streetscape to perish and left large gaps in the American landscape. A similar incident occurred with the spread of Dutch Elm disease. Due to the monoculture planting of elm trees as street trees, the impact was even more noticeable on streetscapes throughout the country. For these reasons and other global issues with plant disease, pests and pathogens, Fayetteville's Urban Forestry Staff encourages and recommends a diverse planting palette. Using native species trees is vital because it benefits the local ecosystem and saves the City money and time. Native species are well suited for our climate and prosper in Northwest Arkansas's soils because they originated here.

Criteria for Selection for the List

The City Urban Forestry Staff carefully selects species of trees as each location offers unique challenges. The overall criteria include:

- Native or native cultivars first
- Trees tolerant of pollution, drought and harsh conditions (salt/sand from winter and winds)
- Trees that create litter problems or produce large fruit are not used as street trees
- Tree shape – to ensure limbs are not too low and could create a visibility issue
- Small trees under power lines
- Trees with seasonal interest: fall color or blooms
- Amount of sun and shade in the existing conditions
- Speed of traffic
- Pedestrian intensity
- Visibility for traffic
- Maintenance issues
- Pest problems
- Longevity of the tree
- Type of Street Tree location:
 - Urban tree well
 - Large median (over six feet wide)
 - Small median (usually the green space between a curb and sidewalk, less than six feet wide)

Street Tree Planting Scenarios

Urban Tree Well

Trees planted in urban tree wells have the most difficulty surviving and thriving for several reasons: the structured soils do not offer the same nutrients as a forest; space for the root systems is limited; and exposure to pollutants. The tree's shape also has to be considered for pedestrian visibility, automobile visibility, and not interfering with buildings.

Large Medians

Large median spaces vary in size from six to 10 feet wide. The space is adequate for most trees, and Staff considers maintenance needs when choosing a tree to be planted in the medians. Trees that produce less litter and fruit are ideal for large medians. Finally, visibility is another characteristic when choosing a large median tree. Urban Forestry staff selects trees that allow for visibility under and through the canopy to increase vehicular safety.

Small Medians - Trees between Curb and Sidewalk (Tree Lawn less than Six feet)

Small medians are the green spaces between the curb and the sidewalk, typically less than six feet wide. In these cases, Staff prioritizes maintaining the structural integrity of the sidewalk and curb. Other factors included in choosing the right species for this condition are sightline visibility for vehicles and pedestrians, sun and shade conditions, the appropriate size for location in town (residential, commercial, downtown), watering needs, amount of litter produced, and environmental benefits.

This list does not contain every tree used in Fayetteville. Urban Forestry Staff does consider other trees not listed as viable options and will examine all proposed trees. There are construction techniques that allow larger trees in small locations. Staff will consider these techniques with appropriate construction details.

LARGE SPECIES - Mature ht. 45' or above

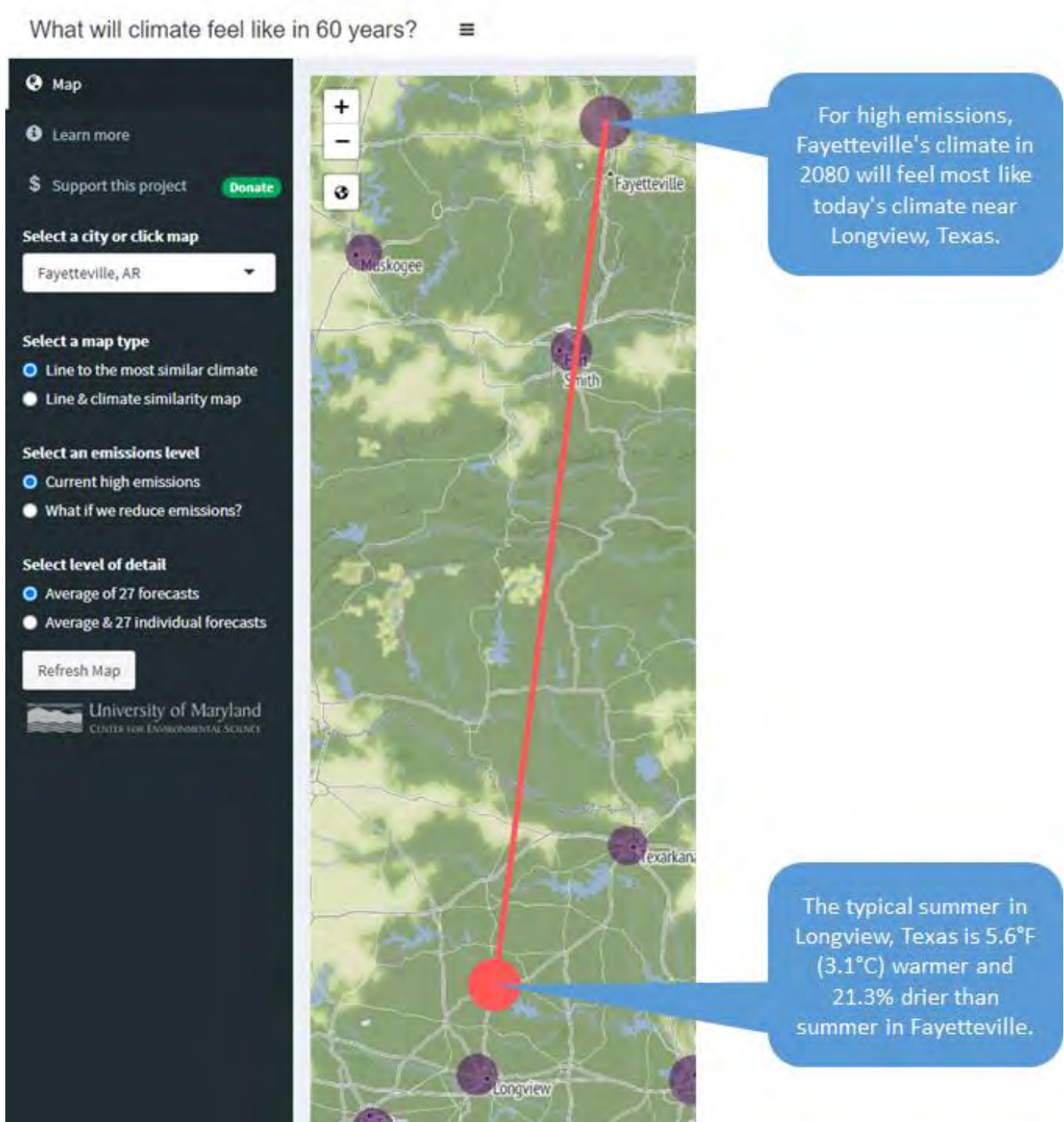
Species	Common Name	Street Tree Recommendation Types of Street tree conditions. Tree well, Large median (6' or more) small median (6' or less)	Number of butterfly and moth species tree can host (Does not include other insects, birds, reptiles and small animals that live in trees.)	Ideal Location	Notes
Acer rubrum	Red Maple	None	199	Trunk shaded in morning and afternoon	Grows poorly in compacted soil. Not a good street tree, sun scald is big problem with this as a street tree.
Acer saccharum	Sugar Maple	None	199	Trunk shaded in morning and afternoon	Grows poorly in compacted soil. Not a good street tree, sun scald is big problem with this as a street tree.
Betula nigra	River Birch	None	221		Extended dry soil leads to leaf drop. Avoid high pH. The three trunk species is overused in landscapes.
Carya cordiformis	Bitternut Hickory	None	220	Woods/Property Perimeter	Nuts -plant away from storm drains. Nut trees do not make good street trees due to litter.
Carya illinoensis	Pecan	None	220	Woods/Property Perimeter	Nuts -plant away from storm drains. Nut trees do not make good street trees due to litter.

Figure 1. Excerpt from the City of Fayetteville's recommended tree list showing the attributes and a sample of large species trees in the list

FAYETTEVILLE'S SISTER CLIMATE CITY

The [Future Urban Climates tool](#), created and maintained by University of Maryland Center for Applied Sciences, is a mapping tool that matches and displays similar climates for cities across the United States. The comparisons are based on minimum and maximum temperatures and seasonal precipitation in each city.

The closest area where current climate data is available is the Springdale, Arkansas area, just 10 miles north of Fayetteville. Results for a high emissions scenario show that the climate in 2080 for the Fayetteville region will feel most like today's climate near Longview, Texas—approximately 130 miles east of Dallas, Texas. The typical winter in Longview, Texas is 10.7°F (5.9°C) warmer and 40.8% wetter than winter in Fayetteville.



Sister Climate City Tree List Comparisons

Based on the climate projections, Longview, Texas (Sister Climate City) currently has a climate that is similar to Fayetteville's projected climate and plant hardiness zone. The Sister Climate City's approved tree planting list was researched and compared with Fayetteville's "2020 Tree List From Arkansas Native Plant Society" list. After online research, no recommended tree list exists or was found for Longview, TX's urban forestry program. Therefore, the City of Dallas, Texas's recommended tree list was utilized given Dallas is only 130 miles west of Longview and the urban forestry consultants conducting this SCCA study have extensive experience in the Dallas-Fort Worth area.

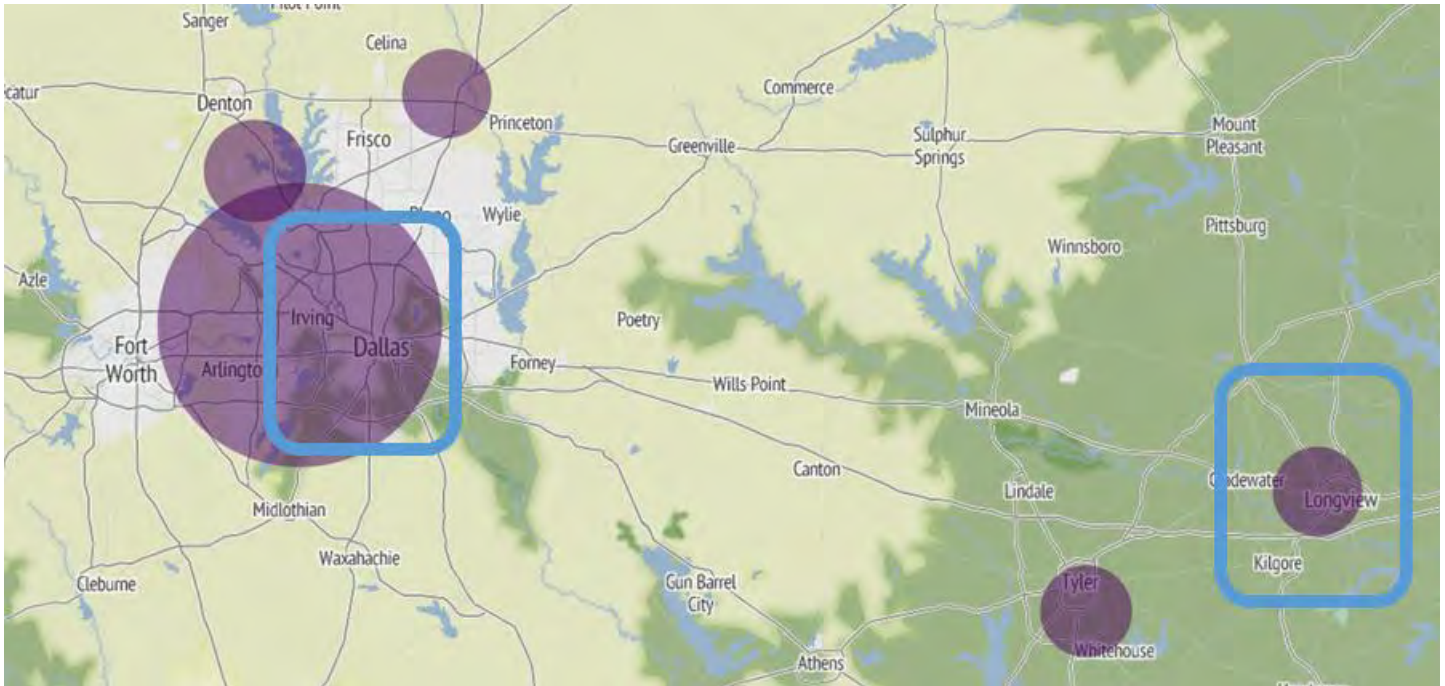


Figure 2. Map displaying the Sister Climate City of Longview, TX and the City of Dallas, TX which was utilized for comparing recommended tree lists

Fayetteville, AR and Dallas, TX Tree List Crosswalk - Results

A total of 38 of 74 (51%) tree species in Fayetteville's tree list are in the "Approved Tree List" for Dallas, TX. The majority (24 tree species) are in the "Large" category, four are in the "Medium" category, and nine are in the "Small" category. The table below details Fayetteville's tree list (shrubs excluded) and an indicator of the species that is also in the Dallas tree list.

Table 1. Summary of tree species in the Fayetteville, AR and Dallas, TX recommended or approved tree lists

COMPARISON OF FAYETTEVILLE TREE LIST TO SISTER CLIMATE CITY TREE LIST		
Fayetteville Tree List (ordered by Scientific Name)	Common Name	Dallas, TX Tree List?
<i>Acer rubrum</i>	Red Maple	Yes
<i>Acer saccharum</i>	Sugar Maple	
<i>Aesculus glabra</i>	Ohio Buckeye	
<i>Aesculus pavia</i>	Red Buckeye	Yes
<i>Amelanchier arborea</i>	Serviceberry	
<i>Aronia arbutifolia</i>	Red Chokeberry	
<i>Asimina triloba</i>	Pawpaw	
<i>Betula nigra</i>	River Birch	Yes
<i>Carpinus caroliniana</i>	Hornbeam or Musclewood	
<i>Carya cordiformis</i>	Bitternut Hickory	
<i>Carya illinoensis</i>	Pecan	Yes
<i>Carya ovata</i>	Shagbark Hickory	
<i>Catalpa speciosa</i>	Northern Catalpa	
<i>Celtis laevigata</i>	Sugarberry	Yes
<i>Celtis occidentalis</i>	Hackberry	
<i>Cercis canadensis</i>	Redbud	Yes
<i>Chionanthus virginicus</i>	Fringe Tree	Yes
<i>Cladrastis kentuckea</i>	Yellowwood	
<i>Cornus alternifolia</i>	Alternate Leaved Dogwood	
<i>Cornus florida</i>	Flowering Dogwood	Yes
<i>Corylus americana</i>	Hazelnut	
<i>Cotinus obovatus</i>	American Smoketree	Yes
<i>Crataegus crus-galli</i>	Cockspur Hawthorn	
<i>Crataegus crus-galli</i> var. <i>inermis</i>	Thornless Cockspur Hawthorn	Yes
<i>Crataegus viridis</i>	Green Hawthorn	Yes
<i>Diospyros virginiana</i>	Persimmon	
<i>Fagus grandifolia</i>	American Beech	
<i>Gleditsia triacanthos</i>	Thornless Honeylocust	Yes
<i>Gymnocladus dioica</i>	Kentucky Coffeetree	Yes
<i>Hamamelis vernalis</i>	Ozark Witch Hazel	
<i>Hamamelis virginiana</i>	Common Witch Hazel	
<i>Ilex decidua</i>	Deciduous Holly	Yes
<i>Ilex opaca</i>	American Holly	Yes
<i>Ilex vomitoria</i> *	Yaupon Holly	Yes
<i>Ilex X attenuata</i> 'E.Palatka' *	East Palatka Holly	
<i>Ilex X attenuata</i> 'Eagleston' *	Eagleston Holly	
<i>Ilex X attenuata</i> 'Fosteri' *	Foster Holly	

<i>Juglans nigra</i>	Black Walnut	Yes
<i>Liquidambar s. 'Rotundifolia'</i>	Sweetgum (fruitless)	Yes
<i>Liquidambar styraciflua</i>	Sweetgum	Yes
<i>Liriodendron tulipifera</i> *	Tulip Tree	
<i>Maclura pomifera</i>	Osage Orange	Yes
<i>Magnolia grandiflora 'Bracken's Brown Beauty'</i> *	Bracken's Brown Magnolia	Yes
<i>Magnolia grandiflora</i> *	Southern Magnolia*	Yes
<i>Magnolia virginiana</i> *	Sweet Bay Magnolia	
<i>Nyssa sylvatica</i>	Black Tupelo	
<i>Ostrya virginiana</i>	Hophornbeam	
<i>Pinus echinata</i>	Shortleaf Pine	
<i>Pinus strobus</i> *	Eastern White Pine*	
<i>Platanus occidentalis</i>	Sycamore	Yes
<i>Quercus alba</i>	White Oak	Yes
<i>Quercus bicolor</i> *	Swamp White Oak	
<i>Quercus falcata</i>	Southern Red Oak	Yes
<i>Quercus imbricaria</i>	Shingle Oak	
<i>Quercus macrocarpa</i>	Bur Oak	Yes
<i>Quercus muehlenbergii</i>	Chinquapin Oak	Yes
<i>Quercus nigra</i>	Water Oak	
<i>Quercus phellos</i>	Willow Oak	
<i>Quercus rubra</i>	Northern Red Oak	
<i>Quercus shumardii</i>	Shumard Oak	Yes
<i>Quercus velutina</i>	Black Oak	
<i>Rhamnus caroliniana</i>	Carolina Buckthorn	Yes
<i>Sapindus saponaria var. dummondii</i>	Soapberry	Yes
<i>Sassafras albidum</i>	Sassafras	
<i>Taxodium distichum</i> *	Bald Cypress*	Yes
<i>Thuja occidentalis</i> *	Eastern Arborvitae	
<i>Tilia americana</i>	American Linden	Yes
<i>Ulmus americana 'Valley Forge'</i>	Valley Forge Elm	Yes
<i>Ulmus americana 'Lewis & Clark'</i>	Lewis & Clark Elm	Yes
<i>Ulmus americana 'New Harmony'</i>	New Harmony Elm	Yes
<i>Ulmus americana 'Princeton'</i>	Princeton Elm	Yes
<i>Ulmus americana 'Jefferson'</i>	Jefferson Elm	Yes
<i>Viburnum prunifolium</i>	Blackhaw Viburnum	
<i>Viburnum rufidulum</i>	Rusty Blackhaw	Yes

* See original tree list for notes on the respective species

Summary of Matching Tree Species

Table 2. Summary of matching tree species from Fayetteville, AR and Dallas, TX's recommended or approved tree lists

SUMMARY OF TREE SPECIES MATCHES		
Fayetteville Tree List (ordered by Scientific Name)	Common Name	Dallas, TX Tree List?
<i>Acer rubrum</i>	Red Maple	Yes
<i>Aesculus pavia</i>	Red Buckeye	Yes
<i>Betula nigra</i>	River Birch	Yes
<i>Carya illinoensis</i>	Pecan	Yes
<i>Celtis laevigata</i>	Sugarberry	Yes
<i>Cercis canadensis</i>	Redbud	Yes
<i>Chionanthus virginicus</i>	Fringe Tree	Yes
<i>Cornus florida</i>	Flowering Dogwood	Yes
<i>Cotinus obovatus</i>	American Smoketree	Yes
<i>Crataegus crus-galli</i> var. <i>inermis</i>	Thornless Cockspur Hawthorn	Yes
<i>Crataegus viridis</i>	Green Hawthorn	Yes
<i>Gleditsia triacanthos</i>	Thornless Honeylocust	Yes
<i>Gymnocladus dioica</i>	Kentucky Coffeetree	Yes
<i>Ilex decidua</i>	Deciduous Holly	Yes
<i>Ilex opaca</i>	American Holly	Yes
<i>Ilex vomitoria</i> *	Yaupon Holly	Yes
<i>Juglans nigra</i>	Black Walnut	Yes
<i>Liquidambar</i> s. 'Rotundifolia'	Sweetgum (fruitless)	Yes
<i>Liquidambar styraciflua</i>	Sweetgum	Yes
<i>Maclura pomifera</i>	Osage Orange	Yes
<i>Magnolia grandiflora</i> 'Bracken's Brown Beauty'*	Bracken's Brown Magnolia	Yes
<i>Magnolia grandiflora</i> *	Southern Magnolia*	Yes
<i>Platanus occidentalis</i>	Sycamore	Yes
<i>Quercus alba</i>	White Oak	Yes
<i>Quercus falcata</i>	Southern Red Oak	Yes
<i>Quercus macrocarpa</i>	Bur Oak	Yes
<i>Quercus muehlenbergii</i>	Chinquapin Oak	Yes
<i>Quercus shumardii</i>	Shumard Oak	Yes
<i>Rhamnus caroliniana</i>	Carolina Buckthorn	Yes
<i>Sapindus saponaria</i> var. <i>dummondii</i>	Soapberry	Yes
<i>Taxodium distichum</i> *	Bald Cypress*	Yes
<i>Tilia americana</i>	American Linden	Yes
<i>Ulmus americana</i> 'Valley Forge'	Valley Forge Elm	Yes
<i>Ulmus americana</i> 'Lewis & Clark'	Lewis & Clark Elm	Yes
<i>Ulmus americana</i> 'New Harmony'	New Harmony Elm	Yes
<i>Ulmus americana</i> 'Princeton'	Princeton Elm	Yes
<i>Ulmus americana</i> 'Jefferson'	Jefferson Elm	Yes
<i>Viburnum rufidulum</i>	Rusty Blackhaw	Yes

* See original tree list for notes on the respective species

USDA Forest Service Climate Change Atlas Considerations

Table 3. Summary of Fayetteville's trees on the Dallas, TX (SCCA) tree list and the predicted habitat change according to the USDA Forest Service Climate Change Atlas

SISTER CLIMATE CITY AND US FOREST SERVICE CLIMATE CHANGE ATLAS CONSIDERATIONS			
Fayetteville Tree List (ordered by Scientific Name)	Common Name	Dallas, TX Tree List?	Predicted Habitat Change**
<i>Acer rubrum</i>	Red Maple	Yes	Increase
<i>Acer saccharum</i>	Sugar Maple		Decrease
<i>Aesculus glabra</i>	Ohio Buckeye		Decrease
<i>Aesculus pavia</i>	Red Buckeye	Yes	
<i>Amelanchier arborea</i>	Serviceberry		Decrease
<i>Aronia arbutifolia</i>	Red Chokeberry		
<i>Asimina triloba</i>	Pawpaw		
<i>Betula nigra</i>	River Birch	Yes	Increase
<i>Carpinus caroliniana</i>	Hornbeam or Musclewood		Increase
<i>Carya cordiformis</i>	Bitternut Hickory		No change
<i>Carya illinoensis</i>	Pecan	Yes	Increase
<i>Carya ovata</i>	Shagbark Hickory		Decrease
<i>Catalpa speciosa</i>	Northern Catalpa		
<i>Celtis laevigata</i>	Sugarberry	Yes	
<i>Celtis occidentalis</i>	Hackberry		No change
<i>Cercis canadensis</i>	Redbud	Yes	Increase
<i>Chionanthus virginicus</i>	Fringe Tree	Yes	
<i>Cladrastis kentuckea</i>	Yellowwood		
<i>Cornus alternifolia</i>	Alternate Leaved Dogwood		
<i>Cornus florida</i>	Flowering Dogwood	Yes	Increase
<i>Corylus americana</i>	Hazelnut		
<i>Cotinus obovatus</i>	American Smoketree	Yes	
<i>Crataegus crus-galli</i>	Cockspur Hawthorn		
<i>Crataegus crus-galli</i> var. <i>inermis</i>	Thornless Cockspur Hawthorn	Yes	
<i>Crataegus viridis</i>	Green Hawthorn	Yes	
<i>Diospyros virginiana</i>	Persimmon		Increase
<i>Fagus grandifolia</i>	American Beech		No change
<i>Gleditsia triacanthos</i>	Thornless Honeylocust	Yes	Increase
<i>Gymnocladus dioica</i>	Kentucky Coffeetree	Yes	
<i>Hamamelis vernalis</i>	Ozark Witch Hazel		
<i>Hamamelis virginiana</i>	Common Witch Hazel		
<i>Ilex decidua</i>	Deciduous Holly	Yes	
<i>Ilex opaca</i>	American Holly	Yes	Increase
<i>Ilex vomitoria</i> *	Yaupon Holly	Yes	
<i>Ilex X attenuata</i> 'E.Palatka' *	East Palatka Holly		
<i>Ilex X attenuata</i> 'Eagleston' *	Eagleston Holly		
<i>Ilex X attenuata</i> 'Fosteri' *	Foster Holly		
<i>Juglans nigra</i>	Black Walnut	Yes	No change
<i>Liquidambar</i> s. 'Rotundifolia'	Sweetgum (fruitless)	Yes	Increase
<i>Liquidambar styraciflua</i>	Sweetgum	Yes	Increase
<i>Liriodendron tulipifera</i> *	Tulip Tree		Increase

<i>Maclura pomifera</i>	Osage Orange	Yes	Increase
<i>Magnolia grandiflora</i> 'Bracken's Brown Beauty'*	Bracken's Brown Magnolia	Yes	Increase
<i>Magnolia grandiflora</i> *	Southern Magnolia*	Yes	Increase
<i>Magnolia virginiana</i> *	Sweet Bay Magnolia		
<i>Nyssa sylvatica</i>	Black Tupelo		Increase
<i>Ostrya virginiana</i>	Hophornbeam		Increase
<i>Pinus echinata</i>	Shortleaf Pine		Increase
<i>Pinus strobus</i> *	Eastern White Pine*		
<i>Platanus occidentalis</i>	Sycamore	Yes	Increase
<i>Quercus alba</i>	White Oak	Yes	No change
<i>Quercus bicolor</i> *	Swamp White Oak		
<i>Quercus falcata</i>	Southern Red Oak	Yes	Increase
<i>Quercus imbricaria</i>	Shingle Oak		
<i>Quercus macrocarpa</i>	Bur Oak	Yes	Decrease
<i>Quercus muehlenbergii</i>	Chinquapin Oak	Yes	No change
<i>Quercus nigra</i>	Water Oak		Increase
<i>Quercus phellos</i>	Willow Oak		Increase
<i>Quercus rubra</i>	Northern Red Oak		Decrease
<i>Quercus shumardii</i>	Shumard Oak	Yes	No change
<i>Quercus velutina</i>	Black Oak		Decrease
<i>Rhamnus caroliniana</i>	Carolina Buckthorn	Yes	
<i>Sapindus saponaria</i> var. <i>dummondii</i>	Soapberry	Yes	
<i>Sassafras albidum</i>	Sassafras		Increase
<i>Taxodium distichum</i> *	Bald Cypress*	Yes	No change
<i>Thuja occidentalis</i> *	Eastern Arborvitae		
<i>Tilia americana</i>	American Linden	Yes	Decrease
<i>Ulmus americana</i> 'Valley Forge'	Valley Forge Elm	Yes	Increase
<i>Ulmus americana</i> 'Lewis & Clark'	Lewis & Clark Elm	Yes	Increase
<i>Ulmus americana</i> 'New Harmony'	New Harmony Elm	Yes	Increase
<i>Ulmus americana</i> 'Princeton'	Princeton Elm	Yes	Increase
<i>Ulmus americana</i> 'Jefferson'	Jefferson Elm	Yes	Increase
<i>Viburnum prunifolium</i>	Blackhaw Viburnum		
<i>Viburnum rufidulum</i>	Rusty Blackhaw	Yes	

* See original tree list for notes on the respective species

** USDA Forest Service Climate Change Atlas for tree species habitat in Arkansas predicted to decrease (low emission scenario).

Important Note: The USDA Forest Service Tree Atlas models predict habitat change for 134 native tree species in the eastern United States. The research is then modeled for tree species in the southeast U.S. including Arkansas. Some native species are not currently modeled in the Tree Atlas and no cultivars or exotics are included. With limited data currently available on the resilience and vulnerability of native Arkansas tree species, this table provides a glimpse of how the species' composition of Fayetteville's urban forest may change. Web source: www.fs.usda.gov/nrs/atlas/tree/

Summary of Trees in the SCCA List and Favorable with Climate Change

Table 4. Summary of Fayetteville's trees that are on the Dallas, TX (SCCA) tree list and whose habitat is predicted to increase or not change according to the USDA Forest Service Climate Change Atlas

Fayetteville Tree List (ordered by Scientific Name)	Common Name	Dallas, TX Tree List?	Predicted Habitat Change**
<i>Acer rubrum</i>	Red Maple	Yes	Increase
<i>Betula nigra</i>	River Birch	Yes	Increase
<i>Carya illinoensis</i>	Pecan	Yes	Increase
<i>Cercis canadensis</i>	Redbud	Yes	Increase
<i>Cornus florida</i>	Flowering Dogwood	Yes	Increase
<i>Gleditsia triacanthos</i>	Thornless Honeylocust	Yes	Increase
<i>Ilex opaca</i>	American Holly	Yes	Increase
<i>Juglans nigra</i>	Black Walnut	Yes	No change
<i>Liquidambar</i> s. 'Rotundifolia'	Sweetgum (fruitless)	Yes	Increase
<i>Liquidambar styraciflua</i>	Sweetgum	Yes	Increase
<i>Maclura pomifera</i>	Osage Orange	Yes	Increase
<i>Magnolia grandiflora</i> 'Bracken's Brown Beauty'*	Bracken's Brown Magnolia	Yes	Increase
<i>Magnolia grandiflora</i> *	Southern Magnolia*	Yes	Increase
<i>Platanus occidentalis</i>	Sycamore	Yes	Increase
<i>Quercus alba</i>	White Oak	Yes	No change
<i>Quercus falcata</i>	Southern Red Oak	Yes	Increase
<i>Quercus muehlenbergii</i>	Chinquapin Oak	Yes	No change
<i>Quercus shumardii</i>	Shumard Oak	Yes	No change
<i>Taxodium distichum</i> *	Bald Cypress*	Yes	No change
<i>Ulmus americana</i> 'Valley Forge'	Valley Forge Elm	Yes	Increase
<i>Ulmus americana</i> 'Lewis & Clark'	Lewis & Clark Elm	Yes	Increase
<i>Ulmus americana</i> 'New Harmony'	New Harmony Elm	Yes	Increase
<i>Ulmus americana</i> 'Princeton'	Princeton Elm	Yes	Increase
<i>Ulmus americana</i> 'Jefferson'	Jefferson Elm	Yes	Increase

* See original tree list for notes on the respective species

** USDA Forest Service Climate Change Atlas for tree species habitat in Arkansas predicted to decrease (low emission scenario).

Important Note: The USDA Forest Service Tree Atlas models predict habitat change for 134 native tree species in the eastern United States. The research is then modeled for tree species in the southeast U.S. including Arkansas. Some native species are not currently modeled in the Tree Atlas and no cultivars or exotics are included. With limited data currently available on the resilience and vulnerability of native Arkansas tree species, this table provides a glimpse of how the species' composition of Fayetteville's urban forest may change. Web source: www.fs.usda.gov/nrs/atlas/tree/

SUMMARY

Fayetteville's tree planting recommendations are in line with industry standards and best practices since the City utilizes the Arkansas Native Plant Society list and therefore, generally plants and recommends planting trees native to the region.

The effects of climate change are already taking hold in the City and Fayetteville recognizes the challenges that lie ahead. Some of the experienced and anticipated effects include prolonged periods of high temperatures and drought, extreme weather events, changes in the duration of seasons, favorable conditions for harmful tree pests and diseases, among other impacts. To grow a sustainable and resilient urban forest, the City should continue to examine the performance of trees planted and the species of trees that are recommended for planting.

To develop plans and strategies relating to tree planting for climate change, a Sister Climate City Analysis (SCCA) was conducted. This SCCA examined the predicted climate of Fayetteville 60 years from now and identified a city with a current climate that matches the projected climate of Fayetteville. The City of Longview, Texas was identified but no city-approved or recommended tree list was found. Therefore, a neighboring city, the City of Dallas, Texas was utilized given the location and the urban forestry consultant's experience working with Dallas. From the SCCA, it was found that 51% of Fayetteville's trees on the Arkansas Native Plant Society tree list are also in the City of Dallas's approved tree list. This means that those trees in Fayetteville's list may favor well with changing climate since the Sister Climate City of Dallas currently approves and is planting those tree species.

In addition to the Sister Climate City Analysis, the U.S. Forest Service's Climate Change Atlas was utilized to examine the predicted habitat change due to climate change. From this study, it was found that 44 trees in Fayetteville's list are in the Climate Change Atlas study. Of the 44 trees, there are 28 species where it is predicted that the habitat will increase due to climate change. A total of 8 species have habitats that may decrease and 8 species have habitats that may not change with climate change. A full report is provided in the 2023 Urban Forestry Management Plan.

When combining the SCCA results and the Climate Change Atlas, a total of 24 of the 74 (32%) tree species in Fayetteville's list are on the Dallas, TX approved tree list and are predicted to have habitats either increase or not change.

This analysis shows the City of Fayetteville is on track for planting a resilient urban forest but the City should be mindful of the diversity of species, the associated benefits of the trees planted, the maintenance needs, and other considerations beyond what is covered in this summary report. The results of this analysis are not meant to serve as a definitive guide for tree species selection. Instead, it provides an analysis of what is currently being planted compared to the effects of climate change and offers general guidance on the species of trees that should continue to be planted while considering other goals and standards such as species diversity.

APPENDIX A. CLIMATE ADAPTATION REPORT

Climate Change Impacts for Southeast

Source: Adaptation Workbook, Developed in partnership with the U.S. Department of Agriculture (USDA), the USDA Forest Service, the Northern Institute of Applied Climate Science, and American Forests.

Climate Change Impacts for Southeast research report by: Carter, L., A. Terando, K. Dow, K. Hiers, K.E. Kunkel, A. Lascrain, D. Marcy, M. Osland, and P. Schramm, 2018: Southeast. In Impacts, Risks, and Adaptation in the United States: Fourth National Climate Assessment, Volume II [Reidmiller, D.R., C.W. Avery, D.R. Easterling, K.E. Kunkel, K.L.M. Lewis, T.K. Maycock, and B.C. Stewart (eds.)]. U.S. Global Change Research Program, Washington, DC, USA, pp. 743–808. doi: 10.7930/NCA4.2018.CH19

This region was defined in the National Climate Assessment (2014) and includes the states of Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee, Virginia.

National Climate Assessment (2018) - Southeast

Temperatures in the Southeast are projected to increase by 4.4 to 7.7 degrees Fahrenheit by late-century (2071-2100).

All climate models agree that temperatures are projected to increase over the 21st century across the Southeast. The spatial variations are projected to be relatively small across the region, with the largest temperature changes occurring in the northwest part of the region (Arkansas, Kentucky, Mississippi, and Tennessee), the smallest variations occurring in southern Florida. Temperature increases will be the greatest in summer. The greatest warming during summer is expected in the northwest portion of the region. Compared to all other seasons, winter temperature increases are projected to be more mild.

R.S. Vose, D.R. Easterling, and others. 2017. [Climate Science Special Report: Temperature Changes in the United States](#). U.S. Global Change Research Program.

The Southeast is expected to experience between 5 and 30 more days per year with a maximum temperature exceeding 95 degrees Fahrenheit by the middle of the century.

The smallest increase of 4 days per year is expected in areas with a currently low number of 95-degree days, including the highest elevation areas along the spine of the Appalachians where historically days above 95-degrees occur fewer than 10 days out of the year. The largest increase in the number of 95-degree days per year (35 days) is expected in south-central Florida, where these kinds of hot days are already common. The western portion of the region is expected to experience the largest number of consecutive 95-degree days, with as many as 16-20 additional days by mid-century.

L. Carter, A. Terando, and others. 2018. [Fourth National Climate Assessment: Southeast](#). U.S. Global Change Research Program.

K. Kunkel, L. Stevens, and others. 2013. [Regional Climate Trends and Scenarios for the U.S. National Climate Assessment - Southeast](#). NOAA.

The Southeast is expected to experience between 0 and 14 fewer days per year with a minimum temperature below 10 degrees Fahrenheit by the middle of the century.

The largest decreases are expected in Kentucky, Virginia, Tennessee, North Carolina and the northern part of Arkansas. The smallest decreases in cold days are expected along the coastal and southern areas, where these kinds of cold days rarely occur. Similarly, the Southeast region is expected to have more than 20 fewer days with a minimum temperature below 32 degrees by the middle of the century.

K. Kunkel, L. Stevens, and others. 2013. [Regional Climate Trends and Scenarios for the U.S. National Climate Assessment - Southeast](#). NOAA.

Average annual precipitation is projected to increase slightly in the northeast portion of the Southeast, but may decrease in the southwest half of the region.

There is uncertainty between different climate scenarios for future precipitation projections in the Southeast. Generally, there is a southwest-to-northeast gradient in annual precipitation projections. The greatest increases are projected in North Carolina and Virginia (3-9% increase by the end of the century), and the greatest decreases are projected in Louisiana and Arkansas (3-12% decrease by the end of the century). Overall changes in precipitation for the Southeast are projected to be slight and comparable to current year-to-year variations. Daily precipitation totals in the Southeast have increased substantially in the fall season, and this trend is expected to continue.

D.R. Easterling, K.E. Kunkel, and others. 2017. [Climate Science Special Report: Precipitation Change in the United States](#). U.S. Global Change Research Program.

K. Kunkel, L. Stevens, and others. 2013. [Regional Climate Trends and Scenarios for the U.S. National Climate Assessment - Southeast](#). NOAA.

The number of days per year with more than 1 inch of precipitation will increase across the Southeast by the middle of the century, and double the number of heavy rainfall events are projected by late century.

Extreme rainfall events have increased in frequency and intensity in the Southeast, and will continue to increase in the future. Most of the region is projected to experience 6% to 25% more days each year with more than an inch of precipitation by the middle of the century. The largest increases (up to 25% increases) in extreme precipitation are expected across the Appalachian Mountains. The smallest increases (less than 10%) are expected across Arkansas, Louisiana and Mississippi. Days with more than 2 inches, 3 inches, and 4 inches of precipitation are also expected to occur more frequently by the middle of the century. Under a high emissions scenario, projections indicate approximately double the number of heavy rainfall events (2-day precipitation events with a 5-year return period) and a 21% increase in the amount of rain falling on the heaviest precipitation days (days with a 20-year return period) by late century. Heavy precipitation associated with hurricanes and tropical storms could result in more flooding and damage to coastal forests, and contribute to an increase in inland flooding as well.

L. Carter, A. Terando, and others. 2018. [Fourth National Climate Assessment: Southeast](#). U.S. Global Change Research Program.

K. Kunkel, L. Stevens, and others. 2013. [Regional Climate Trends and Scenarios for the U.S. National Climate Assessment - Southeast](#). NOAA.

A majority of climate models suggest that precipitation in the Southeast will increase in the winter, spring, and fall by the end of the century, but summer is generally expected to become drier.

Simulated changes in summer precipitation by the end of the century range from a 0-10% decrease, with the largest decreases occurring in southern Florida and Arkansas and Tennessee. The means of several climate models indicate that winter and spring precipitation may increase around 15% by the end of the century, particularly in the northern part of the region. Daily precipitation totals in the Southeast have increased substantially in the fall season; this trend is expected to continue, with the greatest expected increases along the Gulf Coast. Overall, only minimal change or slight increases in precipitation are projected along much of the Atlantic and Gulf Coasts. These projections are averaged outputs from a climate scenario with higher emissions (A2), and under mild climate scenarios changes are generally expected to be smaller.

L. Carter, A. Terando, and others. 2018. [Fourth National Climate Assessment: Southeast](#). U.S. Global Change Research Program.

K. Kunkel, L. Stevens, and others. 2013. [Regional Climate Trends and Scenarios for the U.S. National Climate Assessment - Southeast](#). NOAA.

The annual freeze-free season is expected to increase by 20 to 30 days in the Southeast by 2055. The freeze-free season lengthens by more than a month by the late 21st century in climate simulations based on a high emissions scenario.

The freeze-free season is defined as the period of time between the last spring frost (daily minimum temperature below 32 degrees F) and the first fall frost. The length of the annual freeze-free season has been increasing since the 1980s, and all climate models agree that it will continue to increase in the future across the Southeast. The largest increases of 25-30 days are mainly expected in Louisiana, Tennessee, Kentucky, Virginia, and North Carolina. The smallest changes are expected in southern Florida, which is not surprising because freezing events are already rare in this part of the Southeast.

L. Carter, A. Terando, and others. 2018. [Fourth National Climate Assessment: Southeast](#). U.S. Global Change Research Program.

K. Kunkel, L. Stevens, and others. 2013. [Regional Climate Trends and Scenarios for the U.S. National Climate Assessment - Southeast](#). NOAA.

Red spruce, balsam fir, and eastern hemlock are projected to decline substantially across the Southeast by the end of the century, and conditions for pines may also deteriorate.

Red spruce and eastern hemlock are already declining in some areas, and these species are projected to be extirpated from the southeast by 2100 as a result of the combined stresses of warming, air pollution, and insects. If temperature continues to increase and precipitation becomes more variable, conditions for pine growth may begin to deteriorate. Even if regional forest productivity remains high for pine species, the center of forest productivity could shift northward into North Carolina and Virginia, causing significant economic and social impacts.

J. Vose, D. Peterson, and others. 2012. [Effects of Climate Variability and Change on Forest Ecosystems: A Comprehensive Science Synthesis for the U.S. Forest Sector.](#) USDA Forest Service Pacific Northwest Research Station.

Climate change will amplify many existing stressors to forest ecosystems in the Southeast, such as invasive species and insect pests.

Forest ecosystems throughout the Southeast Region are exposed to a range of natural, introduced, and anthropogenic stressors. Stressors such as invasive plants, forest pests, and diseases are expected to become more damaging under climate change, and these factors may interact in unpredictable ways. The southern pine beetle is already the most destructive pest in the region's forests, and longer growing seasons could allow populations of the pest to expand more rapidly. Cogongrass and kudzu are expected to expand into new territory under climate change, and both of these species have cascading effects on disturbance regimes and diversity.

J. Vose, D. Peterson, and others. 2012. [Effects of Climate Variability and Change on Forest Ecosystems: A Comprehensive Science Synthesis for the U.S. Forest Sector.](#) USDA Forest Service Pacific Northwest Research Station.

Wildfire risk is projected to increase across the Southeast by the end of the century.

Rising temperatures and increases in the duration and intensity of drought are expected to increase wildfire occurrence and also reduce the effectiveness of prescribed fire in the Southeast. While this region experiences the highest number of wildfires in the country, prescribed fire is currently more common than wildfire in Southeastern forests. However, as fire seasons lengthen in the future, the window for prescribed burning may decrease because of increased fuel flammability. Decades of wildfire suppression has increased the potential for crown fires, and model projections indicate that wildfires are likely to occur more frequently in the Southeast in the future. Annual fire probability, calculated solely with climate data and physical principles, is projected to increase by 20% to 80% across the Southeast by the end of the century, with the greatest increases in the southern Appalachians. The incidence of atmospheric conditions that contribute to large and erratic fire behavior, measured by the Haines Index, is also projected to occur more 8 to 11% more frequently by the end of the century. The limitation for these sorts of projections is that they do not account for changes in land use, fire suppression rates, or vegetation changes.

L. Carter, A. Terando, and others. 2018. [Fourth National Climate Assessment: Southeast](#). U.S. Global Change Research Program.

J. Vose, D. Peterson, and others. 2012. [Effects of Climate Variability and Change on Forest Ecosystems: A Comprehensive Science Synthesis for the U.S. Forest Sector](#). USDA Forest Service Pacific Northwest Research Station.

Y. Tang, S. Zhong, and others. 2015. [The Potential Impact of Regional Climate Change on Fire Weather in the United States](#). Annals of the Association of American Geographers.

R. Guyette, F. Thompson, and others. 2014. [Future Fire Probability Modeling with Climate Change Data and Physical Chemistry](#). Forest Science.

Damage from hurricanes and sea-level rise is expected to increase in the Southeast by the end of the century.

Global sea level rise is projected to rise between 1 and 4 feet by the end of the century. Sea level rise and related increases in storm surges pulsing farther inland will continue to exacerbate ongoing land loss in low-lying coastal areas and may result in excessive saltwater inundation of coastal forests. The number of Category 4 and 5 hurricanes has increased since the 1980s, and this trend can be attributed both to natural variability and climate change. High-intensity hurricanes such as the 2017 Hurricane Irma are expected to become more common in the future. Rapid intensification of storms is also more likely as the climate warms, even though there is also some historical evidence that the same conditions that lead to this intensification also act to weaken hurricane intensity near the U.S. coast, but it is unclear whether this relationship will continue as the climate warms further. Damage from these kinds of storms can be intense and extend for hundreds of miles inland, including windthrow and blowdown, inundation, damage to infrastructure on land, and significant ecological impacts to terrestrial and freshwater ecosystems due to saltwater intrusion and altered hydrology.

L. Carter, A. Terando, and others. 2018. [Fourth National Climate Assessment: Southeast](#). U.S. Global Change Research Program.

L. Carter, J. Jones, and others. 2014. [National Climate Assessment – Southeast](#). U.S. Global Change Research Program.

Low-diversity systems are at greater risk from climate change.

Studies have consistently shown that diverse systems have exhibited greater resilience to extreme environmental conditions and greater potential to recover from disturbance than less diverse communities. This relationship makes less diverse communities inherently more susceptible to future changes and stressors. The diversity of potential responses of a system to environmental change (response diversity), is a critical component of ecosystem resilience. Response diversity is generally reduced in less diverse ecological systems. Genetic diversity within species is also critical for the ability of populations to adapt to climate change, because species with high genetic variation have better odds of producing individuals that can withstand extreme events and adapt to changes over time.

E.V. Moran, F. Hartig, and others. 2015. [Intraspecific trait variation across scales: Implications for understanding global change responses](#). Global Change Biology.

A.S. Jump, R. Merchant, and others. 2009. [Environmental change and the option value of genetic diversity](#).

T. Elmqvist, C. Folke, and others. 2003. [Response diversity, ecosystem change, and resilience](#). Frontiers in Ecology and the Environment.

A. Hoffman and C. Sgrò. 2011. [Climate change and evolutionary adaptation](#). Nature.

Systems that are more tolerant of disturbance have less risk of declining on the landscape

Disturbances such as wildfire, flooding, and pest outbreaks are expected to increase in the future. Forests that are adapted to gap-phase disturbances, with stand-replacing events occurring over hundreds or thousands of years, may be less tolerant of more frequent widespread disturbances. Mesic hardwood forests can create conditions that could buffer

against fire and drought to some extent, but these systems are not expected to do well if soil moisture declines significantly. Forest systems that are more tolerant of drought, flooding, or fire are expected to be better able to withstand climate-driven disturbances. This principle holds true only to a given point, because it is also possible for disturbance-adapted systems to experience too much disruption. For example, dry pine forests and woodlands might benefit from drier conditions with more frequent fire, but these systems might also convert to savannas or open grasslands if fire becomes too frequent or drought becomes too severe.

G. Nowacki and M. Abrams. 2008. [The Demise of Fire and “Mesophication” of Forests in the Eastern United States](#). BioScience.

E. Gustafson and B. Sturtevant. 2013. [Modeling Forest Mortality Caused by Drought Stress: Implications for Climate Change](#). Ecosystems.

Species in fragmented landscapes will have less opportunity to migrate in response to climate change.

Habitat fragmentation can hinder the ability of tree species to migrate to more suitable habitat on the landscape, especially if the surrounding area is nonforested. Modeling results indicate that mean centers of suitable habitat for tree species will migrate between 60 and 350 miles by the year 2100 under a high emissions scenario and between 30 and 250 miles under milder climate change scenarios. Based on data gathered for seedling distributions, it has been estimated that many northern tree species could possibly migrate northward at a rate of 60 miles per century. Fragmentation makes this disparity even more challenging, because the landscape is essentially less permeable to migration.

L. Iverson, M. Schwartz, and others. 2004. [How fast and far might tree species migrate in the eastern United States due to climate change?](#) Global Ecology and Biogeography.

C. Woodall, C. Oswalt, and others. 2009. [An indicator of tree migration in forests of the eastern United States](#). Forest Ecology and Management.

Systems that are limited to particular environments will have less opportunity to migrate in response to climate change.

Some species and forest types are confined to particular habitats on the landscape, whether through requirements for hydrologic regimes, soil types, or other reasons. Similar to species occurring in fragmented landscapes, isolated species and systems face additional barriers to migration. Widespread species may also have particular habitat requirements. For example, sugar maple is often limited to soils that are rich in nutrients like calcium, so this species may actually have less available suitable habitat than might be projected solely from temperature and precipitation patterns. Riparian forests are not expected to be able to migrate to upland areas because many species depend on seasonal flood dynamics for regeneration and a competitive advantage. Similarly, lowland conifer swamps contain a unique mix of species that are adapted to low pH values, peat soils, and particular water table regimes. These species face additional challenges in migration compared to more-widespread species with broad ecological tolerances.

A. Jump and J. Peñuelas. 2005. [Running to stand still: adaptation and the response of plants to rapid climate change](#). Ecology Letters.

The urban heat island effect can exacerbate the effects of increasing temperatures.

Urban areas with one million or more people can be 2 to 13° F warmer than their surrounding rural areas due to the “urban heat island effect” from heat-absorbing infrastructure such as pavement and buildings as well as waste heat generated from manufacturing and automobiles. The urban heat island is often more pronounced in historically redlined areas with lower tree cover.

H. Akbari. 2005. [Energy saving potentials and air quality benefits of urban heat island mitigation](#). Lawrence Berkeley National Laboratory.

Maxwell, K. , Julius, S. , and others. 2018.

[The surface urban heat island response to urban expansion: A panel analysis for the conterminous United States](#)

[Recent progress on urban overheating and heat island research. Integrated assessment of the energy, environmental, vulnerability and health impact. Synergies with the global climate change](#)

[The Effects of Historical Housing Policies on Resident Exposure to Intra-Urban Heat: A Study of 108 US Urban Areas](#)

Impervious cover can exacerbate the effects of increased heavy precipitation events in urban areas.

Increases in impervious cover can dramatically increase the size and frequency of localized flooding. Typically, urban floods are short-lived, but extended flooding can stress trees, leading to leaf yellowing, defoliation, and crown dieback. If damage is severe, mortality can occur. In addition, flooding can lead to secondary attacks by insect pests and diseases. Some species are more tolerant of flooding than others. Flood-intolerant species include upland species such as bitternut and shagbark hickory, Kentucky coffeetree, and white oak. Species that are generally tolerant of flooding include species that are generally native to wetlands and riparian areas such as baldcypress, sycamore, and red maple. Trees in coastal areas may also be vulnerable to saltwater intrusion during flood events.

S. Bratkovich, L. Burban, and others. 1993. [Flooding and Its Effect on Trees](#). USDA Forest Service Northeastern Area.

G. Hollis. 1975. [The effect of urbanization on floods of different recurrence interval](#). Water Resources Research.

Maxwell, K. , Julius, S. , and others. 2018.

[Causal Effect of Impervious Cover on Annual Flood Magnitude for the United States](#)

[Assessing the tree health impacts of salt water flooding in coastal cities: A case study in New York City](#)



INVASIVE PLANT SPECIES PROGRAM REVIEW

In support of the City of Fayetteville, Arkansas'

2023 URBAN FORESTRY MANAGEMENT PLAN

October 2023



CITY OF
FAYETTEVILLE
ARKANSAS



PlanITGeo™
developers of TreePlotter

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FAYETTEVILLE'S CURRENT INVASIVE PLANT SPECIES PROGRAM

Overview

An invasive plant is a plant species found outside its native range that threatens the survival or reproduction of native plants and animals, reducing biological diversity and causing significant damage to ecosystems, communities, habitats, and native species. The parks across the City of Fayetteville contain many invasive plant species, including two that are prolific: Japanese and Bush Honeysuckle (*Lonicera maackii*) and Chinese Privet (*Ligustrum sinense*).

The City of Fayetteville's Parks Maintenance Division in the Public Works Department is responsible for the invasive plant species removal and habitat restoration programs on public lands. Parks Maintenance also conducts and collaborates with organizations to host work days to remove targeted areas and rely heavily on volunteers for this work, which ranges from removal of plants with loppers and shovels, to replanting once invasives are gone. Volunteers that participate in these events are trained to take the skills learned back home so that they may remove these plants from their own back yards.

The City has an events calendar and page for interested community members to sign up for text or email notifications about upcoming stewardship volunteer opportunities. In addition to events and trainings, the City has information about the Invasive Plants Ordinance and a list of invasive plants and native alternatives on its website.



Figure 1. Example of the community event for invasive plant species management (Source: City of Fayetteville, AR Facebook)



Figure 2. Example public messaging for the management of invasive plant species (Source: City of Fayetteville, AR Facebook)

The Fayetteville City Council adopted Ordinance #5820 on November 3, 2015 (see [Attachment A](#)); this ordinance established a list of eighteen invasive plants to be restricted from being installed in new developments that require a Landscape Plan Review by the Urban Forester. The list of invasive plants was determined through an open participation process which involved a team of thirteen stakeholders. Stakeholders included nursery owners/managers, landscape architects, academic experts, landscape installers, hobby gardeners, botanists, naturalists, conservationists, City Park Managers and local citizens. The team met to evaluate the economic and environmental harm caused by invasive plants. After recognizing the need for an invasive plant policy, the stakeholder group reviewed other communities' invasive plant species policies and made recommendations to City staff.

The Ordinance was established in response to Fayetteville's Comprehensive Plan's guiding policies for Natural Areas which calls to, "preserve native vegetation and meet the habitat needs of multiple species." To support the awareness and compliance of the Ordinance, the "Invasive Plant Species in Fayetteville, Arkansas" resource was created by the City which consists of the eighteen invasive plants and recommends appropriate plant species for trees, shrubs or ground cover. The City of Fayetteville encourages all property owners to identify, remove and replace invasive plants from the landscapes around their homes and businesses.



Figure 3. The City of Fayetteville, AR's educational packet for invasive plant species management (Source: City of Fayetteville, AR)



This report was provided to the City of Fayetteville in support of the 2023 Urban Forestry Management Plan ("Plan") and was created to examine the existing program for managing invasive plant species in the City. Within the Plan, invasive plant species were recognized as an external challenge facing the City's urban forest now and in the future with changing climates. To address these challenges, Goal B1 in the Plan calls for the City to "prioritize public tree maintenance and tree risk management" and has a supporting action to "continue to manage invasive plant species on public properties and within public rights-of-way. Support controlled burns to manage invasives and wildlife on public properties."

The following provides a summary of the program review and recommendations based on industry standards and best practices and local research pertaining to the management of invasive plant species.

Figure 4. City of Fayetteville, AR's 2023 Urban Forestry Management Plan

Current Management of Invasive Plant Species

For the City’s consideration, the following table summarizes the plant species that are invasive according to Fayetteville’s Invasive Plant Species educational packet compared to the University of Arkansas’ Cooperative Extension Service (U of A Cooperative Extension) Invasive Plants in Arkansas list:

Plant Species	Listed in Fayetteville’s Invasive Plant Species Educational Packet?	Listed in the University of Arkansas Division of Agriculture Cooperative Extension Service’s Invasive Plants in Arkansas List?*
Asian Wisteria	Yes	Yes
Bamboo	Yes	Yes
Bigleaf Periwinkle	Yes	Yes
Callery/Bradford Pear	Yes	Yes
Burning Bush	Yes	No
Bush Honeysuckle	Yes	No
Chinese Privet	Yes	Yes
Creeping Euonymus	Yes	No
English Ivy	Yes	Yes
Heavenly Bamboo	Yes	No
Japanese Honeysuckle	Yes	Yes
Kudzu	Yes	No
Littleleaf Periwinkle	Yes	No
Mimosa, Silk tree	Yes	Yes
Multiflora Rose	Yes	No
Sericea Lespedeza	Yes	Yes
Shrubby Lespedeza	Yes	Yes
Tree-of-Heaven	Yes	No
Running Monkey Grass	No	Yes
Tall Fescue	No	Yes
Chinese Tallow Tree	No	Yes
Cogongrass	No	Yes

*City of Fayetteville, AR’s webpage for Invasive Plants and Native Alternatives (www.fayetteville-ar.gov/3028/Invasive-Plants-and-Native-Alternatives)

**University of Arkansas Division of Agriculture Cooperative Extension Service’s Invasive Plants in Arkansas List (www.uaex.uada.edu/environment-nature/ar-invasives/invasive-plants)



Figure 5. Identifying callery pear (*Pyrus calleryana*) an invasive tree species (Source: Watershed Conservation Resource Center’s “Invasive Plants of Northwest Arkansas, A Field Management Guide”)

Evaluating and Updating the City's Invasive Species Management Program

The City may consider updating the invasive plant species listed in the Invasive Plant Species educational packet and the City Ordinance #5820 to align with recommendations provided by the University of Arkansas' Cooperative Extension Service, the Arkansas Native Plants Society, the Watershed Conservation Resource Center's "Invasive Plants of Northwest Arkansas, A Field Management Guide", the Northwest Arkansas Land Trust, and/or other reputable sources.

According to the Cooperative Extension Service at the University of Arkansas, the following plant species have been invasive in some landscape situations and should be monitored by the City of Fayetteville to determine the level of invasiveness and the need for prohibiting planting:

- Garlic Chives
- Devil's Walking Stick
- Artemesia
- Trumpet Creeper
- Obedient Plant
- Sweet Autumn Clematis
- Mexican Hydrangea
- Queen Ann's Lace
- Wintercreeper Euonymus
- Chameleon Plant
- Cypress Vine

Planning a Management Strategy

For the consideration of Fayetteville, the following management strategies are recommended for invasive plant species management on public lands and for educating the public to manage invasives on private land (recreated from the Watershed Conservation Resource Center's "Invasive Plants of Northwest Arkansas, A Field Management Guide."):

Prevent Invasive Plants From Establishing

- Don't introduce invasive plants; consider native alternatives
- Younger invasive plants are easier to remove than well-established plants

Identify Plant Species & Area To Be Managed

- Take an inventory of your area and properly identify invasive and native plants
- Use caution on streamside areas or heavily sloped areas
- Seek assistance and consultation in sensitive areas
- Determine where and how removed brush will be handled. If composting, heat must be maintained above 145° F to denature seeds

Practice Safety

- Dress appropriately
 - Long sleeves, pants, gloves, sturdy shoes or boots
 - Safety glasses, sunscreen, and/or insect repellent may be appropriate
- If Using Chemical Herbicide Treatment, Personal Protective Equipment (PPE) Is Needed
 - Safety glasses
 - Latex or nitrile gloves
 - Prevent spills and use extreme caution near water sources
 - Read herbicide labels and Safety Data Sheets (SDS) for additional PPE measures and application guidelines
 - The herbicide label is the law
- Use Extreme Caution With Sharp or Heavy Tools
 - Acquire safety training for chainsaw use
- Be Aware of Surroundings

- Swinging tools or falling limbs could injure you or others nearby
- Contact Arkansas One-Call at 811
 - Call 811 to locate underground utility lines prior to disturbing a substantial area and/or using heavy equipment.
- Use Caution When Working Around Overhead Utility Lines
- Work Areas May Not Be Easily Accessible
 - Be aware of steep slopes, banks, and slippery areas
- Be Aware of Wildlife
 - Work areas may harbor animals, snakes, or insects
 - Use caution with plants such as Poison Ivy, Poison Hemlock, or thorns (Greenbrier and Multiflora Rose)
- Rest Often
- Stay Hydrated

Divide Area

- Work in phases
- Large acreage may require focusing on one species at a time or dividing into smaller manageable areas
- Plant densities can be overwhelming; distribute workload

Seek Assistance From Local Professionals

- Tree professionals may be required. Use a certified arborist
- Consult your local extension office for herbicide recommendations

Revegetate/Encourage Native Plants

- Minimize damage to native vegetation during removal
- Consult native plant resources and research
- Choose correct native plant for growing conditions, ecoregion, and space
- Currently, Fayetteville recommends the “Wildscaping with Ozark Native Plants - Native Wildflowers and Grasses” resource for revegetating with native plants and the “Ozark-Friendly Landscape – Native Trees and Shrubs” resource for native trees

Do Maintenance Seasonally

- Many plants sprout or sucker from cut points; revisit managed areas
- Opening canopy may activate invasive seed bank and viney plants



Figure 6. City of Fayetteville's public education for invasive plant species removal (Source: KHBS News)

Invasive Plant Species Control and Removal Methods

Several methods are used to control or remove invasive plants each with varying degrees of effectiveness, advantages, and disadvantages. Listing here is not an endorsement for any one method. The area of infestation often dictates removal techniques, such as sensitive riparian areas along waterways, wetlands, or sloped areas. Use of herbicide trade names does not indicate endorsement of any one product.

Mechanical

- Hand Pulling
- Cutting (chainsaw, hand saw, pruners)
- Stump pulling (weed wrench, shrub pullers, chains, mattock, shovel, large machinery)
- Machinery (mowing, brush hog)

“Hand removal” is very effective but does require manual labor and may not be practical across large areas. Cutting alone is rarely effective, unless used in conjunction with cut-stump treatments. The most effective way to kill invasive plants is by removing the entire plant including root systems. Stump pulling is useful for small to medium shrubs and trees and is easier in moist soil.

Cultural Practices

Prescribed fire has been used throughout history to control vegetation, but burning is often unavailable in urban settings. Fire can control the spread of some invasive plants, but must often be used in tandem with mechanical and/or chemical measures. It can risk harming native vegetation, activate invasive seed banks, or even stimulate some undesirable plants. Refer to local laws and ordinances to ensure compliance. Applying mulch helps to control invasive populations by preventing sprouting. It also holds moisture for native plants and covers bare soil to help prevent erosion.

Chemical (Herbicide)

- Foliar spray
- Cut-stump treatments
- Basal bark treatment
- Frill (hack-and-squirt)

Always read and follow herbicide label instructions and precautions. Great care should be taken when conducting chemical treatment and it is important to consult your local cooperative extension office for herbicides effective for weed and brush control. A brief description of herbicide treatments follows:

Foliar sprays are not always a viable option in the urban landscape or public setting. This technique can be used to target young plants, but it tends to be ineffective on many resilient, mature, invasive plants in Northwest Arkansas. Foliar spray can damage or kill non-target native plants from drift and contaminate water resources.

Cut-stump treatments minimize chemical use and contamination of native vegetation and water resources. Most effective in the fall, stumps are cut 3 to 4 inches from the ground and are treated with an herbicide-marking mixture within a few minutes using a squirt bottle or sponge applicator. The marking dye helps land managers or volunteers to see where the chemical has been applied. Stump treatments also help to prevent suckering or secondary growth. Resilient stumps may need cutting and chemical application again the following season.

Basal bark herbicide treatment is effective on most invasive woody plants including vines. An oil soluble herbicide is mixed with an oil carrier. For woody plants with a 6-inch diameter or less, spray the bark of the plant from ground level to 15 inches. Plants should not be cut for 6 months. This method can be used anytime of the year except early spring.

Frill or hack and squirt is used to target invasive trees and introduces the herbicide into the stem using spaced cuts below the last live branch and around the trunk. A hatchet is used to make downward angled incisions through the bark (2 inches long) evenly spaced (one inch) around the tree. Each cut is carefully filled (do not allow spillage) with herbicide-marking mixture using a spray bottle or gunjet.

Re-establishing Native Vegetation

Once invasive vegetation is removed from a property, it is important to establish a healthy stand of plants native to the local ecoregions of Northwest Arkansas. Native vegetation provides shelter and food for wildlife, and it contributes to the reproduction and survival of insects, birds, fish, reptiles, and mammals. Native vegetation also supports migrating species, such as monarch butterflies and wood thrushes. Having adapted to the Ozark Mountain region, native species of plants generally are easy to establish and are drought resistant. Many are beautiful with showy flowers, berries, and leaves, and they can easily be incorporated into a landscaped setting. The previous tables of plants native to both the Boston Mountains and Ozark Highlands Ecoregion should be considered for replanting. These lists can be used as a guide for the revegetation of an area of interest where invasive plants have been removed. Just because a shrub is removed doesn't mean it needs replaced with another shrub. As an example, there may be a preference to establish native grasses and woodland wildflowers in a forested area where bush honey suckle has been removed. As part of the invasive removal process, a plan for native plant establishment should be created.

Native plants can be established by dispersing seed or by planting potted plants or bare roots. Native seed can be collected locally or purchased and is generally used for large areas where grasses and wildflowers are desired. If native seed is purchased, a local source or at a minimum, a source that was cultivated in or near the Ozark Mountain region should be considered. When dispersing native seed on bare soils, mix a nursery crop of winter wheat or oats with a variety of native grass and wildflower species. Following the application of the seed mix, cover with straw. Trees and shrubs are generally established by planting potted plants or bare roots. Again, if possible, find a local source for these plants.

Once the treated area is replaced with native plants, it is important to inspect for and remove new invasive plants that will try to reestablish on the property. Once a healthy stand of native vegetation is established, less invasive vegetation will arise.



Figure 7. Revegetating with a native Ozark chinquapin tree (Source: Only in Arkansas)



Figure 8. Before and after of volunteers removing invasive plants along a trail near Scull Creek in Fayetteville, AR (Source: North American Invasive Species Management Association, NAISMA)

Invasive Plant Species Program Review Checklist

The following checklist is provided by the urban forestry consultants at PlanIT Geo for the City of Fayetteville to examine and update its current Invasive Plant Species Management Program. By updating the program and aligning it with industry standards and best practices, the City will be better equipped to implement the 2023 Urban Forestry Management Plan and achieve the vision of a sustainable urban forest in Fayetteville.

Program Review Checklist for Fayetteville, Arkansas' Invasive Plant Species Management Program

Table 1. Checklist for the City of Fayetteville to evaluate and update its invasive plant species management program (Source: PlanIT Geo, Inc.)

A) PROGRAM OVERVIEW		
A1) Mission and Goals		
Question	Answer	Status
A1a) Are the program's mission and goals clearly defined and measurable?		
A1b) Do the goals align with the City's overall priorities and environmental goals?		
A2) Program Scope		
Question	Answer	Status
A2a) What types of invasive plants does the program target?		
A2b) What geographic areas does the program cover?		
A2c) What types of interventions are used (e.g., education, removal, restoration)?		
A3) Program Budget		
Question	Answer	Status
A3a) Is the program adequately funded to achieve its goals?		
A3b) How are resources allocated across different program components?		
A3c) Are there opportunities for additional funding or cost savings?		
B) PROGRAM IMPLEMENTATION		
B1) Planning and Prioritization		
Question	Answer	Status
B1a) Does the program have a strategic plan for managing invasive species?		
B1b) Are priorities set based on the ecological impact of different species and the feasibility of control?		
B1c) Is there a mechanism for regularly updating the plan and incorporating new information?		
B2) Outreach and Education		
Question	Answer	Status
B2a) Does the program have a comprehensive outreach and education plan to engage the public and stakeholders?		
B2b) Are educational materials clear, accurate, and accessible to different audiences?		
B2c) Are there opportunities to partner with other organizations for outreach efforts?		

B3) Invasive Species Removal

Question	Answer	Status
B3a) Are control methods effective and based on best practices?		
B3b) Are appropriate disposal methods used for removed plants?		
B3c) Are there monitoring protocols in place to assess the success of control efforts?		

B4) Restoration and Re-vegetation

Question	Answer	Status
B4a) Does the program include efforts to restore native plant communities after invasive species removal?		
B4b) Are native species selection and planting methods appropriate for the site and ecological goals?		
B4c) Are there monitoring protocols in place to assess the success of restoration efforts?		

C) PROGRAM EVALUATION

C1) Data Collection and Analysis

Question	Answer	Status
C1a) Does the program collect data on the distribution and abundance of invasive species?		
C1b) Are data collection methods reliable and standardized?		
C1c) Is data analyzed regularly to inform program decision-making?		

C2) Monitoring and Reporting

Question	Answer	Status
C2a) Does the program monitor the effectiveness of its interventions?		
C2b) Are results reported to stakeholders and the public?		
C2c) Are there opportunities to improve monitoring and reporting procedures?		

C3) Adaptive Management

Question	Answer	Status
C3a) Does the program use an adaptive management approach to adjust interventions based on monitoring results?		
C3b) Are lessons learned from past efforts incorporated into future planning?		
C3c) Are there opportunities to share information and best practices with other programs?		

D) PARTNERSHIPS AND COLLABORATION

D1) Stakeholder Engagement

Question	Answer	Status
D1a) Does the program actively engage with stakeholders such as residents, landowners, and businesses?		
D1b) Are there opportunities for stakeholders to participate in program planning and implementation?		

D2) Interagency Collaboration

Question	Answer	Status
D2a) Does the program collaborate with other agencies and organizations involved in invasive species management?		
D2b) Are there opportunities to share resources and expertise?		

D3) Volunteer Engagement

Question	Answer	Status
D3a) Does the program utilize volunteers for invasive species removal and restoration efforts?		
D3b) Are volunteer opportunities well-organized and effective?		

E) RECOMMENDATIONS FOR IMPROVEMENT

Question	Answer	Status
E1) Based on the review findings, what are the key recommendations for improving the program's effectiveness?		
E2) What are the estimated costs and resources needed to implement the recommendations?		
E3) What are the potential benefits of implementing the recommendations?		

F) CONCLUSION

Question	Answer	Status
F1) Overall, is the Fayetteville invasive plant species management program meeting its goals and objectives?		
F2) What are the program's strengths and weaknesses?		
F3) What are the key opportunities for improvement?		

ADDITIONAL NOTES

This checklist is a starting point and may need to be adapted to the specific context of the program.
The review process should involve stakeholders from diverse backgrounds and perspectives.
The results of the review should be used to inform program improvement efforts.

SUMMARY

Fayetteville's urban forest consists of all trees throughout the City on both public and private property. The trees and the overall urban forest are vital resources that provide numerous ecological, economic, and social benefits. However, invasive plant species pose a significant threat to the health and sustainability of this valuable asset. To ensure the long-term health of the urban forest, it is critical for Fayetteville to regularly review and update its programs for managing invasive plant species. By conducting the program review and applying the recommendations provided in this Report the City of Fayetteville will be position to:

Address evolving threats: Invasive species are constantly adapting and evolving, requiring frequent reassessment of management strategies. New invasive species may emerge, and existing species may develop resistance to current control methods. Updating the program allows for incorporating new knowledge and implementing more effective approaches.

Adapt to changing environmental conditions: Climate change and other environmental factors can significantly impact the distribution and abundance of invasive species. By reviewing and updating the program, Fayetteville can ensure it is adaptable and capable of responding to these changing conditions.

Optimize resource allocation: Limited resources must be used efficiently and effectively. A review process can identify areas for improvement in resource allocation and ensure that program efforts are focused on achieving the most significant impact.

Improve program effectiveness: Regular evaluation and feedback are crucial for identifying program weaknesses and areas for improvement. This information can be used to refine existing strategies, develop new interventions, and ultimately enhance the program's overall effectiveness.

Maintain public support: An effective invasive species management program relies on public awareness and support. By demonstrating commitment to continuous improvement and transparency, the program can build trust and encourage broader community engagement.

Ensure a sustainable future: Invasive plant species can have devastating consequences for the health and diversity of the urban forest. By proactively managing these threats, Fayetteville can ensure the long-term sustainability of this valuable ecosystem and safeguard its ecological, economic, and social benefits for future generations.

Regularly reviewing and updating Fayetteville's invasive plant management program is crucial for maintaining a healthy and resilient urban forest. This proactive approach will require ongoing commitment and collaboration, but it will ultimately contribute to a more sustainable and vibrant City for all residents.

RESOURCES

- Arkansas Native Plant Society: anps.org/category/native-plants/ Missouri Department of Conservation mdc.mo.gov/trees-plants/problem-plant-control
- Arkansas One-Call. Damage prevention information, local contacts and rules for safe digging in Arkansas: Dial 811 or 1 (800) 482-8998
- Arkansas State Plant Board (phone: 501-225-1598): aad.arkansas.gov/arkansas-state-plant-board
- City of Fayetteville Code of Ordinances, Ordinance #5820
https://library.municode.com/ar/Fayetteville/ordinances/code_of_ordinances?nodeId=749989
- City of Fayetteville Invasive Plants and Native Alternatives: www.fayetteville-ar.gov/3028/Invasive-Plants-and-Native-Alternatives
- Invasive Plant Atlas: invasiveplantatlas.org
- MP44, “Recommended Chemicals for Weed and Brush Control,” University of Arkansas Division of Agriculture, Research and Extension, Arkansas 2021. See MP44 online at www.uaex.edu
- National Invasive Species Information Center: invasivespeciesinfo.gov
- University of Arkansas Division of Agriculture Cooperative Extension (phone: 501-671-2000): uaex.edu/yard-garden/in-the-garden/native-plants
- University of Arkansas Division of Agriculture Cooperative Extension Service’s Invasive Plants in Arkansas List: www.uaex.uada.edu/environment-nature/ar-invasives/invasive-plants
- Watershed Conservation Resource Center’s “Invasive Plants of Northwest Arkansas, A Field Management Guide

ATTACHMENT A: ORDINANCE #5820



113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323
Ordinance: 5820

File Number: 2015-0496

AMEND CHAPTER 177 LANDSCAPE REGULATIONS:

AN ORDINANCE TO AMEND CHAPTER 177 LANDSCAPE REGULATIONS OF THE UNIFIED DEVELOPMENT CODE TO ADOPT REGULATIONS PROHIBITING THE INSTALLATION OF CERTAIN INVASIVE PLANT SPECIES IN NEW DEVELOPMENTS THAT REQUIRE A LANDSCAPE PLAN REVIEW AND APPROVAL BY THE URBAN FORESTRY DIVISION, AND TO MAKE CERTAIN TECHNICAL REVISIONS

WHEREAS, on May 5, 2015, the City Council passed Resolution 101-15 requesting that City staff examine the need and propriety of submitting a proposed ordinance that would regulate or prohibit the sale or use of certain invasive plant species in Fayetteville; and

WHEREAS, City staff assembled a team of thirteen diverse stakeholders who identified eighteen invasive plant species that warrant restrictions based on the economic and environmental harm that they cause.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby amends § 177.01 Purpose by adding a new subsection (B)(12) as follows: "Discouraging the new installation of identified invasive plant species and encouraging the removal of existing invasive plant species."

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends § 177.01 Purpose by adding a new subsection (C)(8) as follows: "Plants identified as invasive in Section 177.09: Invasive Plant Species are prohibited from being installed in all development projects that require a landscape plan review."

Section 3: That the City Council of the City of Fayetteville, Arkansas hereby amends § 177.02(B) by replacing "Tree and Landscape Advisory Committee" with "Urban Forestry Advisory Board."

Section 4: That the City Council of the City of Fayetteville, Arkansas hereby amends § 177.03 **Landscape Plan Requirements** by adding the words "Combined Plan" to the beginning subsection (C)(5) and by adding a new subsection (C)(7)(h) as follows: "Plants listed in Section 177.09: **Invasive Plant Species** shall not be installed in developments requiring a landscape plan review."

Section 5: That the City Council of the City of Fayetteville, Arkansas hereby adds a new Section 177.09 Invasive Plant Species as set forth in Exhibit "A" attached hereto and made a part hereof.

PASSED and APPROVED on 11/3/2015

Approved:

Lioneld Jordan, Mayor

Attest:

Sondra E. Smith, City Clerk Treasurer

Exhibit A

177.09 Invasive Plant Species

The following plants shall not be installed in development projects that require a landscape plan review.

Asian Wisteria <i>Wisteria sinensis</i> , <i>Wisteria floribunda</i>	Japanese Honeysuckle <i>Lonicera japonica</i>
Bamboo <i>Phyllostachys Spp.</i>	Kudzu <i>Pueraria montana</i>
Bigleaf Periwinkle <i>Vinca major</i>	Littleleaf Periwinkle <i>Vinca minor</i>
Callery/Bradford Pear <i>Pyrus calleryana</i>	Mimosa, Silktree <i>Albizia julibrissin</i>
Burning Bush <i>Euonymus alatus</i>	Multiflora Rose <i>Rosa multiflora</i>
Bush Honeysuckle <i>Lonicera maackii</i> , <i>Lonicera fragrantissima</i>	Sericea Lespedeza <i>Lespedeza cuneata</i>
Chinese Privet <i>Ligustrum sinense</i>	Shrubby Lespedeza <i>Lespedeza bicolor</i>
Creeping Euonymus <i>Euonymus fortunei</i>	Tree-of-Heaven <i>Ailanthus altissima</i>
English Ivy <i>Hedera helix</i> Heavenly Bamboo <i>Nandina domestica</i> *	*Cultivars that do not produce flowers or fruit are not considered invasive.

FAYETTEVILLE, ARKANSAS

URBAN TREE CANOPY ASSESSMENT PROJECT 2012



5790 YUKON STREET
ARVADA, CO 80002

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Fayetteville, Arkansas
Urban Tree Canopy Assessment
November 2012

Prepared By



Funding assistance was provided by a grant from the Arkansas Forestry Commission Urban & Community Forestry Program through the USDA Forest Service. Special thanks to the U.S. Forest Service Urban Forestry South-Centers for Urban & Interface Forestry team for their assistance.



Prepared For

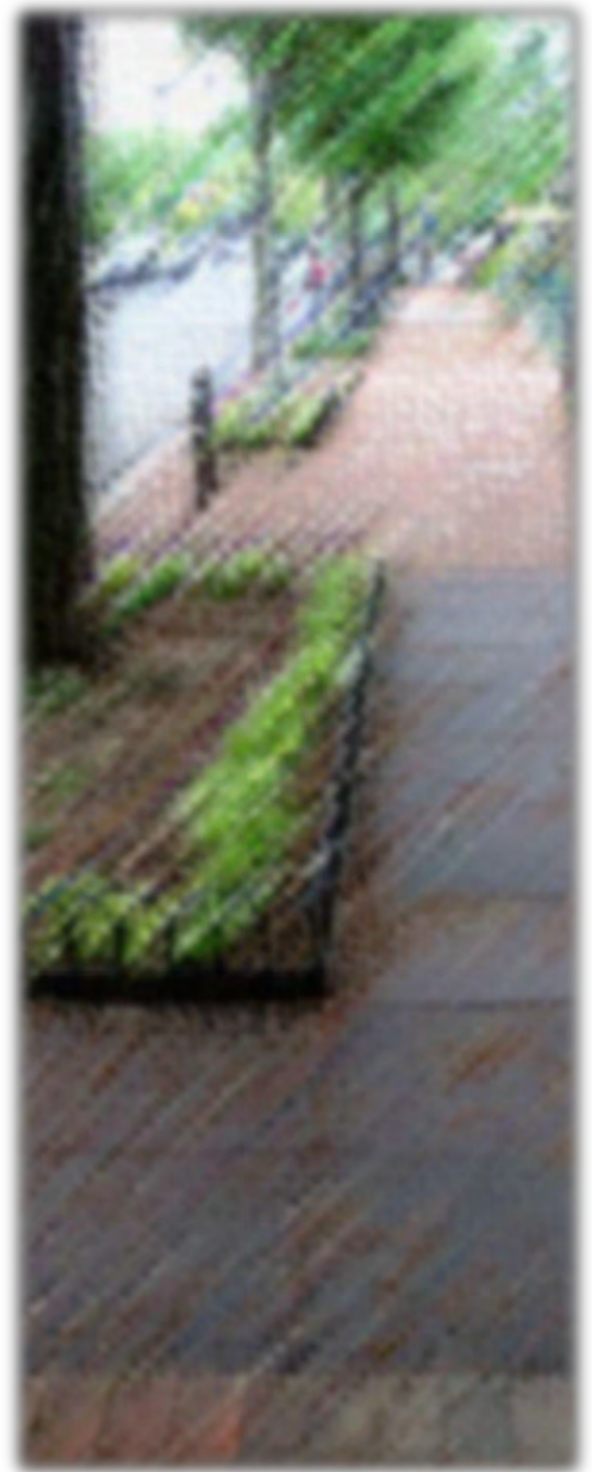
**The Arkansas Forestry Commission-Urban & Community Forestry Program,
Urban Forestry South-Centers for Urban & Interface Forestry,
and the City of Fayetteville**



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FAYETTEVILLE, ARKANSAS

URBAN TREE CANOPY ASSESSMENT 2012

EXECUTIVE SUMMARY

This Urban Tree Canopy (UTC) assessment provides a benchmark of Fayetteville's current tree cover. The study delivers essential data layers, maps and tools to enhance urban forest management, policy and decision-making, and planning. Additionally, by calculating some of the services and benefits the tree canopy provides, City staff and elected officials have information that places a value on trees and forests in their community in order to promote sound environmental and land use plans and policies.

Geographic information systems (GIS), Land Use / Land Cover data, and high-resolution summer imagery provide the basis for this assessment. The data and technologies were used to assess Existing UTC and Possible Planting Areas (PPA) for assessment boundaries with different planning scales and intents. These included Fayetteville's city boundary, 6 land use types at the parcel-level, 2010 census blocks, riparian corridors by watershed boundary, and street rights-of-way.



This report presents results for current land cover and UTC distribution, compares canopy cover to 2002 conditions, estimates tree canopy benefits through multiple scenarios, and offers an evaluation, custom maps and tools, and recommendations for setting and achieving UTC goals.

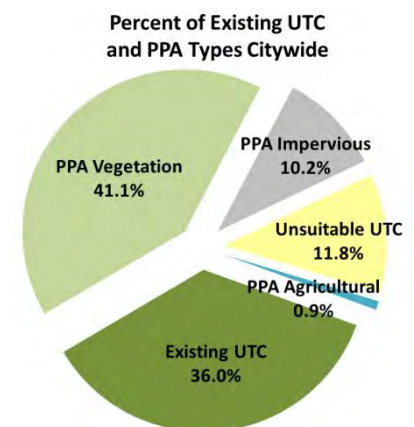
URBAN TREE CANOPY IN FAYETTEVILLE

This study encompasses 55.4 square miles (35,437 acres) defined by the city limits of the City of Fayetteville, in Washington County, Arkansas. Based on a land area (after excluding water) of 34,586 acres, the City of Fayetteville has 12,441 acres (36%) of existing tree canopy, 17,757 acres (51%) of possible planting area, and 4,388 acres (13%) that is likely unsuitable for tree planting.

Riparian buffer analysis reveals there is 60% tree cover along Fayetteville's streams and rivers. Canopy cover within land use categories ranged from 18% (Commercial) to 45% (Agriculture) while the street rights-of-way average 13% cover. Residential properties average 41% UTC with 6 available planting sites per acre.

ECOSYSTEM SERVICES

Trees and forests in communities provide many "ecosystem services", or direct and indirect economic and environmental benefits such as removing air pollutants, storing and sequestering carbon, mitigating stormwater runoff, conserving energy through shade and wind block, improving public health, and providing wildlife habitat. Fayetteville's tree canopy currently provides an estimated \$3.5M in air quality services each year and \$64M in total stormwater management. Additionally, 50,000 planting sites were mapped near residential buildings where energy conservation



and associated carbon emissions reductions could be maximized. The impact on ecosystem services from increasing and decreasing canopy cover is presented in this report.

URBAN FOREST MANAGEMENT SCENARIOS

Management scenarios are presented and discussed involving further mapping, analysis and evaluation of Fayetteville's urban forest.

- 🌳 **Comparison of canopy cover and benefits (2002 – 2012)** – urban forests are dynamic and constantly changing. Three (3) methods were used to assess gains and losses in tree canopy.
- 🌳 **Target areas to plant trees** – an analysis of potential tree planting sites focused on (1) *areas most vulnerable to urban heat island effects*, (2) *wildlife habitat and linking of corridors*, and (3) *current land use types*. Other attributes were added to this GIS layer for additional prioritization.
- 🌳 **Evaluating Fayetteville's canopy cover and tree preservation ordinance** – at 36% UTC, Fayetteville is 4% (~1,400 ac) below the national recommendation of 40%. Scenarios to reach 40% and an evaluation on the City's tree preservation ordinance are presented.
- 🌳 **Management of the urban forest on city owned properties** – gains and losses in tree canopy on city properties is evaluated for future management purposes.

RECOMMENDATIONS AND SUMMARY

Understanding how and where trees are concentrated and distributed across Fayetteville is essential for maintaining a healthy and sustainable urban forest. This study provides the most up-to-date analysis to foster this overarching goal.

Fayetteville currently has 36% tree cover with 52% of the City classified as possible planting space. A comparison and trends assessment indicates canopy cover has decreased from around 37% to 36% (approximately 750-acre net loss) from 2002 to present. Forest regeneration and new tree planting are helping to offset only some of the losses from new development. Broad recommendations offer suggestions on using the results of this assessment as well as ways to create, expand, or strengthen urban forestry practices in the City.

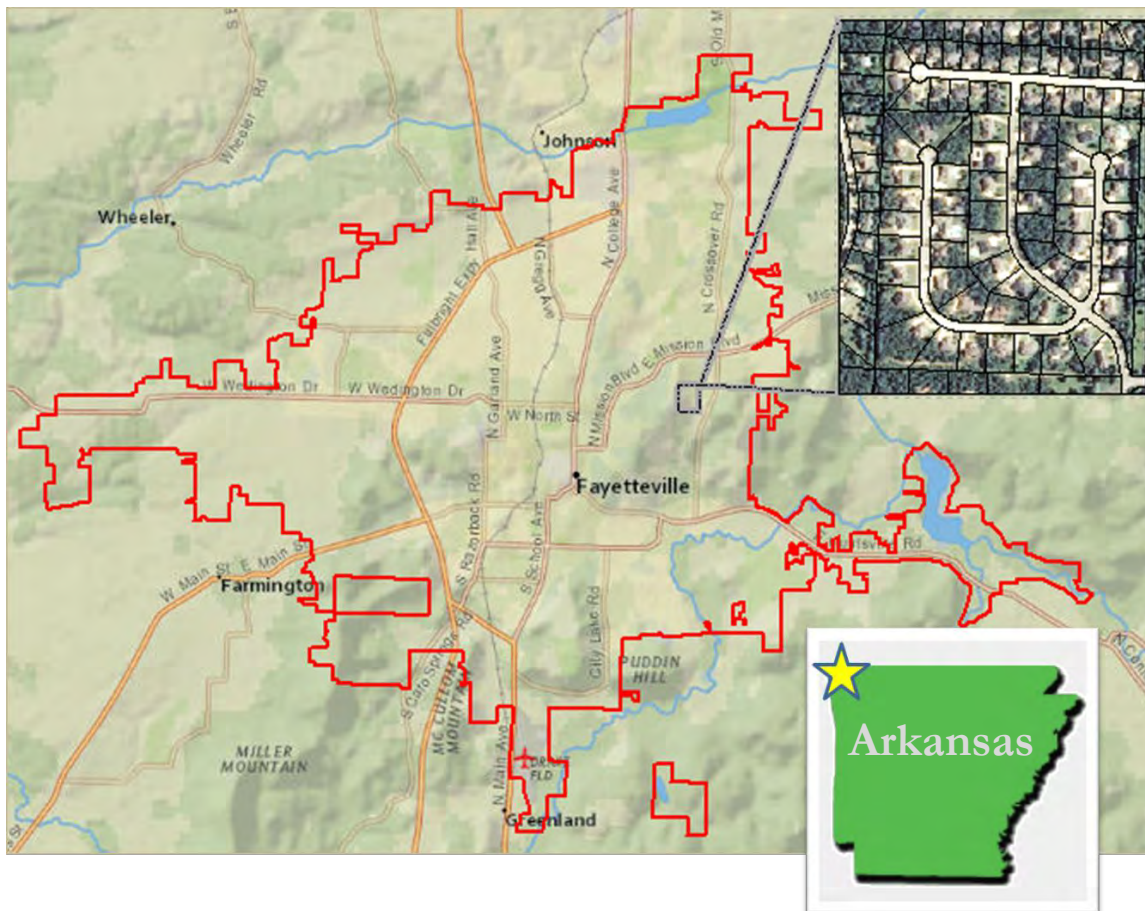
As development and economic progress continue, communities and public officials place a value on their tree cover when drafting and revising policies that affect trees. Fayetteville's leaders, business community, and citizens shape their urban forest in tree planting and protection ordinances, and should use the results from this study to reevaluate whether changes in the City's landscape the past 10 years is acceptable for their health, the environment, and the local economy and community.

Tree canopy cools impervious surfaces on hot sunny days therefore reducing the effects of radiant heat escaping back into the atmosphere (Downing, 2011).



INTRODUCTION

Trees provide many economic, social, and environmental benefits that form the basis of livability in urban municipalities. Therefore, it is important for urban development to work closely with urban forest health protection and management goals in order to maintain community livability. Geographic distribution of land use plays a critical role in maintaining a uniform urban forest. Each category of land use has unique management objectives and regulatory constraints.



This Urban Tree Canopy Assessment (UTC) in Fayetteville represents an opportunity to better understand baseline conditions of tree canopy, the distribution of existing canopy vs. potential tree canopy, and development of tools to incorporate urban forest benefits during policy and planning processes. It involves the use of high-resolution multispectral imagery, GIS, and remote sensing technologies, training and development of custom tools, ecosystem benefits modeling, and reporting to characterize existing and potential UTC. The products and outcomes of this study will support developing and monitoring of UTC goals, provide detailed data for management plans and ordinances, and foster greater understanding of UTC benefits.

This analysis of urban tree canopy aims to reveal and provide a better understanding of the benefits of the City of Fayetteville's green infrastructure, expanding upon previous studies by the Fayetteville Natural Heritage Association (FNHA). This study looks at the urban forest's relation to air quality, stormwater control, and carbon sequestration and storage. With funding in part provided by the USDA Forest Service (USDA FS), the Arkansas Forestry Commission Urban & Community Forestry (AFC) program contracted with Plan-It Geo, LLC to map Fayetteville's urban tree canopy

(UTC). This assessment examines the area and percent cover for existing tree canopy, possible planting area (in vegetated grass areas and paved impervious areas), and areas unsuitable for planting (buildings, roads, water, agricultural fields, etc.). These metrics were calculated for six (6) assessment boundaries: (1) Fayetteville City boundary, (2) land use, (3) census blocks, (4) riparian corridors, (5) street rights-of-way, and (6) parcels (see Table 1 on the following page).

The assessment was accomplished by using newly generated land cover data and assessment boundaries provided by City GIS. The land cover classification includes the following eight (8) classes for the City: (1) tree canopy, (2) other low-lying vegetation, (3) bare soil/dry vegetation, (4) water, (5) buildings, (6) roads, (7) agriculture, and (8) other impervious surfaces (parking lots, driveways, etc.). See Figure 1.

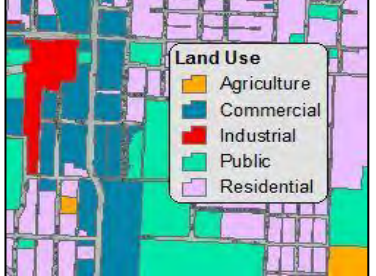
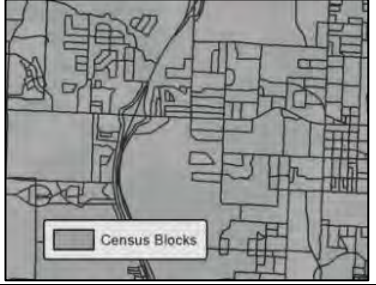
Specific objectives of this assessment were to:

- 🌳 Map and assess eight (8) land cover classes across Fayetteville.
- 🌳 Map and quantify existing urban tree canopy and possible planting areas for the City and five other finer scale assessment boundaries.
- 🌳 Estimate Urban Forest Ecosystem Services, including air pollution removal capacity, carbon storage and sequestration, and stormwater management, broken out by the City, residential land uses, and watersheds.
- 🌳 Create a series of Urban Forest Management Scenarios describing how UTC has changed over time and what current vs. future projected tree benefits and tree canopy could look like. This involved developing a GIS layer for prioritized potential planting locations, a plug 'n play Canopy Calculator tool, and an evaluation of the City's tree preservation ordinance.
- 🌳 Provide training to City staff, volunteer organizations, state agency officials, and others in a workshop demonstrating how to use the data and tools and conduct ecosystem services analysis. In addition, presenting the results to the Fayetteville City Council.

The Fayetteville Urban Tree Canopy assessment provides data and tools to develop local and regional urban forestry goals, policies, outreach, and management plans to sustain and enhance the existing urban forest. In addition to this report, Plan-It Geo, LLC has also provided GIS data layers and Excel spreadsheets to accompany reported results. Only a fraction of the information available from this assessment is provided in the report. Fayetteville and other partners are encouraged to conduct additional analyses to answer specific questions related to local planning policies and concerns.



Table 1. List and description of UTC assessment boundaries for this study.

Assessment Boundary	# of Types or Features	Description	Map
City Boundary	1	City of Fayetteville	
Land Use	6	Land Use Categories Used: Agriculture Commercial Industrial Public Land Residential Public Right-of-Way	
Census Blocks	1,894	2010 U.S. Census data provides demographic data at the tract, block group, and block level. The most detailed 'block' level was used for this project.	
Riparian Corridors	69	Buffered streams and rivers, segmented by watershed boundary into finer-scale reaches to provide a better planning scale for this assessment.	
Street Rights-of-Way	903	The public rights-of-way (ROW) along streets.	
Parcels	28,768	Tax lots from the county assessors property database.	

MAJOR FINDINGS

Based on Fayetteville's analysis of aerial imagery, Land Use / Land Cover, ecosystem services, and potential tree planting sites, the following represents the major findings from this study.

- ☛ *Fayetteville has 36% urban tree canopy cover based on 2010 imagery.*
- ☛ *Canopy trends indicate a loss of possibly 1.5% UTC since 2002.*
- ☛ *Residential lots cover 31% of Fayetteville with an average tree cover of 41% citywide. This represents 1/3 of the City's total tree canopy.*
- ☛ *19% of the City's tree canopy is on publically owned properties.*
- ☛ *The current urban forest removes nearly 1.3M pounds of air pollutants from the air annually, valued at \$3.5M per year.*
- ☛ *This equates to 1.1 billion pounds of stored carbon with an annual carbon sequestration rate of 8.4M pounds of CO₂ taken up by the tree canopy.*
- ☛ *Stormwater Savings*
 - *At 36% UTC, Fayetteville's tree canopy is valued at an estimated \$64 million based on avoided stormwater facility construction costs.*
 - *If canopy declines, at 30.0% canopy cover, it is valued at \$44M.*
 - *At 40% UTC with 4% of new canopy growth from regeneration (natural forested areas), it is valued at \$65M*
 - *At 45% UTC with the new canopy growing over streets and parking lots, the tree canopy would be valued at \$85M.*
- ☛ *Natural forest regeneration plays a large role in UTC gains in Fayetteville. Examples are provided in the Canopy Change section of this report.*
- ☛ *There are 50,000 potential tree planting locations near residential buildings. If trees are planted to maximize cooling in summer, energy conservation as trees reach maturity would be significant.*

METHODOLOGY

The following section describes the data and methods used for land cover classification and the terminology for defining and assessing the urban tree canopy (UTC) and potential planting areas (PPA). Brief methods for the comparison of tree canopy cover from 2002 to 2010 are included in the Results section further below.

DATA INPUTS, IMAGERY AND LAND COVER CLASSIFICATION

Numerous GIS data layers from the City and County were used in the process of mapping land cover classes and in the UTC assessment process. Examples include streets, buildings, water bodies, streams, parcels, land use, publicly owned properties, watersheds, and GIS layers from Fayetteville Natural Heritage Association's Green Infrastructure Plan. One-meter resolution imagery from summer 2010 (National Agricultural Imagery Program – NAIP) was used as the basis for this UTC Assessment. The final land cover classification data includes eight (8) classes: (1) **tree canopy**, (2) **grass / open space**, (3) **bare soil/dry vegetation**, (4) **water**, (5) **buildings**, (6) **roads**, (7) **agriculture**, and (8) **other paved surfaces** (parking lots, driveways) shown in Figure 1 below.

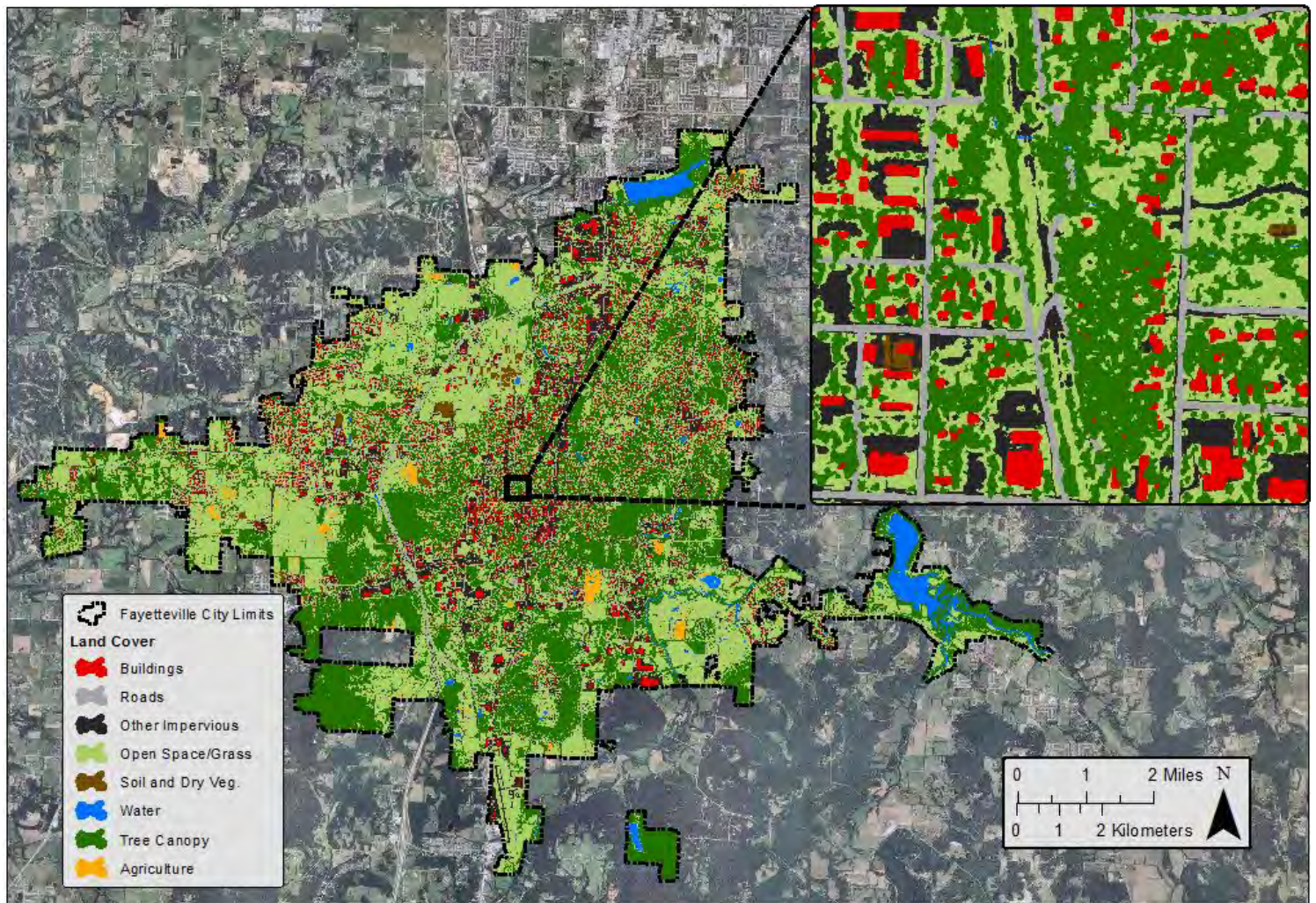


Figure 1. Land cover with 8 classifications as an overview and an inset map.

TERMINOLOGY

The UTC types assessed in this study are defined and described below. The area and percent of each was reported for six assessment boundaries. More details are provided throughout the report.

🌿 **Existing forest canopy** is comprised of all forests and individual trees mapped from the 2010 summer NAIP imagery. For the purposes of this study, water was excluded from the total study area when calculating percent UTC. Excluding water from the study area (35,437 acres) creates total land area (34,586 acres) which was used to create all UTC metrics.

🌿 **Possible planting area (PPA)** is defined as the total land area where no tree canopy cover currently exists and it is biophysically possible to plant trees. In this analysis, mainly grass and open space constitute “PPA – Vegetation” while impervious surfaces such as parking lots makeup “PPA – Impervious”. These are combined to report Total PPA. This does not equal to potential canopy but rather the space on-the-ground that is available for tree planting opportunities.

🌿 **Unsuitable UTC**, for this study, was the combination of bare soil, dry vegetation, roads, buildings, agricultural land use, and water. Soil and dry vegetation are considered unsuitable given they comprise baseball infields, industrial lots, and vegetation that is lacking completely or unmaintained. Some areas mapped as Unsuitable UTC could become PPA through natural and human processes over time. Agricultural lands from the county land use data were sub-categorized as a PPA type but are generally considered as Unsuitable UTC.

Existing Urban Tree Canopy



Possible Planting Areas – Streets & Yards



Possible Planting Areas – Impervious



RESULTS

Detailed land cover and UTC assessment results are presented below. Land cover results are presented first, followed by results for each assessment boundary with specific tables, maps and graphics for Existing UTC, Possible Planting Areas, and Unsuitable UTC.

LAND COVER IN FAYETTEVILLE

This study encompasses 55.4 square miles (35,437.4 acres) defined by the city limits of Fayetteville. The two predominate land cover types for the study area are green vegetation (grass and open space) at 41% (14,518 acres) and secondly tree canopy at 12,441 acres as shown in Figure 2. “Other impervious”, consisting of parking lots, driveways, patios, and other paved surfaces, is third comprising of 10% of Fayetteville or 3,539 acres. The next four land cover classes including roads, buildings, water, soil and dry vegetation each individually fall under 10% for land cover and as a whole comprise of 14% of Fayetteville’s land cover.

Land Cover Distribution by Acres

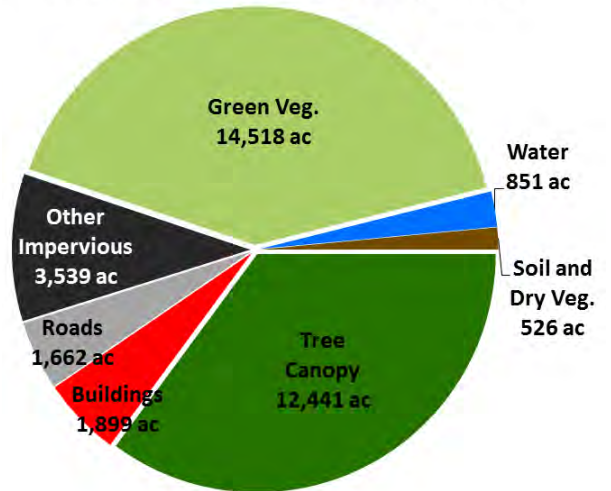


Figure 2. Distribution of land cover in Fayetteville.

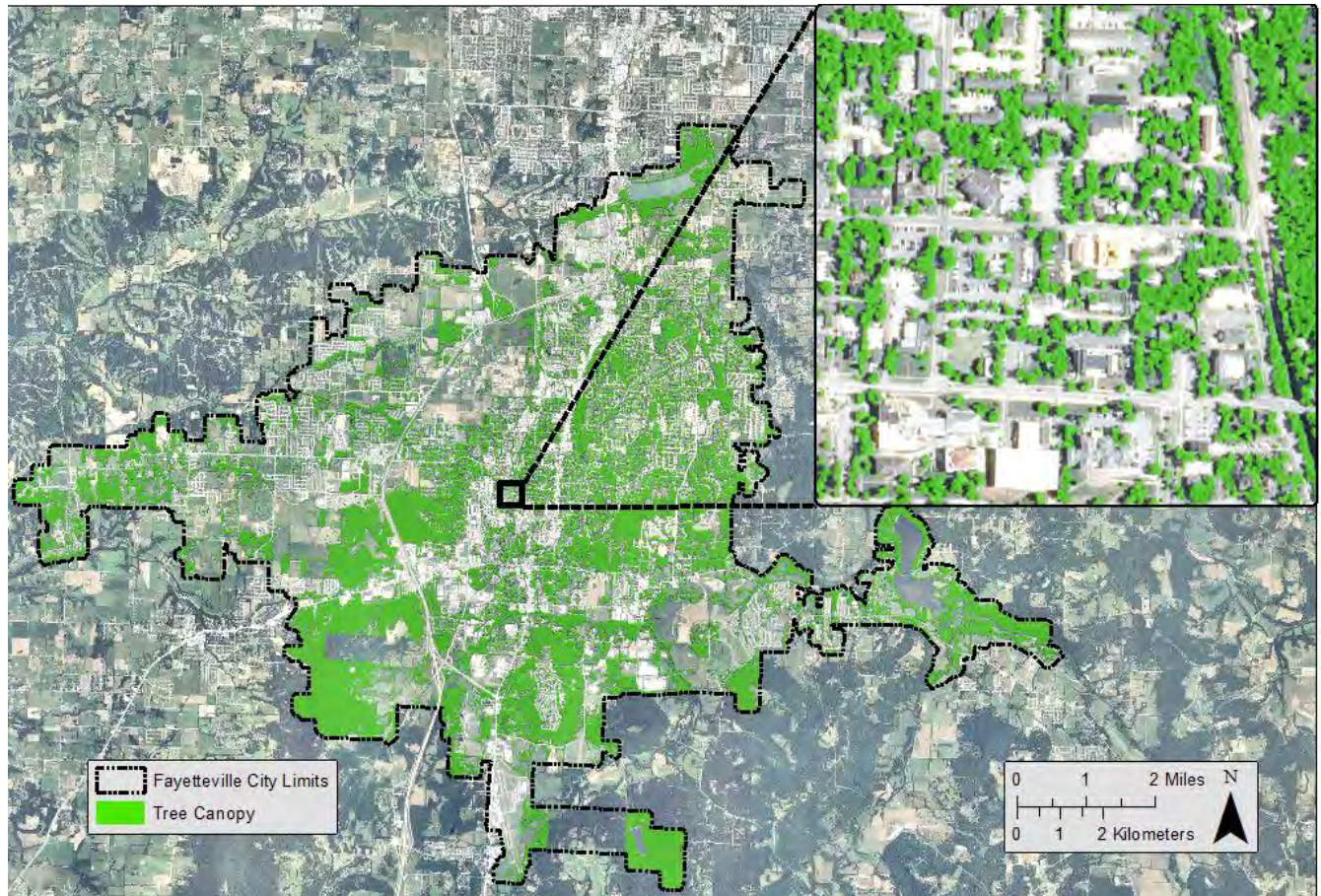


Figure 3. Tree canopy classification overview and inset map.

TREE CANOPY IN FAYETTEVILLE

As seen in Table 2 and Figure 4, Fayetteville's current UTC covers 12,441 acres or 36% of the total land area. In addition to tree canopy, total possible planting area (PPA) in Fayetteville is equivalent to 18,057 acres or 52% of the total land area. The remaining 4,088 acres (11.8%) of land area is considered unsuitable for planting additional trees.

Table 2. Metrics for Fayetteville showing UTC and PPA in acres and percent.

	Total Acres	Land Area (acres)	2010 UTC (acres)	2010 UTC %
City of Fayetteville	35,437	34,586	12,441	36.0%

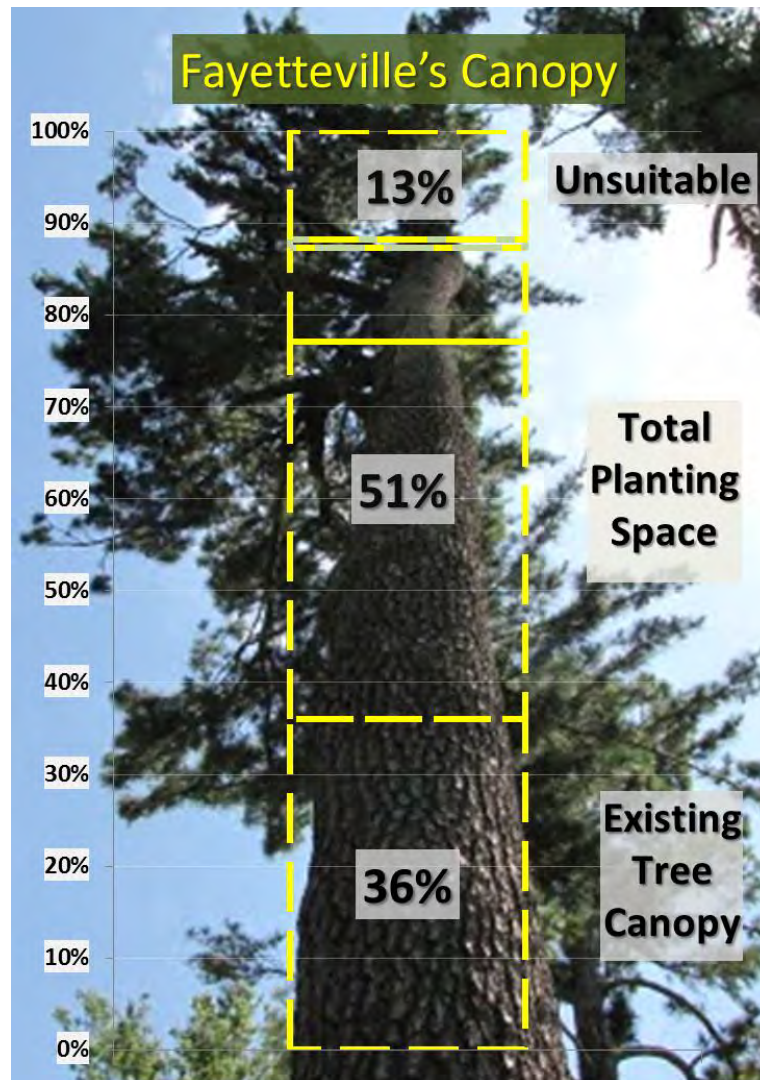


Figure 4. Percent distribution of UTC and PPA for the City of Fayetteville.

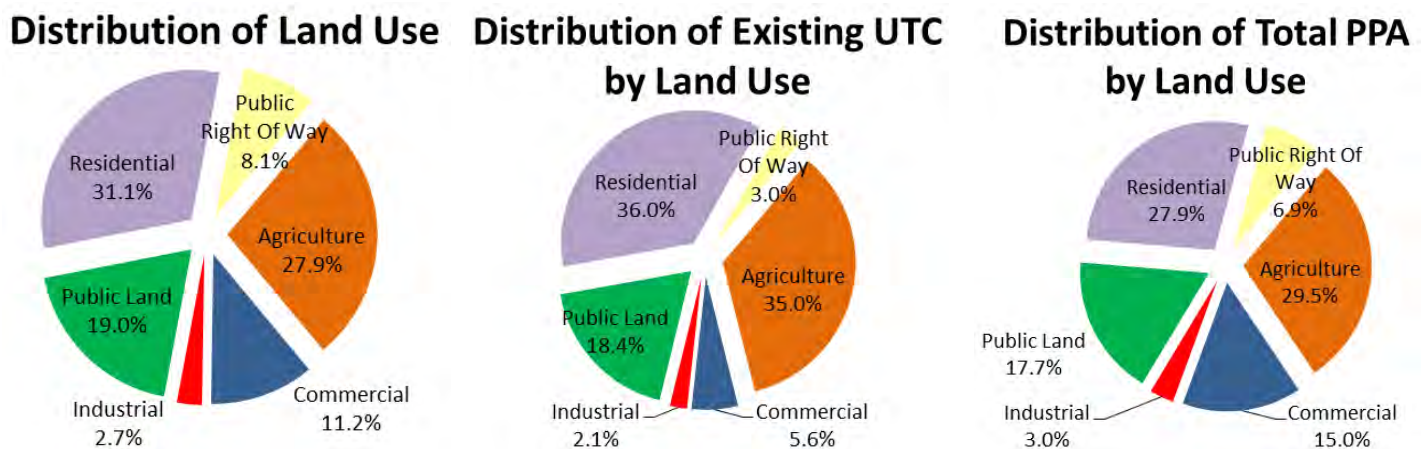
TREE CANOPY BY LAND USE AND PARCELS

Various policies, regulations, ordinances, and city codes influence tree canopy in Fayetteville. To provide data that advances urban forest management, six (6) broad land use categories were assessed for tree canopy and possible planting areas. Parcels from the county tax assessor's database were provided which included broad land use categories. Public lands were derived from parcels with 'exempt' status and the Public Rights-of-Way occur outside of all parcel boundaries. This was the finest scale assessment boundary and included 28,768 records. Results can be queried and symbolized using GIS to drill down and identify specific planting opportunities in subdivisions, land use types, or neighborhoods. Table 3 provides complete results for UTC and PPA land use metrics.

Table 3. UTC and PPA Results for 6 Broad Land Use Categories.

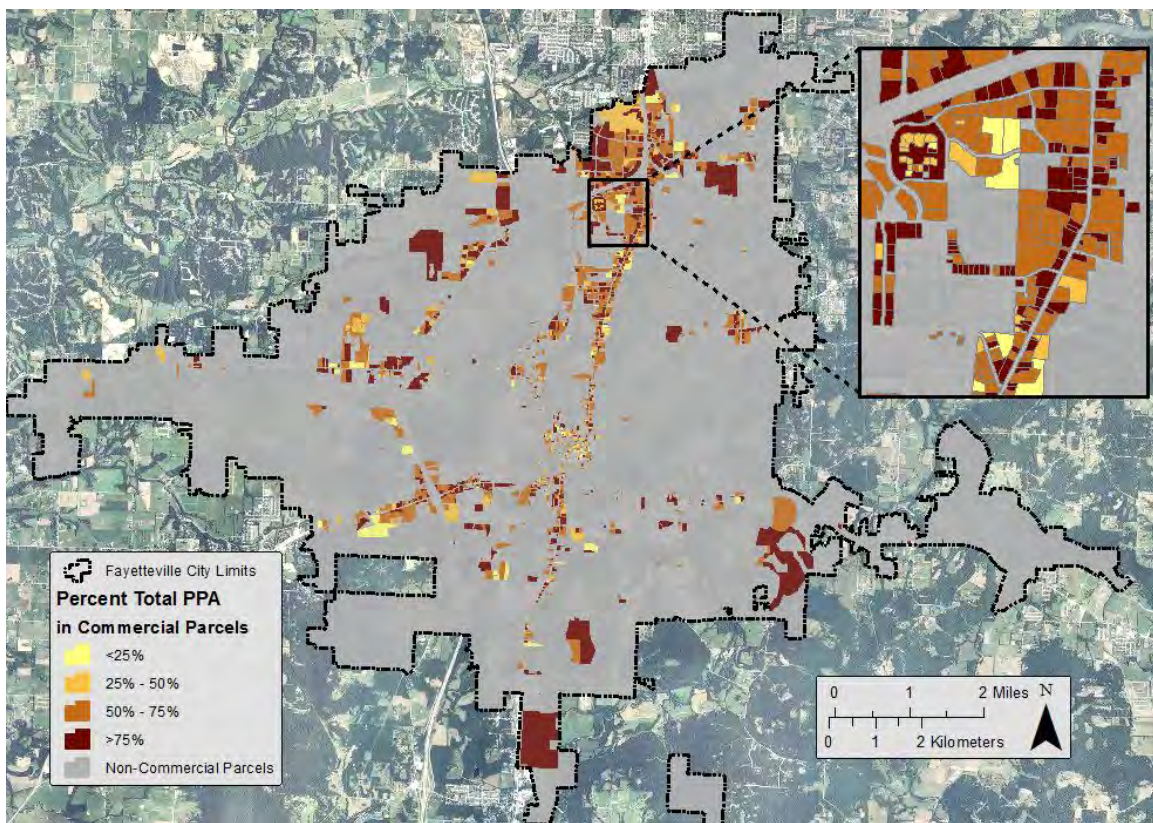
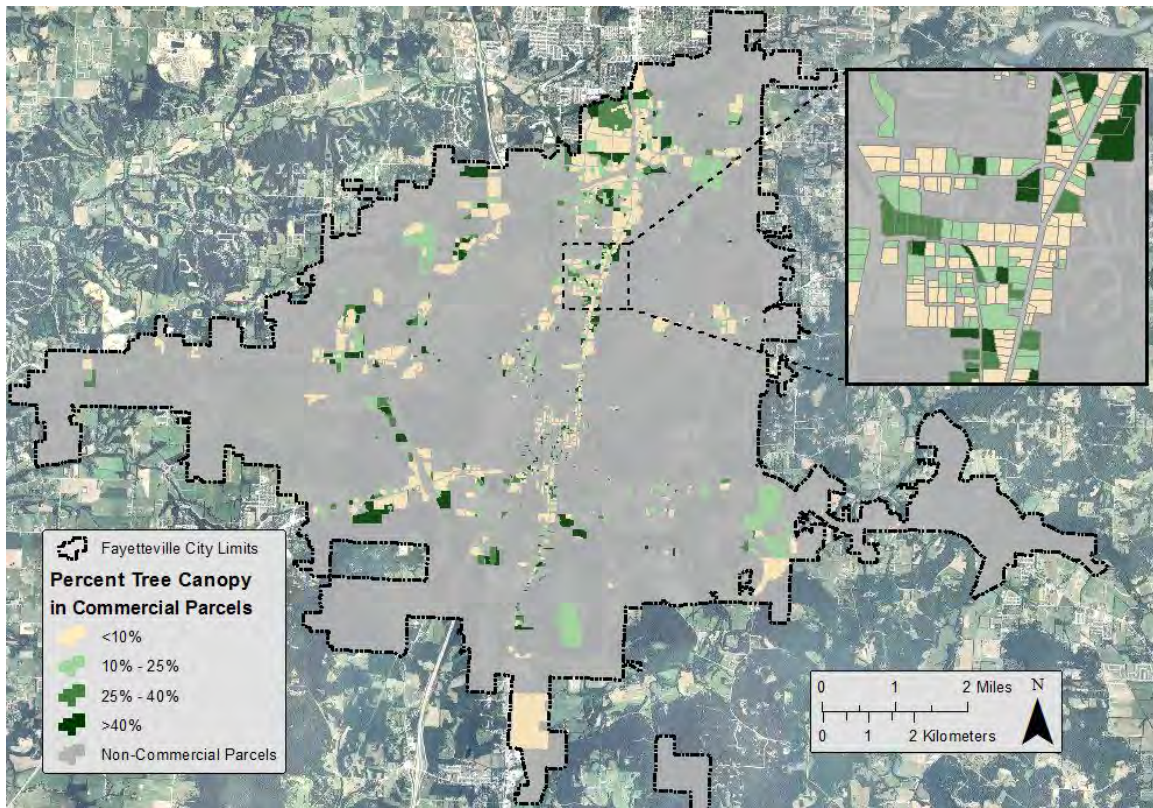
	Land Use Category	Total Acres	Land Area (acres)	% of Total City Area	UTC (acres)	Existing UTC %	Distribution of UTC by Land Use	Total Possible Planting (acres)	Total Possible Planting %	Distribution of Total PPA by Land Use
City of Fayetteville	Agriculture	9,880	9,757	27.9%	4,353	44.6%	35.0%	5,329	54.6%	29.5%
	Commercial	3,985	3,943	11.2%	702	17.8%	5.6%	2,705	68.6%	15.0%
	Industrial	957	949	2.7%	258	27.2%	2.1%	549	57.9%	3.0%
	Public Land	6,731	6,106	19.0%	2,285	37.4%	18.4%	3,190	52.2%	17.7%
	Residential	11,017	10,968	31.1%	4,475	40.8%	36.0%	5,038	45.9%	27.9%
	Public Right Of Way	2,867	2,863	8.1%	368	12.9%	3.0%	1,247	43.6%	6.9%
	TOTALS	35,437	34,586	100.0%	12,441	36.0%	100.0%	18,058	52.2%	100.0%

As an example, Commercial properties makeup 11% of the City, have 18% average tree canopy cover which represents almost 6% of UTC citywide, have 69% possible planting area largely from turf grass areas and parking lots, which constitutes 15% of all the PPA citywide.

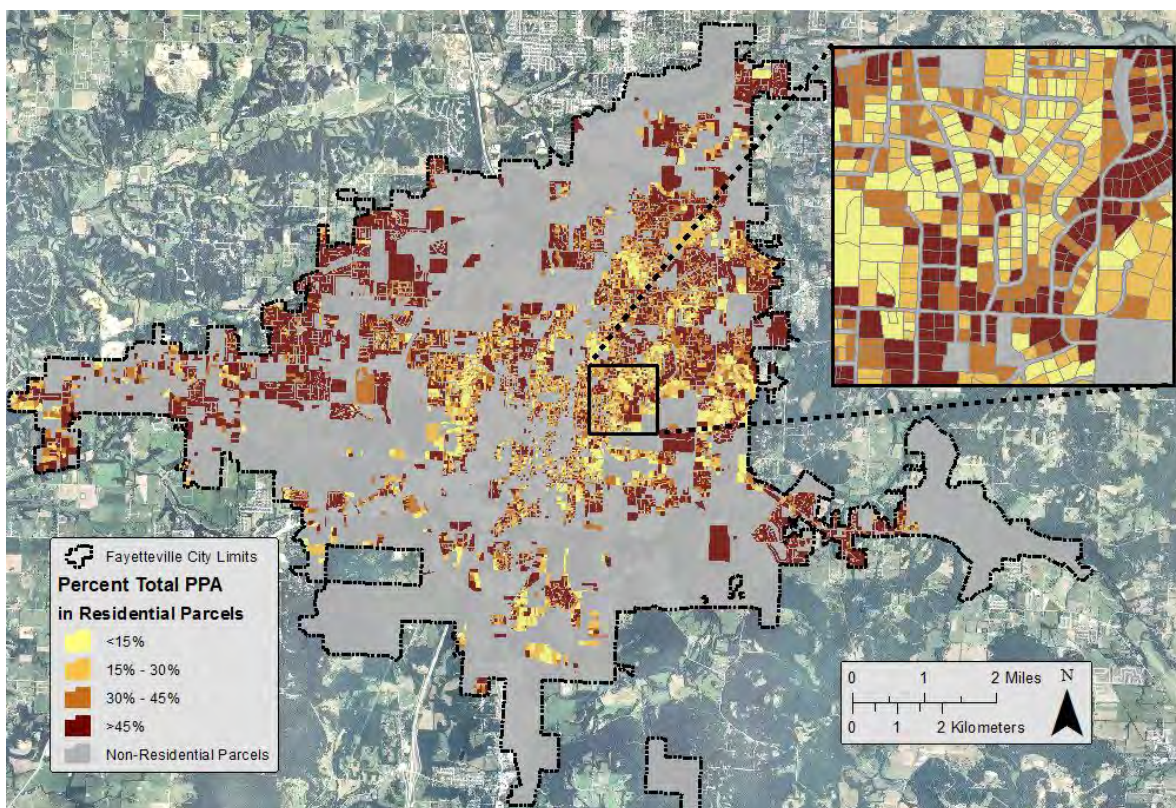
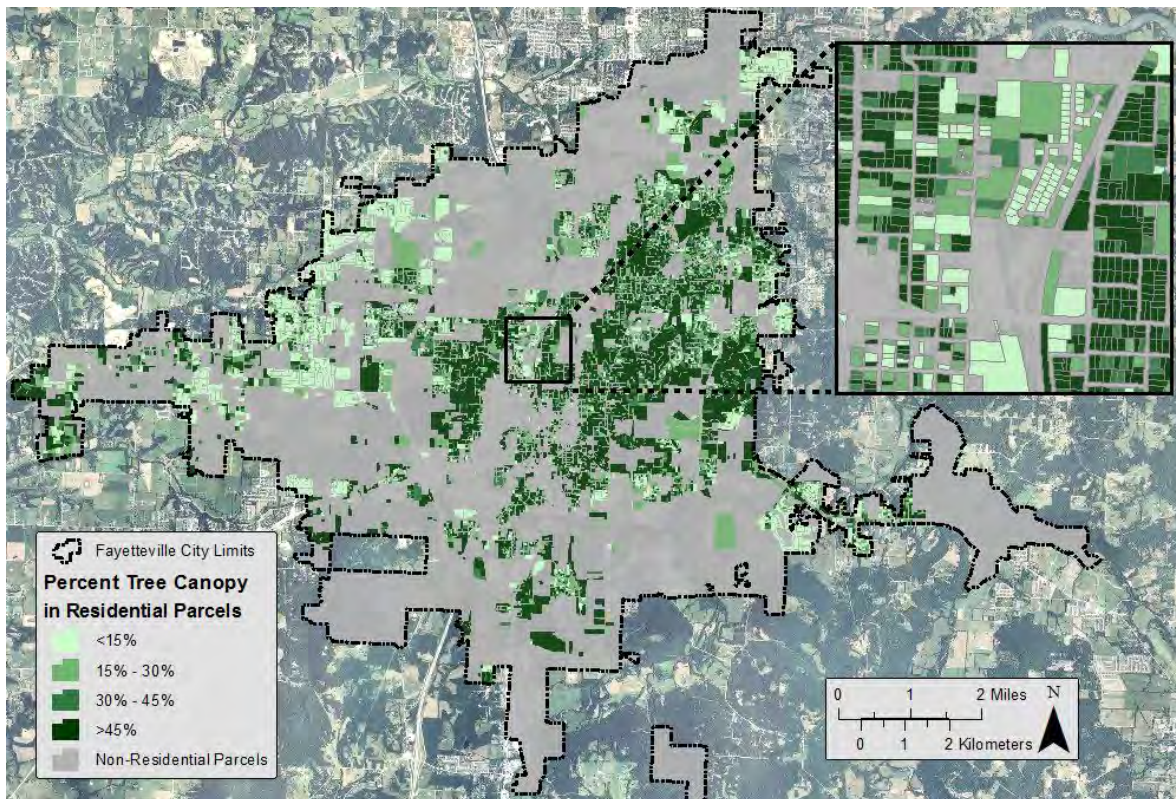


Figures 5-7. The Distribution of Land Use, UTC by Land Use, and PPA by Land Use.

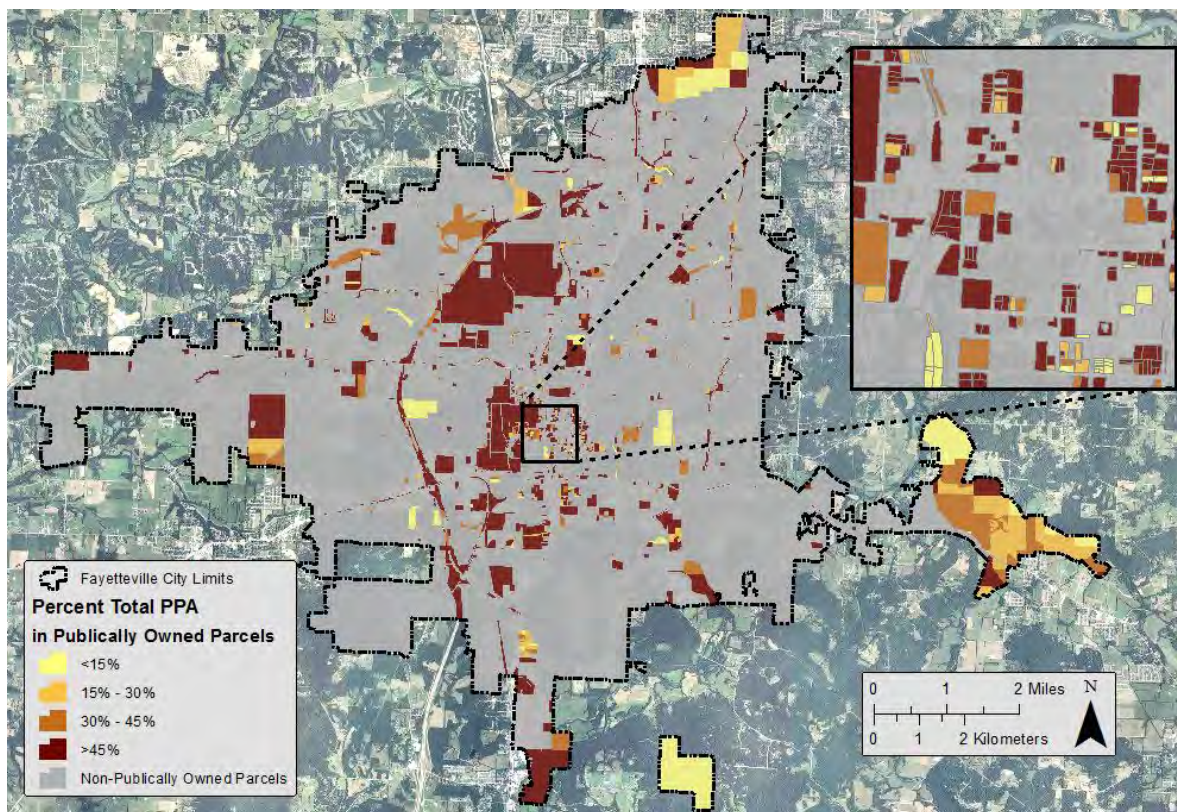
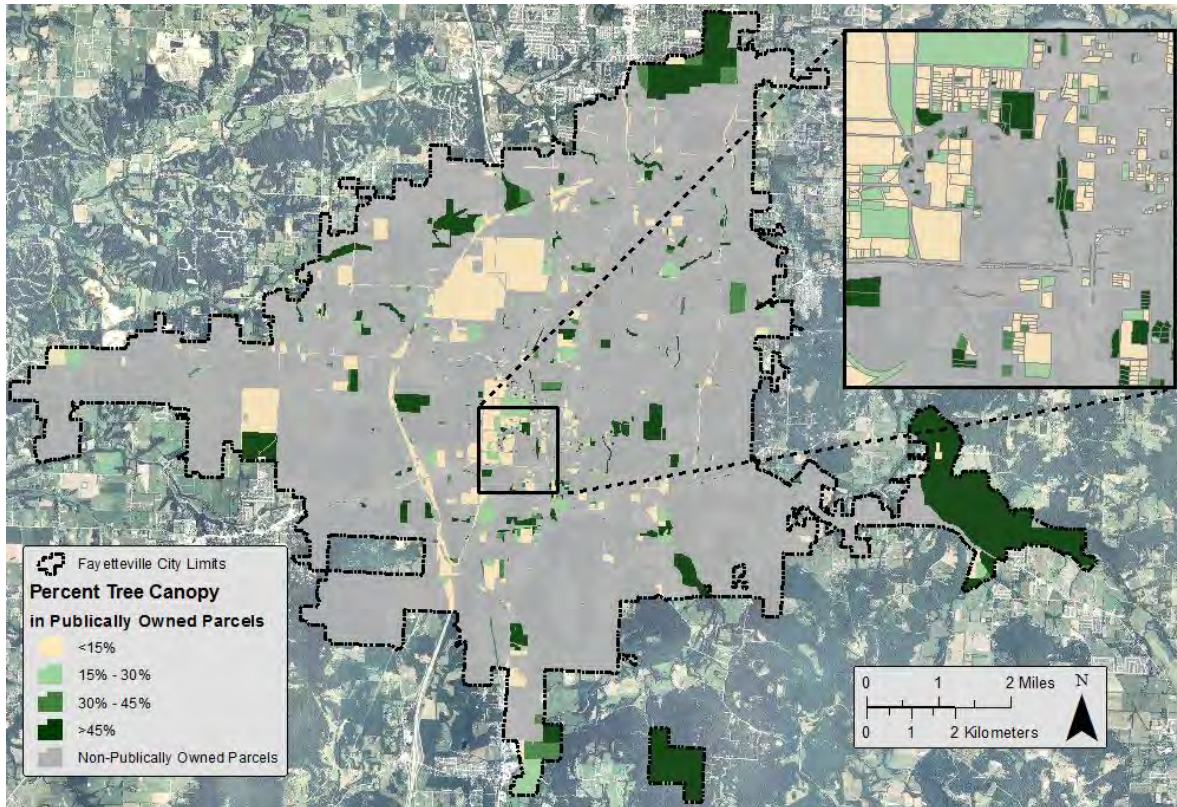
Maps in Figures 8-13 on the following pages illustrate how the land use and parcels data can be used together with UTC and PPA metrics to target specific properties for tree planting as well as monitoring the effectiveness of ordinances. Maps are shown for commercial, residential, and public properties by the percent of Existing UTC and Total Possible Planting Areas.



Figures 8-9. Existing UTC and Total PPA Percentages for Commercial Properties.



Figures 10-11. Residential parcels color-coded by Percent Existing UTC and Total PPA.



Figures 12-13. Publicly owned parcels color-coded by Percent Existing UTC and Total PPA.

TREE CANOPY IN THE STREET RIGHTS-OF-WAY

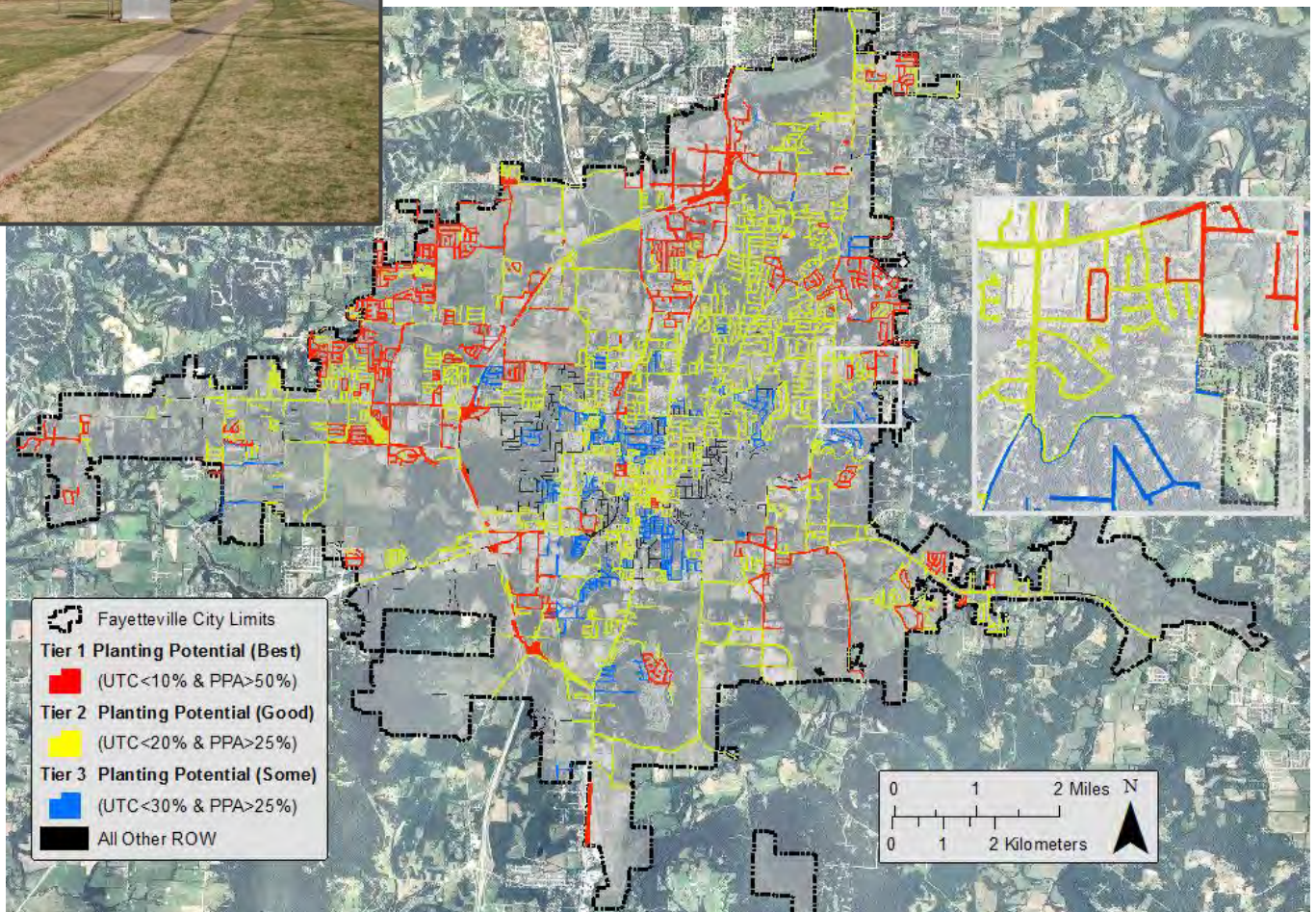
The City of Fayetteville's urban forestry program plants, manages, and maintains trees in the street rights-of-way (ROW). This is where the City has the most direct influence on tree canopy aside from tree preservation or other private property ordinances. Key findings in Fayetteville's ROW are:

- 🌳 ROW total land area is equal to 2,863 acres, or 8% of the total city land area.
- 🌳 Existing UTC in the ROW is 368 acres or 13% average cover. This represents 3% of all UTC citywide.
- 🌳 PPA – Vegetation totals 611 acres or 21% of the ROW and PPA – Impervious totals 636 acres or 22% of the ROW.
- 🌳 There are an estimated 15,000 potential planting sites in the ROW, or 5 per acre. If 25% of these sites were planted, grew to 30' tree crown spreads, this would generate 61 acres of new tree canopy. 61 acres is 4% of the acreage required to reach 40% citywide UTC.

Other UTC and PPA results for the ROW can be seen in Table 3 and Figures 5-7 in the Tree Canopy by Land Use section.



Figure 14. Potential planting area in the Street ROW. The GIS queries in the map legend show 3 colors based on ranges of Existing UTC and Total PPA. As an example, streets colored red have less than 10% UTC and greater than 50% total planting area.



TREE CANOPY BY CENSUS BLOCKS

The 2010 U.S. Census data provides social and demographic information at a variety of scales, specifically in GIS format from large to small as census tracts, block groups, and individual blocks. In Fayetteville, 1,894 census blocks were assessed for UTC and planting areas.

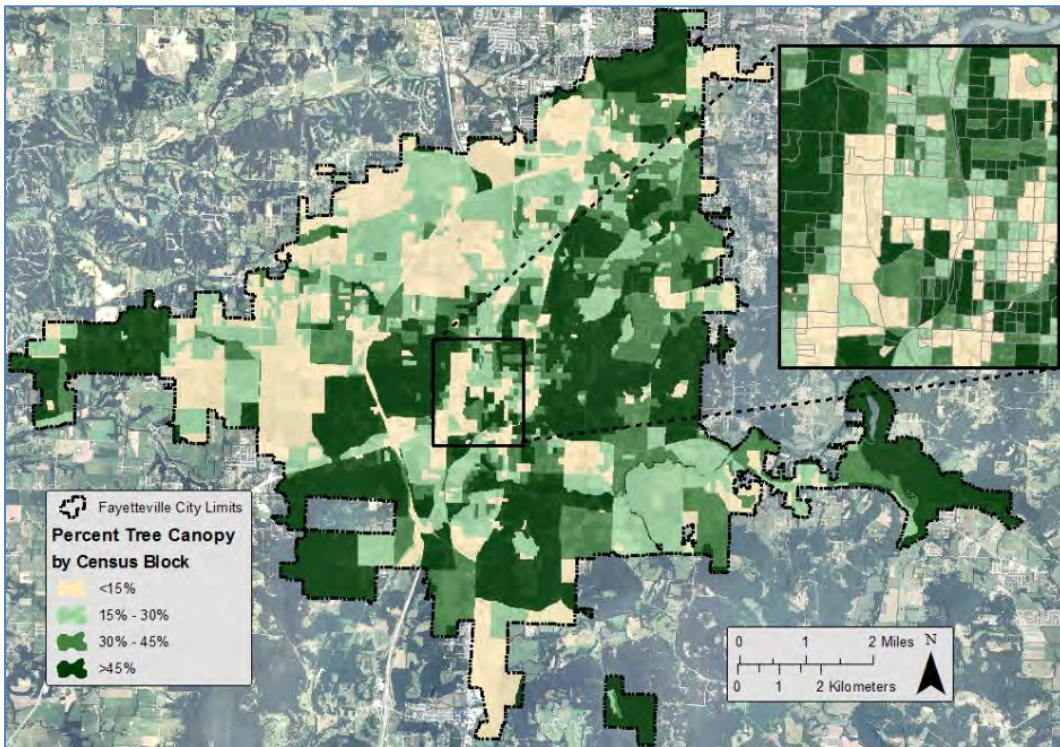


Figure 15.

Census blocks (socio-demographic units) color-coded by Percent UTC. Darker areas have more tree cover than lighter colored areas.

Figure 16.

Census blocks (socio-demographic units) color-coded by Percent of Total PPA. Darker areas have more planting potential from grass and open space as well as suitable paved (impervious) areas.

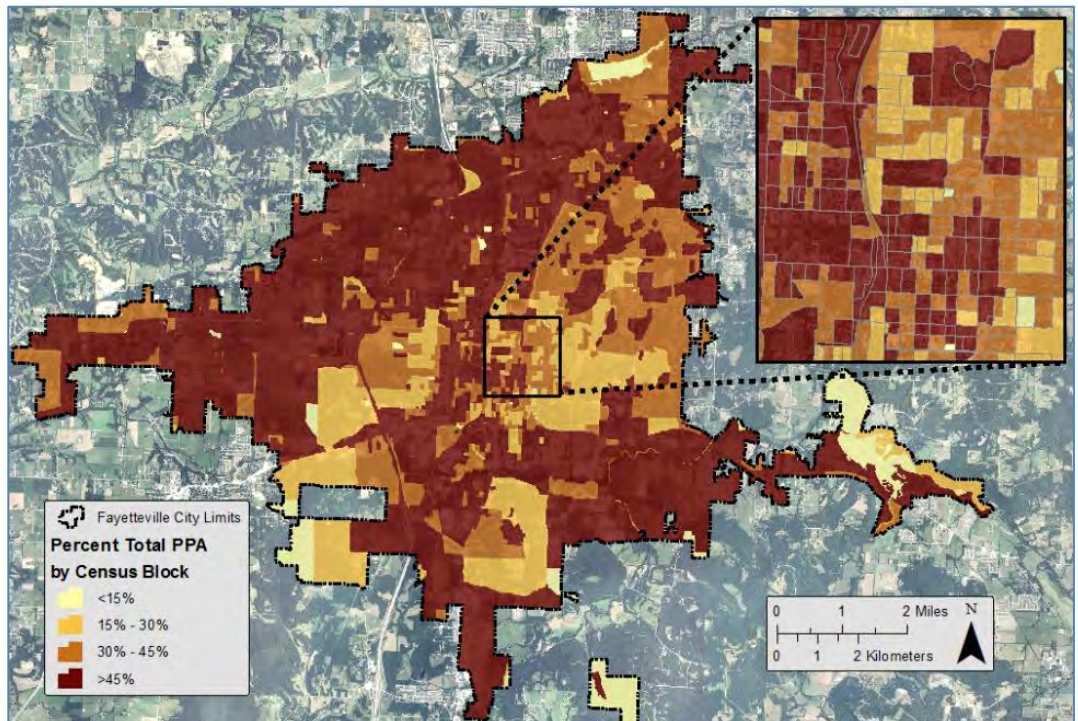


Figure 17.

Census blocks (socio-demographic units) color-coded by Percent of Total PPA. Darker areas have more planting potential from grass and open space. Agricultural land use areas were excluded from percentages.

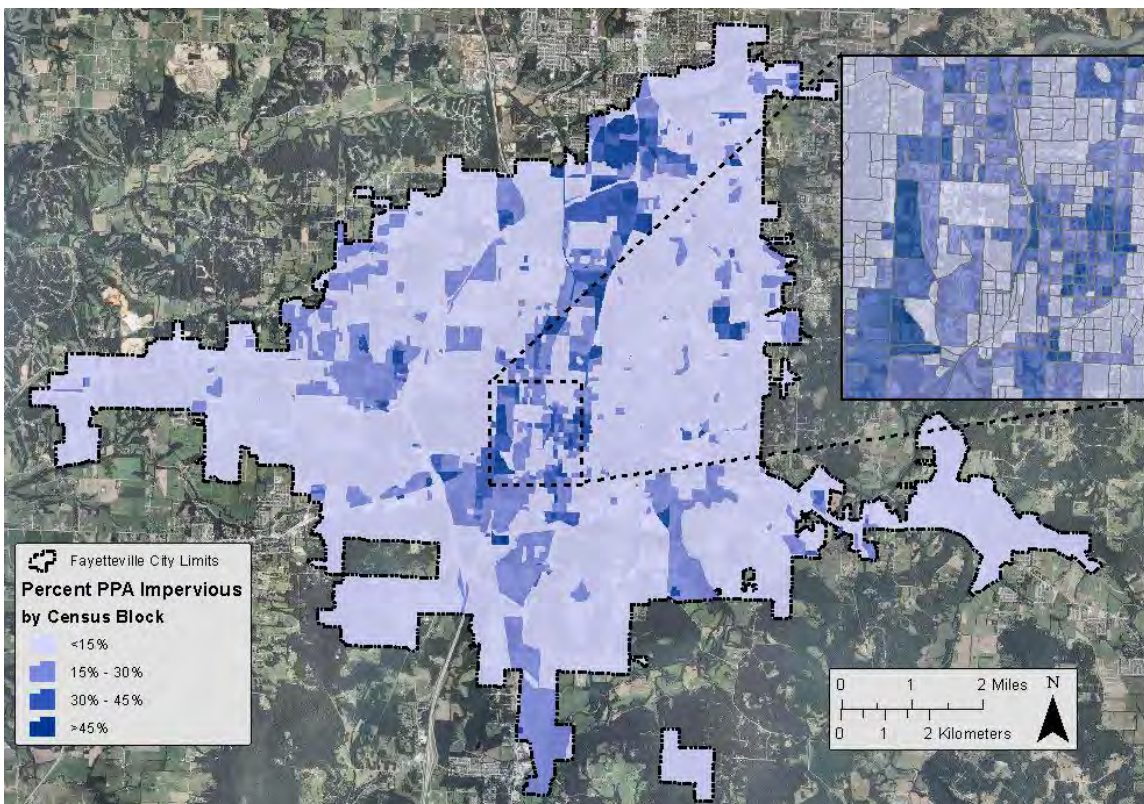
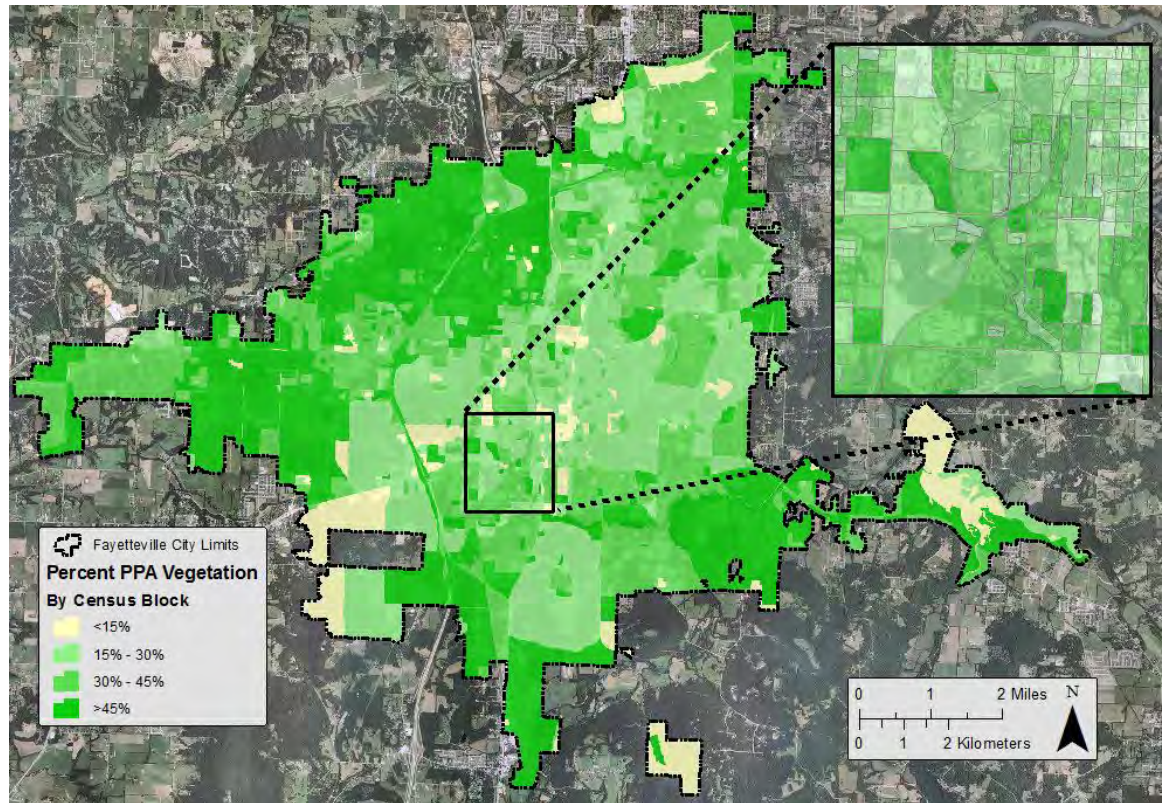


Figure 18.

Census blocks (socio-demographic units) color-coded by Percent of Total PPA. Darker areas have more planting potential from suitable paved (impervious) areas such as parking lots, driveways, etc.

TREE CANOPY BY RIPARIAN CORRIDORS

Fayetteville's streams and rivers, or riparian corridors, provide many ecosystem services such as erosion and sediment control, stream temperature regulation, and wildlife habitat. Conservation buffers along riparian areas are a best management practice where development is often restricted and natural vegetation is encouraged to maintain natural processes. In this study, to provide assessment results at a useful scale, Fayetteville's riparian areas were split along watershed boundaries and then segmented manually into smaller stream reaches. This resulted in 69 riparian corridor "segments" which were buffered by 100 feet and analyzed for UTC and PPA. Key findings included:

- 49 (of 69) riparian corridors segments have greater than 50% existing canopy cover.
- 14 have greater than 50% potential planting area (grass and open space).
- Three watersheds with the largest amount of riparian area for tree planting are:
 - Hamestring Creek (78 acres of PPA; 1,559 potential planting sites)
 - Mud Creek-Clear Creek (92 acres of PPA; 3,037 potential planting sites)
 - Town Branch-West Fork White River (122 acres of PPA; 3,729 planting sites)

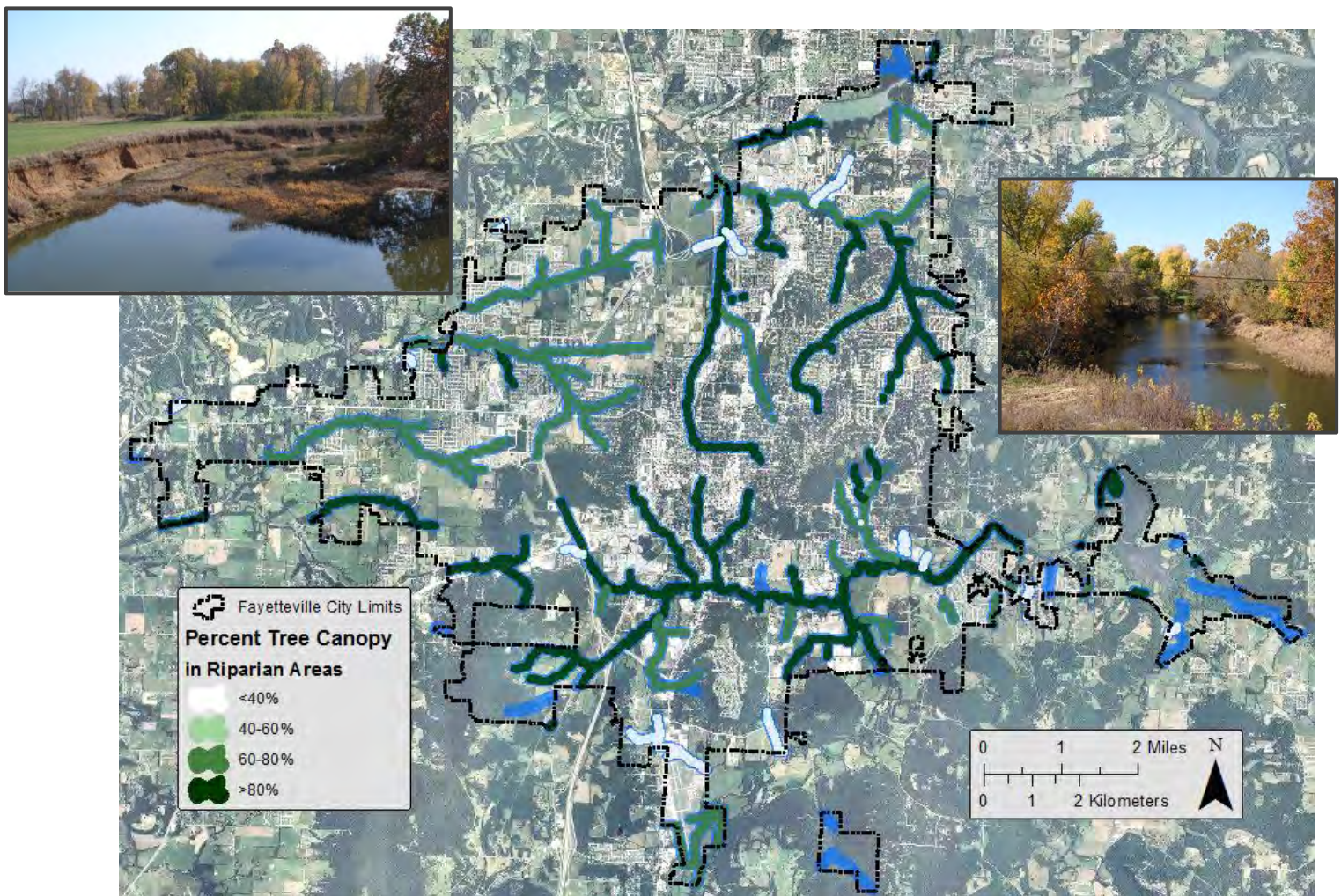


Figure 19. Riparian buffer segments color-coded by percent Existing UTC.

ECOSYSTEM SERVICES

Forest benefits are referred to as “ecosystem services”, and describe ways in which urban forests contribute to improving quality of life. We tend to take for granted the direct and indirect benefits trees provide because they are not assigned a dollar value.

Examples include:

- 🌿 Providing habitat and protecting biodiversity
- 🌿 Decreasing stormwater utility costs, erosion, and flooding
- 🌿 Reducing urban heat island effect and cooling costs
- 🌿 Improving property values, tax revenues, recreation opportunities, and public health and well being
- 🌿 Absorbing carbon dioxide annually through carbon sequestration and through carbon storage
- 🌿 Improving air quality, water quality and groundwater recharge



CITYgreen software was used to estimate the benefits of Fayetteville’s existing urban tree canopy and scenarios with decreased and increased canopy cover. CITYgreen, a GIS software developed by American Forests using research from the U.S. Forest Service and Natural Resources Conservation Service (NRCS), was used to calculate current and potential benefits related to carbon storage (cumulative amount of carbon stored in trees over time), carbon sequestration (the rate that carbon is captured), air pollution removal by trees annually, stormwater benefit of urban forests.

CITYgreen Parameters Used:

- 1.) Reference City for Air Quality: Tulsa was chosen as the closest, most representative city for the U.S. Forest Service reference city for air pollutant removal capacity of the urban forest.
- 2.) Soils: from the choices of Hydrologic Soil Group (HSG) A, B, C or D, soil type “C” was chosen as most representative. C type soils allow for less infiltration (clay) and are more restrictive soil type than B (loam).
- 3.) Construction cost per cubic foot (cu. ft.): \$3/cu. ft. was used as a conservative average for stormwater facility construction cost.
- 4.) Replacement Land Cover Type: when tree canopy is “replaced” in the CITYgreen model, the replacement land cover chosen was Open Space - Grass/Scattered Trees: Grass cover 50% - 75%. This is more conservative than replacing the tree canopy with commercial or residential development which has a much higher curve number (CN).

Table 4. Summary of Benefits from Current and Future Projected Scenarios of UTC in Fayetteville.

City of Fayetteville "Tree Canopy & Environmental Benefit Scenarios"

Benefit Type	UTC-%	Citywide 36%	SCENARIOS				Residential 41%
			Decline to 30%	Increase #1 to 40%	Increase #2a to 45%	Increase #2b to 45%	
Air Quality	Annual \$ Benefit	\$3.5 million	\$3.0 million	\$4.0 million	\$4.5 million	\$5.0 million	\$1.3 million
	Lbs. Removed/Year	1.3 million	1.1 million	1.4 million	1.6 million	1.8 million	461,000
Carbon Storage & Sequestration	Total CO2 stored	1.1 billion	915 million	1.2 billion	1.4 billion	1.5 billion	391 million
	Annual Rate Stored	8.4 million	7.1 million	9.5 million	10.7 million	11.9 million	3.0 million
Stormwater Savings	Total \$ Benefit	\$64.1 million	\$43.9 million	\$65.5 million *	\$67.1 million *	\$84.9 million **	\$22.2 million
	Total Gallons Benefit . . .	21.4 million	14.6 million	21.9 million	22.4 million	28.3 million	7.4 million

* For Scenarios "Increase #1 and #2a", new projected tree canopy was assumed to be forests (natural regeneration), not individual yard trees.

** For the Scenario "Increase #2b", new projected tree canopy was assumed to overhang impervious surfaces, resulting in a larger \$ value.

Plan-It Geo then used i-Tree Design, a free web-based tool developed by the U.S. Forest Service, to estimate benefits such as energy conservation from a common tree. A red oak tree was modeled at 8" diameter at breast height (dbh) and then projected 25 years out (20" dbh). See Figure 20.

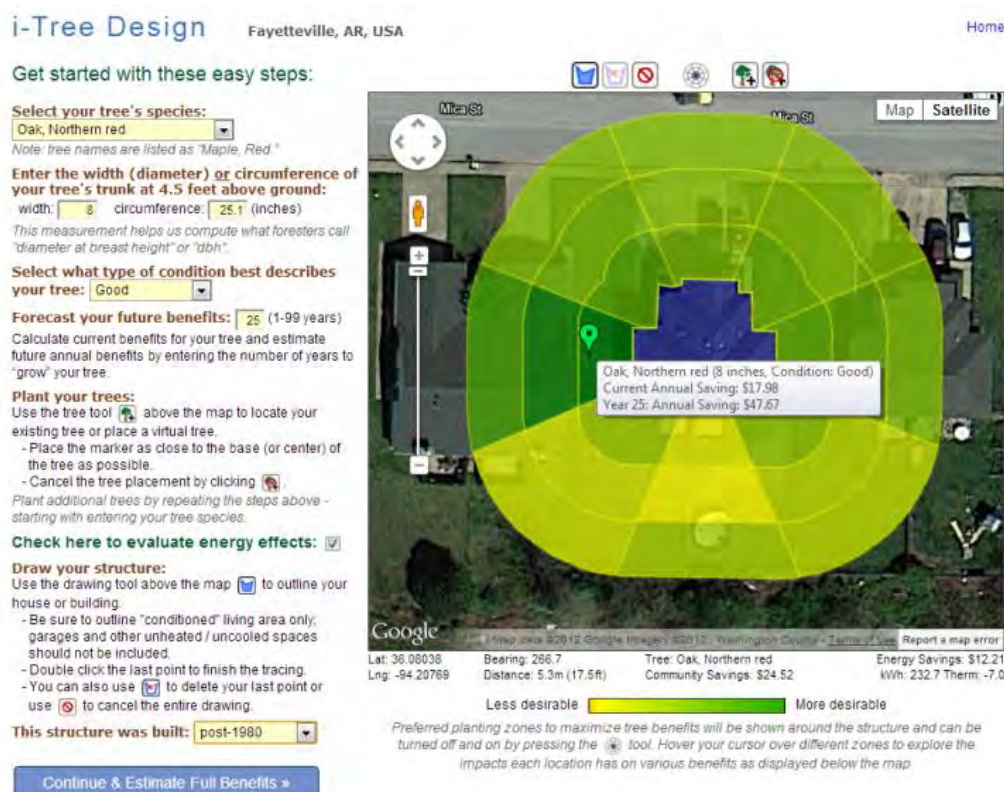


Figure 20. Output from i-Tree Design software showing that a young red oak tree (8" dbh) provides \$18 in annual energy savings if planted on the west side of a residential home. If the tree grows for 25 years, it would be expected to reach 20" dbh and provide nearly \$48 in annual energy savings. With 50,000 potential planting locations near residential homes in Fayetteville, planting one-quarter (1/4) of these could provide roughly \$600,000 in energy savings annually when those trees reach maturity.

URBAN FOREST MANAGEMENT SCENARIOS

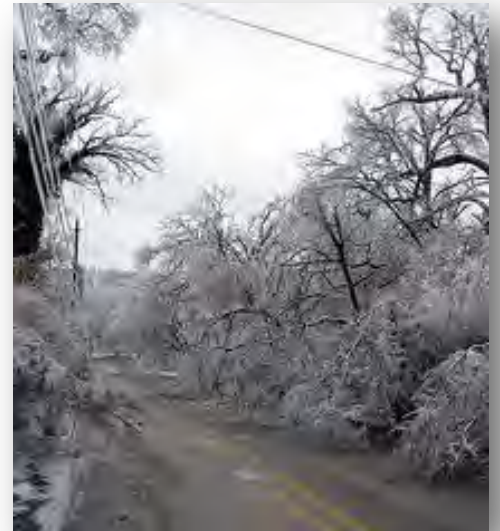
Using the land cover data and UTC assessment results, further analysis provides a presentation of different management scenarios introduced below. GIS data models and interpretation were utilized to produce these scenarios. Sample maps or tables are presented for each scenario and provided as additional data along with this report.

- 🌳 **Comparison of canopy cover and benefits (2002 – 2012)** – multiple data layers and methods were used to assess gains or losses in tree canopy over the roughly ten-year time period. Table 4 in the Ecosystem Services section illustrates scenarios that quantify decreases and increases in benefits as canopy cover changes.
- 🌳 **Target areas to plant trees** – potential tree planting sites were modeled citywide using the land cover data and GIS analysis. Attributes were created focusing on (1) *areas most vulnerable to urban heat island effects*, (2) *wildlife habitat and linking of corridors*, and (3) *current land use types*. Multiple other attributes were added to the GIS planting points for prioritization.
- 🌳 **Evaluating Fayetteville’s canopy cover and tree preservation ordinance** – this entails an analysis of Fayetteville’s current canopy coverage in comparison to the national recommendation of 40% and recommendations on the effectiveness of the tree preservation ordinance.
- 🌳 **Management of the urban forest on city owned properties** – tree canopy is evaluated for gains or losses for future management purposes.

2002 – 2012 COMPARISON

Fayetteville’s urban forests are constantly changing over time resulting from natural and man-made processes, including tree growth and planting, and mortality and development. Monitoring forest change provides important information about the effectiveness of forest policy, community action, and natural processes impacting the urban forest. Today, urban forest managers have access to a variety of tools designed to evaluate forest cover at different spatial scales. This assessment uses three different approaches to evaluate forest change that has occurred since 2002. While no single available approach provides precise quantitative measurements of forest change, the combined methods elucidate several important trends.

Agents of change: heavy winds, flooding, and ice storms such as the 2009 storm illustrated on the right can cause heavy damage and natural loss to forest canopy.



Canopy Comparison Methods

Canopy cover between the two time periods was compared using three methods presented here.

1. i-Tree Canopy Method:
 - A point-based statistical analysis was conducted using the *i-Tree Canopy* tool to compare canopy cover across Fayetteville based on current and 2002 high resolution Google Maps imagery. This method has been used to evaluate canopy cover in 20 cities across the country (Nowak and Greenfield, 2012).

- Tree canopy was assessed for each time period at 770 randomly distributed points.
- Results: 37% (13,147 acres) and 35.3% (12,509 acres) of the City was forest cover in 2002 and 2010 respectively (based on total area), for a net loss of 1.7% (640 acres).

2. GIS Land Cover Comparison Method:

- Two previous land cover assessments mapped canopy cover in Fayetteville in 2001 and 2002 from satellite imagery. Although the assessments provided the best available data at the time, the overall accuracy of the final land cover products were below standards required for direct comparison with this assessment. Therefore, a manual GIS-based review and editing approach was conducted to provide an initial level of quality control in a comparison between the 2002 canopy data at 39% and the 2010 UTC results at 36%.
- Forests greater than one-quarter acre from each time period was overlaid to identify significant areas of change. Areas were validated in this GIS-based approach by visually comparing with imagery from each time period and correcting obvious errors.
- Results illustrate total forest canopy gains of 502 acres and losses of 1,249 acres, for a net loss of 747 acres (2%). See Figure 21.

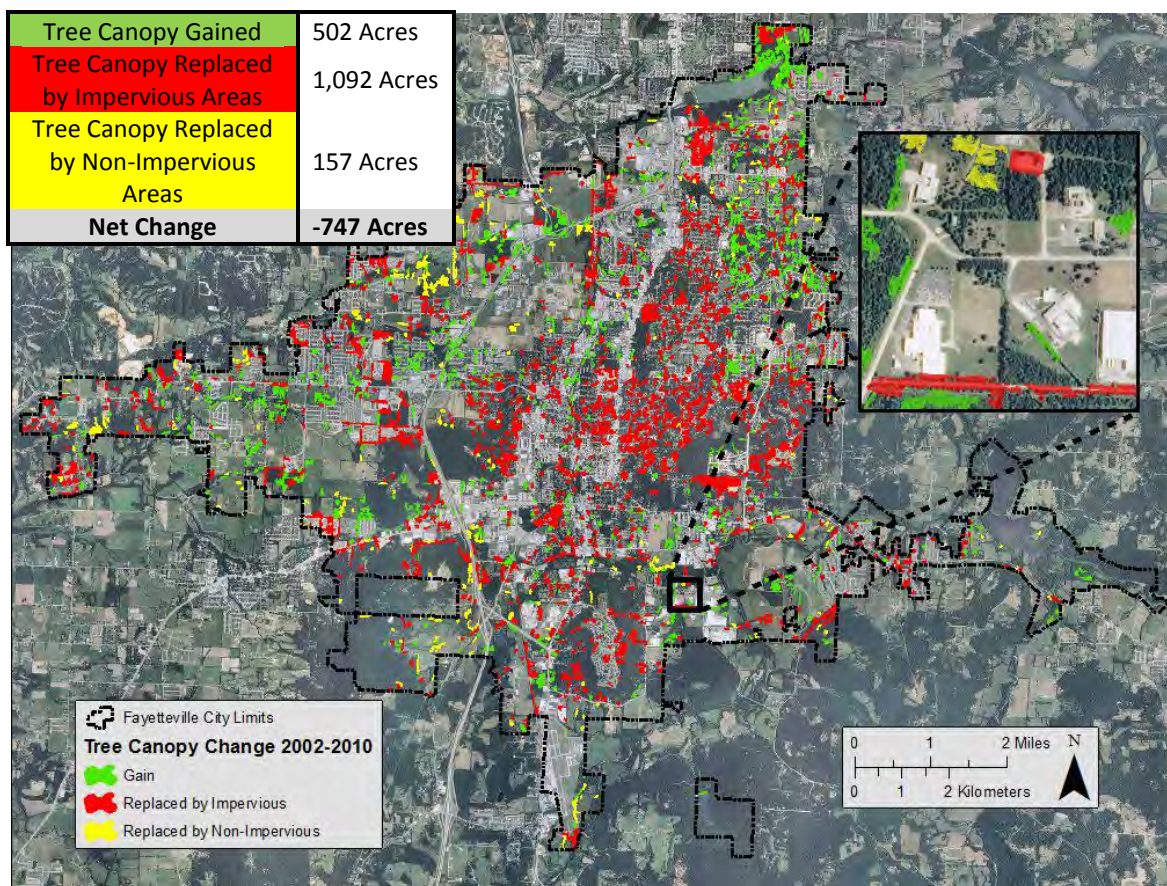


Figure 21. Comparing forests using GIS analysis to show significant gain and loss areas.

3. Growth of Trees from New Residential Development

- Canopy growth from newly planted trees was estimated by digitizing individual tree crowns from current imagery and comparing canopy area to the expected canopy size at the time of planting (2002).
- COF identified 22 new developments where tree plantings were known to occur around 2002. Within the new developments canopies from 250 randomly selected trees were digitized to measure current canopy areas in square feet. The estimated starting point of 40 square feet was subtracted from current canopy to estimate growth since planting.



Figure 22. Individual tree crowns added about 23 acres per 1,000 newly planted trees between since 2002.

- Results for 250 sampled trees on residential properties:
 - Total canopy area in 2011: 66,801 sq.ft. (estimated at 10,000 sq.ft. in 2002 as the starting point)
 - Total canopy growth = 56,081 sq.ft. (1.29 acres)
 - Average annual tree growth = 224 sq.ft. per tree
- Residential canopy cover averages 41% citywide while it averages around 6 or 7% in the 22 subdivisions assessed in this task, implying newly planted trees are not yet compensating for the loss of trees removed during development.

When extrapolated out forty (40) years, the sampled 250 trees are expected to comprise about 5.7 acres of canopy, or 0.02% of Fayetteville's total area. Using this assumption, planting 1,000 trees each year for 40 years would yield about 23 acres of forest canopy annually. With an expected survival to maturity rate of about 70%, accumulated over 40 years a total of 13,000 acres of new tree canopy would be added.

We estimate that around 60 medium sized mature trees are equivalent to one acre of forest canopy. Given mortality rates in the region, the City and residents should expect to plant around 80 trees to produce one acre of mature tree canopy in the future.

Canopy Change and Interpretation

Assessing urban tree canopy change presents many technical challenges given differences in image quality, availability, classification methods, and level of QA/QC. Data and computing capabilities are constantly making higher levels of accuracy and precision in land cover mapping possible. Comparisons with Fayetteville's 2001 and 2002 classifications were challenged given the satellite imagery used as the input image for the 2001 assessment was unavailable and noticeable errors of under- and overestimation were visible. The fact that two independent methods (i-Tree and land cover data) used to assess canopy change yielded similar values provides confidence in both the stated canopy percent values for each time period and the methods used to present a trend in cover.

Table 5. Canopy comparison analysis results from three (3) methods.

Analysis Method	Canopy Change Percent	Change Description
i-Tree Canopy	1.7% Loss Citywide	City-wide statistical estimate comparing 2002 and 2011 tree canopy.
GIS Overlay	2% Loss Citywide	GIS analysis of gains and losses since 2002 in forest areas greater than ¼-acre.
Tree Growth in Developments	0.1% Growth per 1,000 trees planted	Canopy growth over 8 years reflects the challenge of reforestation compared with losses to development.
Overall Trend	1.5% Loss	Overall, canopy cover is in decline.

Recommendations for Comparing Canopy Change Over Time

Based on the comparisons done within the scope of this project, the following recommendations are offered for conducting reliable UTC comparisons over time:

-  Use the same city boundary given they change over time due to annexations
-  Because UTC percent is calculated based on land area which excludes water, ensure that the area of water is the same and/or accurate in both time periods.
-  Use similar image resolution and quality and LiDAR (Light Detection & Ranging) when possible.
-  Conduct time-intensive Quality Assurance / Quality Control (QA/QC) for quality comparisons.
 - o Accuracy of each time period should be 95% or greater to ensure losses are demonstrating actual canopy change.
 - o Early forest regeneration is difficult to map with remote sensing and can be subjective with manual processing. Canopy mapping with sufficient detail to map individual trees will aid in mapping early canopy growth over time.
-  Canopy Change analysis within i-Tree Canopy version-5.0 can be effective, but is still subjective to the analyst's preference. Use multiple interpretations to arrive at confident values.
-  A process known as "object fate analysis" can be conducted to assess change in land cover across time periods, though initial research shows this is a time-intensive and expense method.

Figure 23. Examples of tree canopy increases from natural regeneration and street/yard planting.

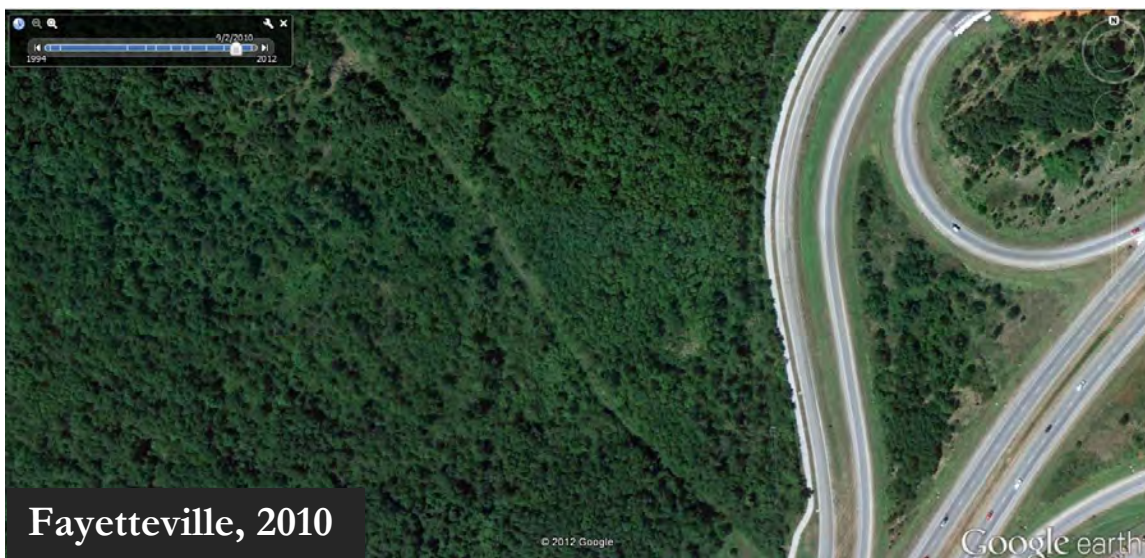


Figure 24. Examples of tree cover loss during development (mapping result shown at bottom).



TARGETING AREAS TO PLANT TREES

The land cover, land use, UTC, and other data were inputs to a sophisticated GIS model to automate the mapping of potential tree planting sites. The resulting GIS points will assist the City in targeting areas to plant trees, evaluating the effectiveness of tree preservation ordinances, and goal setting.

Available planting sites exist where there is a lack of trees and adequate planting area exists in grass and herbaceous cover. To get a more realistic estimate of where trees could be practically planted, exclusions and constraints were applied in the model (see Table 6). After removing these areas from grass and open space in the land cover data, the remaining spaces were converted into potential planting site points.

Table 6. List and description of the main rules used to map potential tree planting locations.

GIS Layer(s)	Rule Applied	Reason
Tree Canopy	Buffered by 10 feet	To allow for spacing and growth of existing trees
Buildings	Buffered by 5 feet	To avoid tree and building conflicts
Agricultural Land Use	Buffered by 15 feet	To allow for farming and related uses

The City should ground-truth (field-verify) the points over time to exclude points that are invalid due to conflicts such as safety, utilities/power lines, and small trees not seen in the 2010 canopy mapping.

The model resulted in roughly 190,000 sites, so prioritizing them is crucial. To prioritize sites, new attributes were added to the GIS planting sites layer. For example, land use types from parcels were spatially joined (overlaid) to each site. For proximity to urban heat islands and wildlife habitat corridors (as well as other high value areas), similar overlays and distances assumptions were used. Sites that meet each criterion can now be queried, symbolized, and counted. The list in Table 7 below shows the types, their count, the criteria used, and then calculates the impact on citywide UTC if 25% or 50% were planted. Maps on the following pages and Appendix offer many examples.

Table 7. List of attributes added to each potential planting site (GIS point database) for prioritization and possible impact on UTC goals.

Planting Site Attribute	Total # of Planting Sites	General Criteria Used	Additional UTC Acres from Planting:		% of Additional UTC Acres Needed to Reach 40% UTC Goal:	
			25% of Planting Sites	50% of Planting Sites	25% of Planting Sites	50% of Planting Sites
City Owned	6,447	On City Owned Property	26	52	2%	4%
School	1,100	On School Parcel	4	9	0%	1%
Wildlife Habitat	47,181	Within 50 ft of Large Forests	191	383	14%	27%
Along Riparian Corridor	18,360	Within 100 ft of Riparian Corridor	74	149	5%	11%
Energy Conservation	69,153	Within 50 ft of Building	281	561	20%	40%
Park	7,898	On Park Parcel	32	64	2%	5%
Urban Heat Island	37,131	Within 50 ft of Large Impervious Area	151	301	11%	22%
Trail	29,033	Within 100 ft of Trail	118	236	8%	17%
Near Park	20,065	Within 1/8 mi of Park	81	163	6%	12%
Front Yard	45,461	Within 25 ft of Rights of Way	184	369	13%	26%
Near School	1,557	Within 1/8 mi of School	6	13	0%	1%
Air Quality	5,691	Within 50 ft of Highways/Arterials	23	46	2%	3%

* Numbers reflect planting sites in "Developed" areas with the exception of Riparian sites which include all

* Projections based on trees with an average 30' crown spread (15' radius)

Urban Heat Island Effect – refers to developed areas that are hotter than surrounding rural areas due to the abundance of man-made materials there which absorb the sun's energy much more than trees or other plants, and in turn warm the air around them (Center for Environmental Studies, Brown University, "Trees and the Urban Heat Island Effect", 2010). Tree shade lowers ambient air temperatures which limits the formation of ozone and smog. Trees also absorb ozone which reduces air pollutant concentrations.

The EPA reports that tree shading can reduce surface temperatures 20–45°F in the summer.

Only 4% of Fayetteville's urban tree canopy overhangs impervious surfaces.

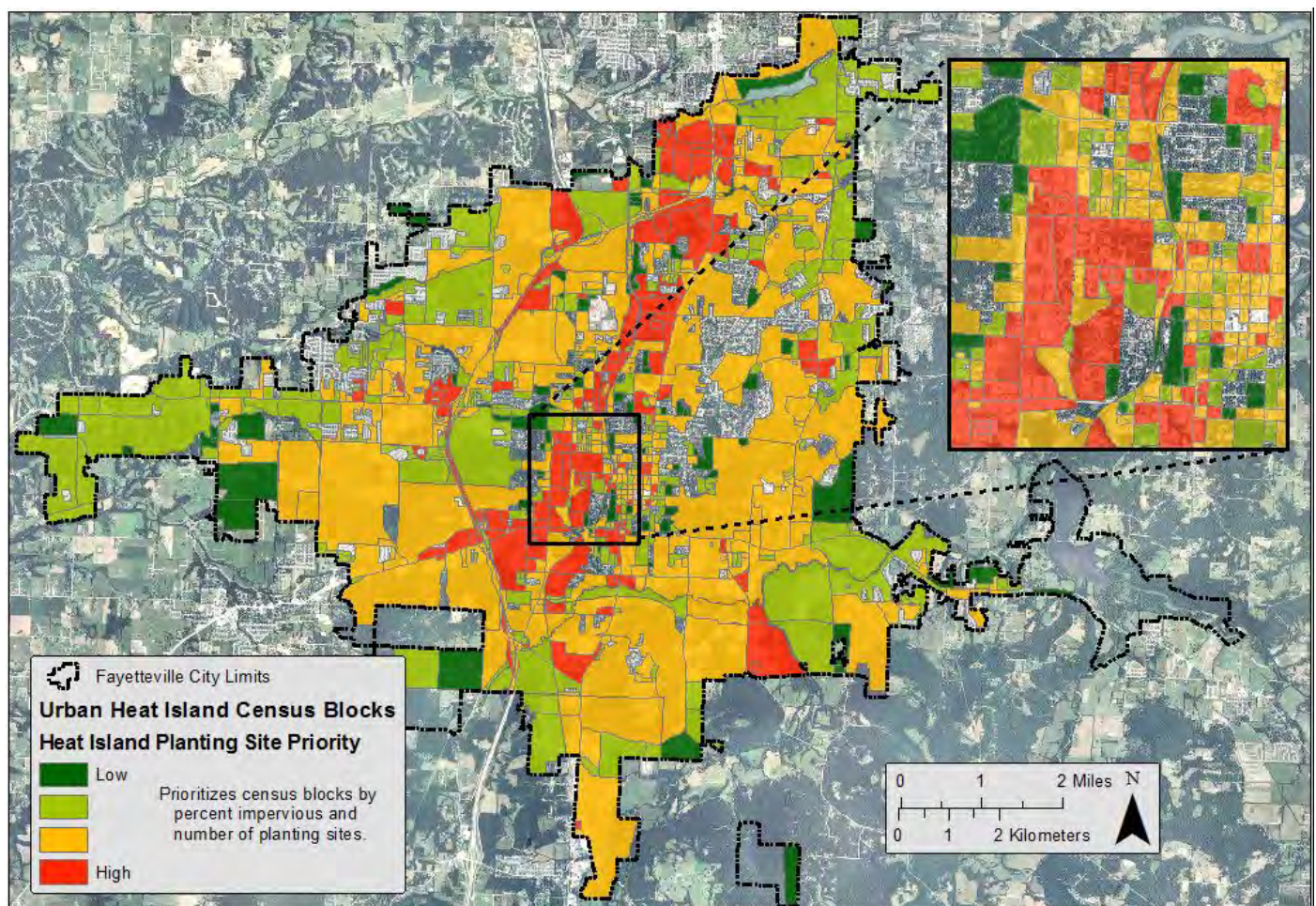


Figure 25. Census blocks with the largest contiguous impervious surface area and highest number of potential planting sites.

Wildlife Habitat – urban forests provide essential habitat for wildlife and provide opportunities for the community to experience nature in the city. The GIS planting site points were modeled with ecological and corridor data from the Fayetteville Natural Heritage Association (FNHA), land use, and large contiguous forested areas. Figures 26-29 illustrates querying planting locations near habitat.

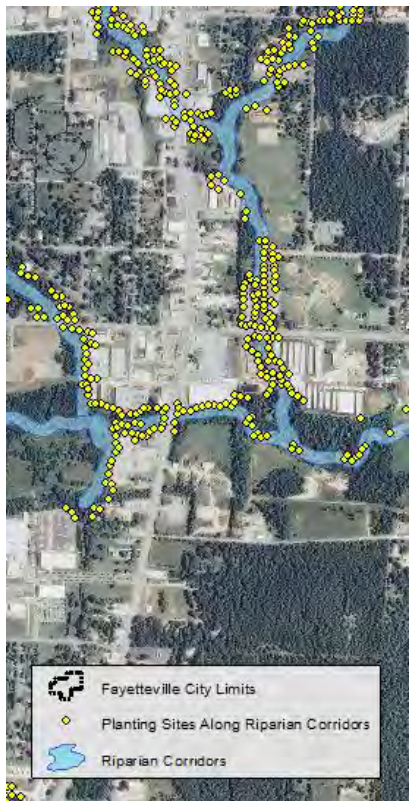


Figure 26. Potential tree planting sites along riparian corridors for improving water quality and decreasing storm water runoff.

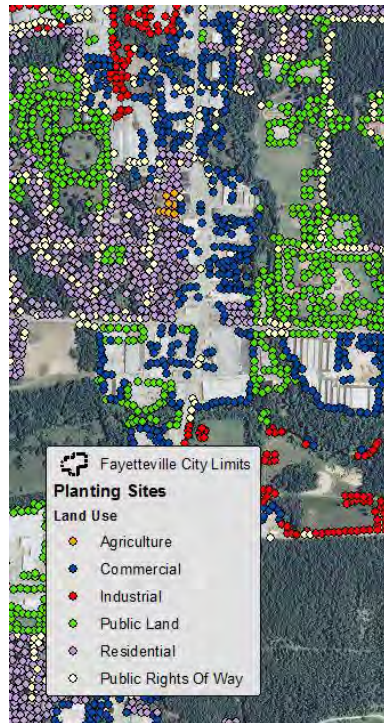


Figure 27. Potential Planting Areas by Land Use.

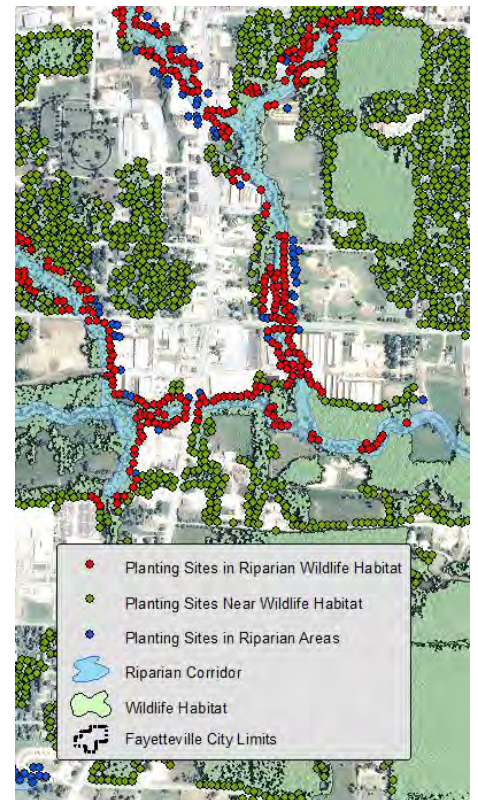


Figure 28. Potential tree planting sites in Fayetteville Natural Heritage Association (FNHA) core areas provide another potential for increased wildlife habitat.

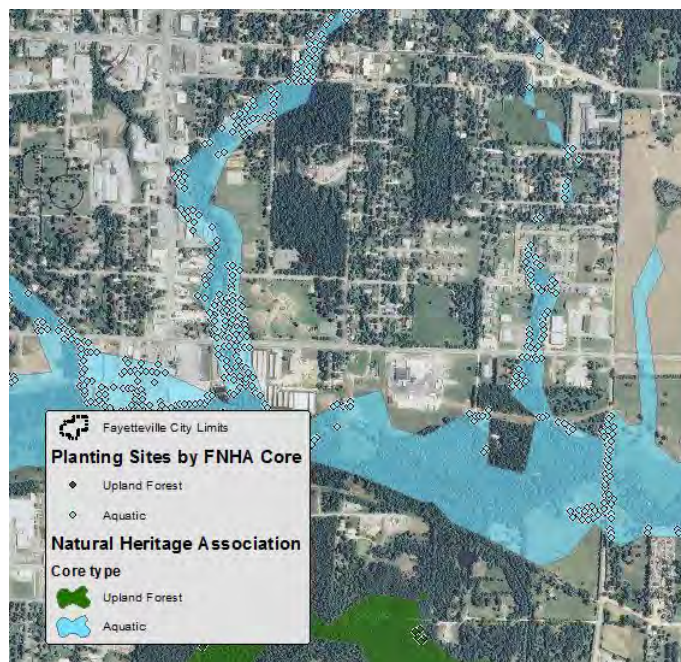


Figure 29. Potential tree planting sites along riparian corridors and near forested lands provide a higher quality wildlife habitat and often provide important wildlife corridors.

TREE CANOPY COVER GOALS AND POLICY

One objectives of this study is to compare canopy coverage to the national recommendation of 40%. At 36% UTC, bridging the 4% gap (1,383 acres) can be accomplished in a number of ways. Here are 2 very different scenarios showing what it might take:

- ✎ Using Plan-It Geo's Canopy Calculator tool (Figure 30 below), 40% UTC can be achieved by increasing Commercial properties from 18% to 20% and Residential lots from 41% to 50%.
- ✎ Natural forest regeneration is a driver of canopy gains based on results from this study and a cost-effective path. With an estimated 500 acres of forest gain in 10 years (not considering losses), a similar trend could in theory help the City reach 40% UTC in 30 years, but would require a cessation of forest loss during development.

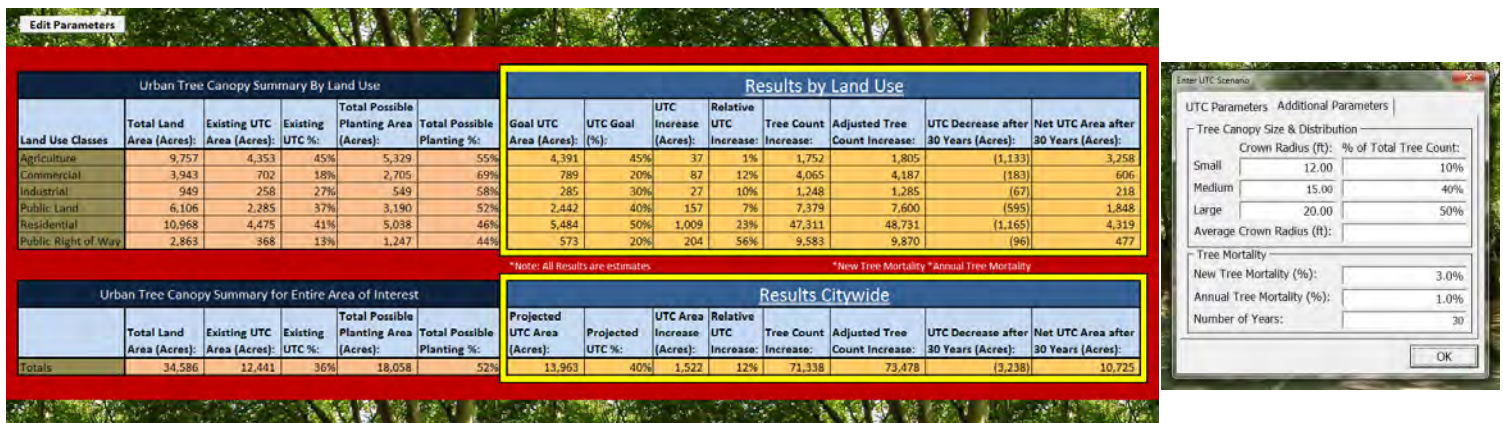


Figure 30. Plan-It Geo's Urban Tree Canopy Calculator tool used to set future goals in Fayetteville.

Another objective is to provide an evaluation of the effectiveness of Fayetteville's tree preservation ordinance followed by recommendations if the ordinance is not working.

The Tree Preservation and Protection Chapter under Fayetteville's Unified Development Code provides a framework for maintaining urban forest quality while the City grows and develops. As the Chapter objectives state, trees provide a variety of benefits that contribute Fayetteville's natural beauty and livability for its residents, including temperature and climate regulation, air and noise pollution reduction, storm water, flood, and erosion mitigation, provision of wildlife habitat, energy conservation, and property value enhancement. The Chapter aims to promote these benefits through the preservation of on-site trees during development, using on-site mitigation strategies when preservation is not possible, off-site preservation, off-site forestation projects, or financial contributions to a tree escrow account.

How can UTC assessment be used to measure successes resulting from the ordinance?

Measuring the incremental success of tree preservation and protection is important for meeting stated goals into the future. Of the many tools available to urban forest managers, this UTC assessment provides a snapshot of city-wide forest canopy extent as seen from above, and its requisition meets the goal of conducting an assessment by end of 2012. The following results can be used to evaluate the relative success of the Tree Preservation and Protection Chapter:

- **Overall forest canopy percent change** across Fayetteville: 37% in 2002 to 36% in 2010.
- **Riparian areas canopy cover** averages 61%, well above the citywide forest cover of 36%.

- **Urban Heat Islands: Canopy percent** averages 22% among census blocks with large impervious areas, and just 9% in high priority areas mapped in this study.
- **Rights of Way: Canopy percent** averages 13% with only 4% of the total tree canopy overhanging impervious surfaces across the City.

Additional Tasks to Measure Preservation and Protection Success

Additional analysis steps can be conducted to measure Preservation and Protection success that were outside the scope of this analysis but could be implemented internally by COF staff:

- **Using this Assessment Data.** Use the new data to evaluate whether recent developments have met preservation requirements (e.g. Minimum Canopy Requirements).
- **Conduct Periodic UTC Assessments.** As the Chapter recommends, periodic assessments can evaluate ordinance progress. Consider using NAIP or i-Tree Canopy (Google Maps and Google Earth) during intermediate years to track development-specific progress.
- **Assess Hillside / Hillslope Overlay Districts** for canopy change over time.
- **Hedonic Pricing models** can be used to assess canopy's contribution to property values.
- **Track Registry Tree growth** of individual registry trees to ensure longevity and protection.

Other forestry tools for measuring preservation success

Today's urban forest managers have access to host of tools which can enhance the effectiveness of management strategies. Many tools are inexpensive or free and can be used to target specific goals and locations.

- **Tree Inventories** provide the greatest level of detail regarding individual tree conditions. Requiring developers to conduct a post-development tree inventory could be a cost-effective way to initiate Fayetteville's citywide inventory.
- **i-Tree Eco** provides the best available science to value benefits received from urban trees.
- **Localized Ecological Studies** can be used to assess impacts from specific development and mitigation strategies by directly measuring impacts before and after implementation.
- **Developer Workshops** hosted by Fayetteville's urban forestry staff to promote best management practices (BMPs) and specific development strategies (such as ordinance requirements or recommendations like cluster development).

MANAGEMENT

The City currently owns and maintains 543 properties that include civic buildings, parks & open space, trails, and more. UTC and PPA metrics were calculated for each property and joined to the land use data layer at the parcel-level. This way queries and custom maps of these properties can be created along with other information. Results were summarized for all city owned properties and the results can be seen in Table 7.

Table 7. Tree canopy and planting potential metrics summarized for all City Owned Properties.

	Total Acres	Land Area (acres)	% of Total City Area	UTC (acres)	UTC %	Distribution of % Total UTC	PPA Vegetation (acres)	PPA Vegetation %	PPA Impervious (acres)	PPA Impervious %	Total # of Planting Sites	Planting Sites per Acre
City Owned Properties	4,763	4,136	11.7%	2,355	56.9%	18.9%	1,491	36.0%	195	4.7%	6,447	1.56

Using the results from the analysis steps described above, gains and losses of tree canopy was estimated for city owned properties (see Figure 31 below). This resulted in a loss of tree canopy for 54 acres or 1.3% of City Owned Properties. This information should be used as a general trend and not an exact measure of UTC change.

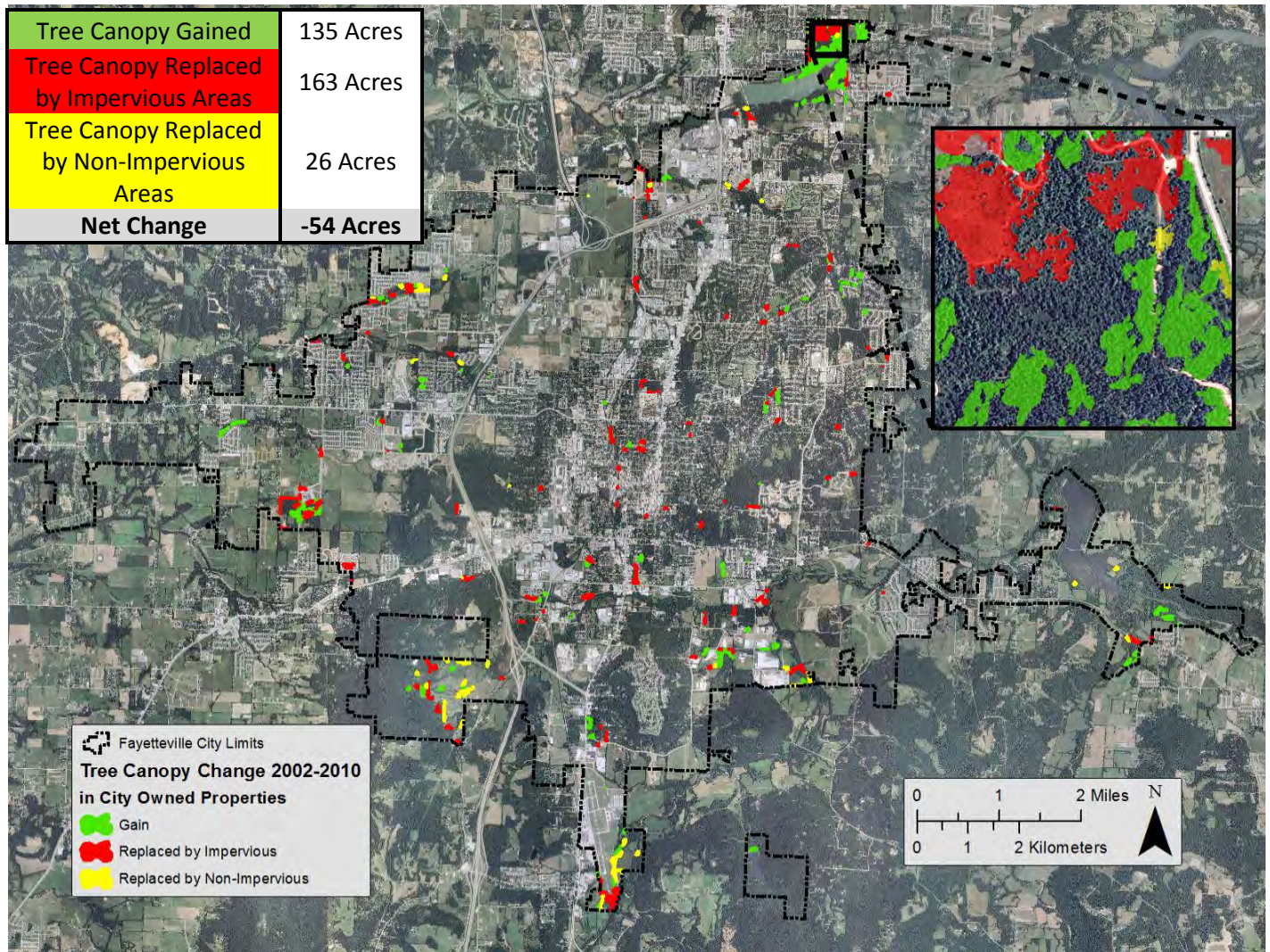


Figure 31. Canopy change for City Owned Properties from 2002-2010.

RECOMMENDATIONS

Based on this assessment, the following general recommendations are offered for using the data and for managing, maintaining, and monitoring a healthy, sustainable, robust working urban forest.

1. **Share this report to promote cohesion among the City, AFC, FNHA, and other partners and community stakeholders:**
 -  People are part of the urban forest. Use this report as a catalyst among urban forest managers and community stakeholders to meet Fayetteville's natural resource goals.
 -  Solicit feedback from community partners for the refinement of tree preservation ordinances, tree planting initiatives, and steps to encourage survivability and forest health.
 -  Develop best management practices (BMPs) such as maintaining higher canopy cover in ecologically sensitive areas (wetlands), parking lots, schools, and commercial properties.
2. **Monitor, adapt, and enforce existing tree Preservation and Protection ordinances.**
 -  Streamline tree-related policies and identify if codes are working against local goals.
 -  Enforce requirements in the Tree Preservation plan, especially the 90% survival rate for forested areas and tree plantings.
 -  Collaborative planning can reduce costs and provide consistency for public works officials, planners, developers, and stormwater and resource managers.
3. **Develop a regional urban tree canopy assessment report in Arkansas.** Utilize the information gained from this assessment and others in the state to compile and compare results. Involve interdisciplinary partners in the process and draft an appropriate call to action.
4. **Assess tree canopy every 8-10 years** to monitor trends and assess the effectiveness of public education & outreach campaigns and the tree preservation ordinance. Tools such as i-Tree Canopy can be used in between comprehensive GIS-based assessments.
5. **Disseminate the land cover and UTC assessment data from this project broadly.** While it is current, encourage its use for applications such as water supply planning, stormwater modeling, land use planning, green infrastructure, and Low Impact Development (LID) design.
6. **Foster academic partnerships.** Recommend that the University of Arkansas become a Tree Campus USA and work with local schools to educate and plant/care for trees.
7. **Explore all potential partnerships to achieve urban forest goals:** public/private including corporate and academic sponsors, council representatives, environmental quality and stormwater associations, volunteers, non-profit organizations, and neighborhood associations.
8. **Promote hardy, climate-adapted, and long-lived tree species** that are appropriate for Fayetteville's environment to insure investments in trees achieve maximum benefits.
9. **Target areas for tree planting using the assessment data.**
 -  Use results to justify targeted public tree plantings in the public rights-of-way and greater private planting in commercial landscaping.
 -  Ground-truth possible planting areas and planting site locations. Make these data sets available on a GIS webmap as social assessment tools available to residents and businesses.

10. **Create a central repository for monitoring tree planting and tree removals** on public and private property, possibly using a web-based application that is open to the public.
11. **Ensure consistency in future UTC assessments** by using comparable image resolution, classification techniques, and QA/QC procedures. LiDAR and 1.5-2.0' multispectral satellite imagery acquired at similar times would provide an ideal data set.
12. **Create or update an existing targeted education and outreach campaign using the ecosystem benefits values.** Use the data, maps, tools, and tree benefits to help non-profits, residents, and businesses visualize their role in reaching, maintaining and expanding Fayetteville's urban forest for social, environmental, and economic benefits that are relevant to them.
13. **Work urban forestry goals and design specifications into other environmental planning initiatives** such as wetland restoration projects, open space conservation easements, green infrastructure & low impact development (LID) plans, and energy efficiency programs.
14. **Assess forest stands at risk from development** by overlaying zoning or future land use data and developable slope %. Quantify and locate areas at risk that if developed would impact overall citywide canopy cover goals as the economy improves and development follows.
15. **Promote cost-effective professional development in urban forestry.** eLearn Urban Forestry is a state-of-the-art online, distance-learning program geared specifically toward beginning urban foresters and those allied professionals working in and around urban and urbanizing landscapes, including service foresters, natural resource planners, landscape architects, city officials and public works employees. eLearn Urban Forestry provides free access to learning modules, with a link to the [Continuing Forestry Education](#) (CFE) group, where for a small maintenance fee you can get ISA or SAF credit. Visit elearn.sref.info/ for more details.
16. **Provide an environment for natural forest regeneration.** This study shows that grass, herbaceous, and shrub/briar land cover types are naturally regenerating into forests, contributing to the City's overall tree canopy and ecosystem services.



SUMMARY

Urban forests are dynamic resources that are constantly changing through natural and human processes. Managing urban forests effectively requires an understanding of where trees are presently, where they can be planted equitably to maximize benefits, and where physical restrictions may prevent their growth.

This assessment provides COF with their first high-resolution UTC data set and citywide estimate of 36% tree cover. While agriculture and residential land uses have similar average tree cover (45% and 41% respectively) and they makeup similar proportions of the total tree canopy (35% and 36% respectively), residential areas provide 28% of the total possible planting area citywide and are most realistic for canopy gains that benefit the community most. These results indicate that one of the most cost-effective means to advancing urban forestry in the city may be education and outreach on the benefits of urban tree canopy.

Based on assessing land cover across several broad land use types, tree planting that focuses on vegetation land cover, such as grassy areas, and impervious land cover, such as parking lots, which are concentrated on public lands and residential land use types will have the greatest impact for increasing Fayetteville's urban tree canopy. As population density and impervious cover increases, the necessity of planting trees will also increase.

Regeneration, be it natural or by strategically planting seedlings and saplings, is important to the success and future of Fayetteville's urban tree canopy. This study shows that natural regeneration is occurring and adding to canopy cover, but invasive species control and forest management is needed.

It is important to sustain the health, environmental, and social benefits received from urban forests by consideration of tree maintenance and forest preservation during development through utilizing a specific urban forest management plan and furthermore the setting of goals. These plans should be dynamic in order to adjust with continuous forest change.

On future periodic assessments, techniques for monitoring gains and losses need to be consistent and include strict quality control / quality assurance methods to reliably track change over time. Additional technology tools are becoming available such as open source wiki-style mobile and web-mapping applications to engage the public in tracking and caring for trees.

Balancing new development with the protection and conservation of environmental values related to forest cover such as wetland habitat, air quality, and climate adaptation related to carbon storage and energy conservation will be an ongoing work item. The economic benefits of urban tree canopy alone are incentives to continue in this direction.



APPENDIX

Additional details on Fayetteville's 2012 urban tree canopy assessment are provided including supporting information on urban tree benefits, land cover classification methodology and accuracy, addition tree planting site maps, and literature citations.

URBAN TREE BENEFITS

The benefits of urban trees include environmental, economic, and social values. These “ecosystem services” are direct or indirect benefits provided by urban forests and individual trees that are often dismissed or underrepresented when valuing infrastructure because they don't readily have an associated dollar value. Types of tree benefits are listed and briefly described below. While none alone are a “silver bullet”, when combined, trees and the urban forest are an impressive part of the solution for sustainability during urban planning and community development.

Environmental “Services” of Urban Trees:

-  Air Quality – trees absorb, trap, offset and hold air pollutants such as particulate matter, ozone, sulfur dioxide, carbon monoxide, and CO².
-  Greenhouse Gases (GHGs) and Carbon – trees store and sequester carbon through photosynthesis as well as offset carbon emissions at the plant due to energy conservation.
-  Water Quality and Stormwater Runoff Mitigation – trees infiltrate, evapotranspire, and intercept stormwater while also increasing soil permeability and ground water recharge.
-  Erosion control – tree roots hold soil together along stream banks and steep slopes, stabilizing soils and reducing sedimentation issues in water bodies.
-  Urban heat island effect – trees cool the air directly through shade and indirectly through transpiration, reducing day and nighttime temperatures in cities.
-  Increased wildlife habitat – Trees create local ecosystems that provide habitat and food for birds and animals, increasing biodiversity in urban areas.

Economic “Services” of Urban Trees:

- 🌿 Property value – numerous studies across the country show that residential homes with healthy trees add property value (up to 15%).
- 🌿 Energy conservation – trees lower energy demand through summer shade and winter wind block, additionally offsetting carbon emissions at the power plant.
- 🌿 Economic Development – trees attract businesses, tourists, and increase shopping.
- 🌿 Stormwater facilities – trees and forests reduce the need for or size of costly gray infrastructure.
- 🌿 Pavement – tree shade increases pavement life through temperature regulation (40-60% in some studies).

Social “Services” of Urban Trees:

- 🌿 Public health – trees help reduce asthma rates and other respiratory illnesses.
- 🌿 Safe walking environments – trees reduce traffic speeds and soften harsh urban landscapes.
- 🌿 Crime and domestic violence – urban forests help build stronger communities. Nature and trees provide settings in which relationships grow stronger and violence is reduced.
- 🌿 Connection to nature – trees increase our connection to nature.
- 🌿 Noise pollution – Trees reduce noise pollution by acting as a buffer and absorbing up to 50% of urban noise (U.S. Department of Energy study).

LAND COVER CLASSIFICATION METHODS & ACCURACY

Introduction to Image Classification and Accuracy

The goal of image classification for the City of Fayetteville (COF) was to convert a landscape comprised of complex uses and cover types into target categories that are meaningful for the management of the City's urban forests. The object-based classification approach used in this analysis provides the ability to segment landscape features at a fine scale with a high level of precision, based on the 1 meter horizontal resolution of the input imagery. Classification accuracy assessment describes how well the classification is able to translate the complex landscape into target land cover classes.

Five target land cover classes (1. Tree Canopy, 2. Impervious Surface, 3. Green Vegetation and Agriculture, 4. Soil and Dry Vegetation, or 5. Water) were and three impervious sub-classes were initially mapped (for a total of eight classes) for the COF using four-band National Agricultural Inventory Program (NAIP) aerial photography from 2010. A single color infra-red image was mosaicked from multiple Geotiff image tiles purchased from USDA NAIP headquarters in Utah. Feature Analyst software (FA) was used to segment the COF mosaic into desired land cover classes. Additional vector layer inputs were used to further segment classification categories.

Target land cover classes were selected because they segment the landscape into categories that are useful for urban forest management. Tree canopy describes the current forest cover as seen from above, but is only part of Urban Tree Canopy (UTC) assessment. Subcategories of impervious surfaces segment areas where it may be impossible to plant trees (such as roads and buildings) and areas where trees offset many of the negative impacts of impervious materials (such as parking lots and sidewalks). Areas comprised of green vegetation are important for UTC assessment since they represent the easiest transition to additional forest cover through tree planting. In this assessment, all agricultural areas were classified in the vegetation category and later differentiated from other green vegetation using the agricultural land use data provided by the COF. Soil and dry vegetation is excluded from possible planting areas since these areas represent either current development, or areas where live vegetation is not supported. For this classification, water was directly digitized in combination with input data provided by the COF.

Accuracy Assessment

Accuracy assessments serve two main purposes; Accuracy assessments provide information to map producers about what methods are working and where improvements need to be made for creating the best possible product from available resources. Accuracy assessments also provide information to map users who need to understand how closely the intended classification categories represent the true classes observed on the ground.

Procedure

More than 100 sample points were randomly distributed across the study area and assigned a random numeric value. Sorting from lowest random value to highest, at each sample point, a 3x3 pixel (9 m²) reference sample unit was digitized onto the NAIP imagery and assigned one of the five target land cover classes. The procedure was repeated until at least 100 pixels were sampled from the three dominant land cover classes (Tree Canopy, Impervious Surfaces, and Green Vegetation). Sample units were then intersected with the classified map to compare with the reference samples, as presented in the sample error matrix below.

Interpretation

Statistical relationships between the reference pixels (representing the true conditions on the ground) and the intersecting classified pixels are used to understand how closely the entire classified map represents the COF landscape. The sample error matrix represents the intersection of reference pixels manually identified by a human observer (columns) and classification category of pixels in the classified image (rows). The white boxes along the diagonals of the matrix represent agreement between the two pixel maps. Off-diagonal values represent the number pixels manually referenced to the column class that were classified as another category in the classification image. Overall accuracy is computed by dividing the total number of correct pixels by the total number of pixels reported in the matrix ($238+165+220+72+66 = 761 / 819 = 93\%$), and the matrix can be used to calculate per class accuracy percentages. For example, 260 pixels were manually digitized in the reference map as Tree Canopy, but only 238 of those pixels were classified as Tree Canopy in the classification map, with 22 pixels misclassified as Green Vegetation. This relationship is called the “Producer’s Accuracy” and is calculated by dividing the agreement pixel total (diagonal) by the reference pixel total (column total). Therefore, the Producer’s Accuracy for Tree Canopy is calculated as: ($238 / 260 = 0.92$), meaning that we can expect that 92% of all tree canopy in the COF were classified as Tree Canopy in the classification map. Conversely, the “User’s Accuracy” is calculated by dividing the number agreement pixel total by the total number of classified pixels in the row category. For example, 241 classification pixels intersecting reference pixels were classified as Tree Canopy, but three pixels were identified as Green Vegetation in the reference map. Therefore, the User’s Accuracy for Tree Canopy is calculated as: ($238 / 241 = 0.99$), meaning that pixels classified as Tree Canopy the classification were actual tree canopy in the COF.

It is important to recognize the Producer’s and User’s accuracy percent values are based on a sample of the true ground cover, represented by the reference pixels. As with any statistical relationship we can compute the level of confidence with which the classified map values represent the reference map of the COF. Confidence intervals are used to report the lower limit and upper limit of the expected percent values of each classification category. In the matrix above, the 95% confidence interval describes the range of values we would expect to observe 95 out of 100 times given a randomly distributed selection of reference pixels. For example, if the accuracy assessment was repeated 100 times, we expect that tree canopy accuracy would fall between 88% and 95% for Producer’s and 97% and 100% for User’s accuracy for at least 95 of the 100 samples.

Relating Accuracy to the Classification Map

Accuracy assessments provide important information regarding how well the landscape was classified into target land cover classes, but what do Producer’s and User’s accuracies mean for interpreting land cover results? It should be noted that for both the classification map and the error matrix, land cover classes are interrelated, meaning that if a pixel is incorrectly omitted from one category, it is also incorrectly committed to another category. For example, 22 pixels in the sample error matrix were erroneously omitted from the Tree Canopy class and erroneously committed to the Green Vegetation class. The classification map reports 36.5% of the COF is covered with Tree Canopy. The Producer’s accuracy of 92% can be interpreted as up to 8% of the overall landscape may be tree cover but was classified as another land cover category. Conversely, the User’s accuracy of 99% indicates that if a pixel is classified in the classification map as Tree Canopy, we are 99% confident that the pixel is tree canopy in the reference map. When combined, these two figures indicate that 36.5% probably underestimates the true canopy percent (and that the Green Vegetation category probably contains some actual tree canopy). Figure 32 below uses work by Pontius and Millones

(2011) to illustrate the total map area of each classification category where there is agreement between the reference and classification map (blue), where classification categories contained committed (pink) and omitted (green) pixels. The figure below uses concepts defined as Quantity and Allocation disagreement to estimate true land cover percent values based on statistical results.

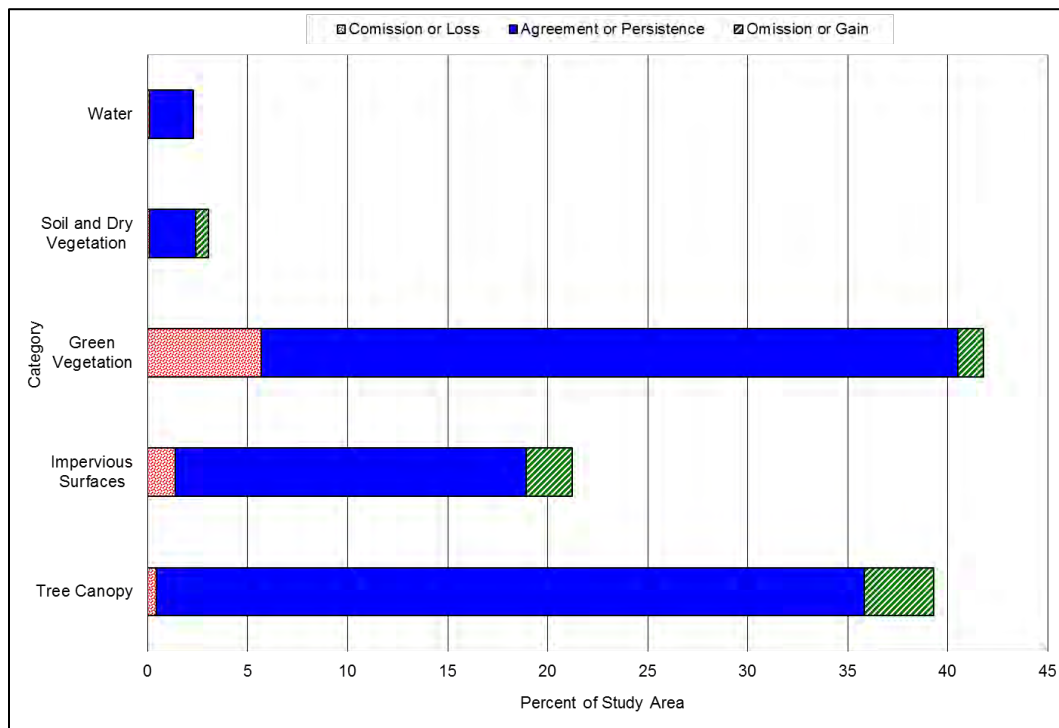


Figure 32. Land Cover Accuracy Assessment per land cover class

Land Cover Classes

A total of eight land cover classes were mapped for Fayetteville including four impervious sub-classes classified using some of the City's GIS resources.

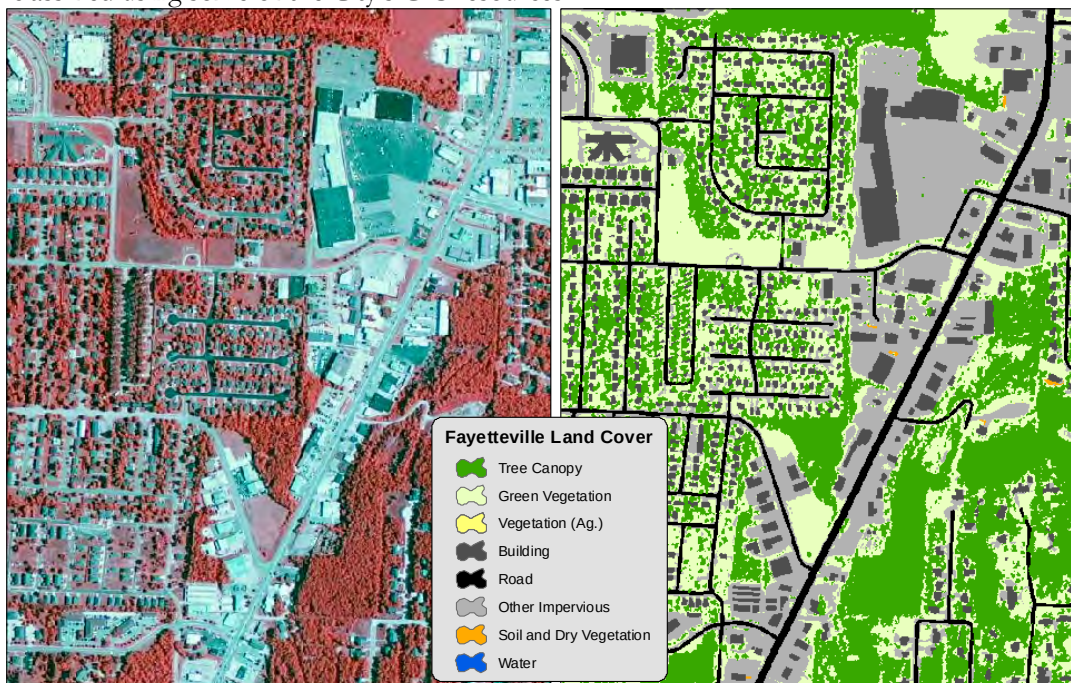


Figure 33. An additional example of the land cover mapping data in Fayetteville.

Reference Data for Planting Sites ADDITIONAL MAPS FOR POTENTIAL PLANTING SITES

Planting Sites by Surrounding %

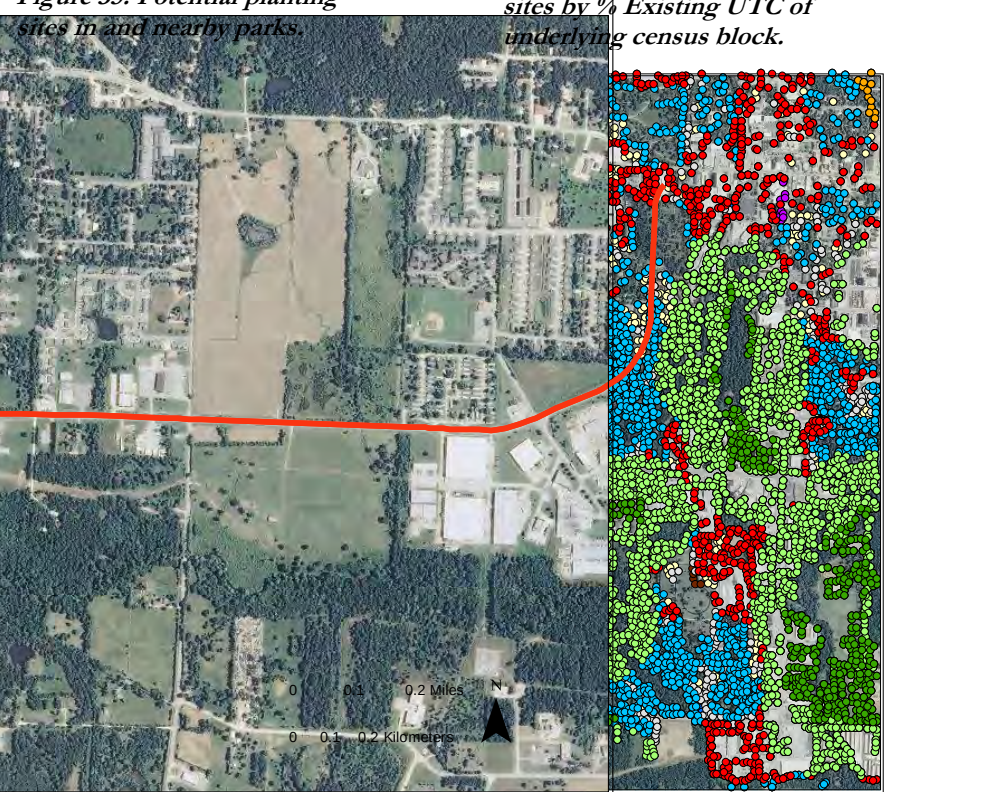
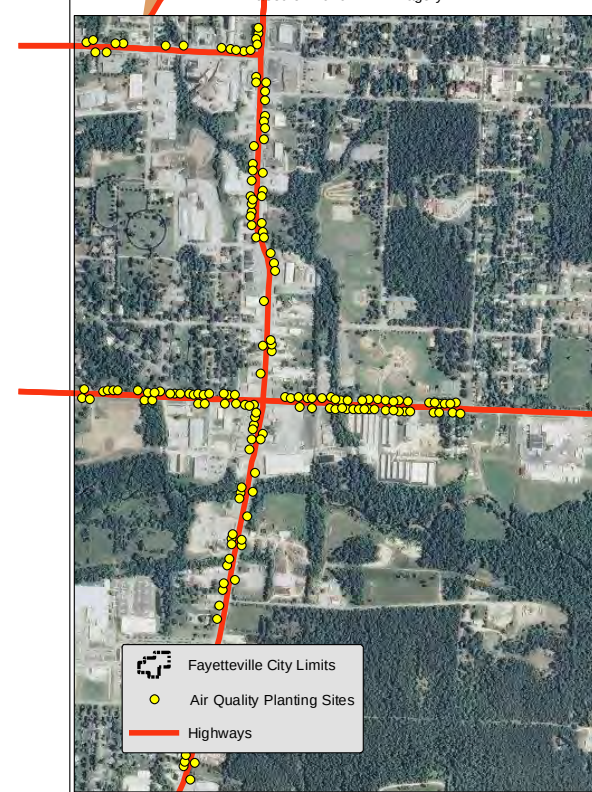
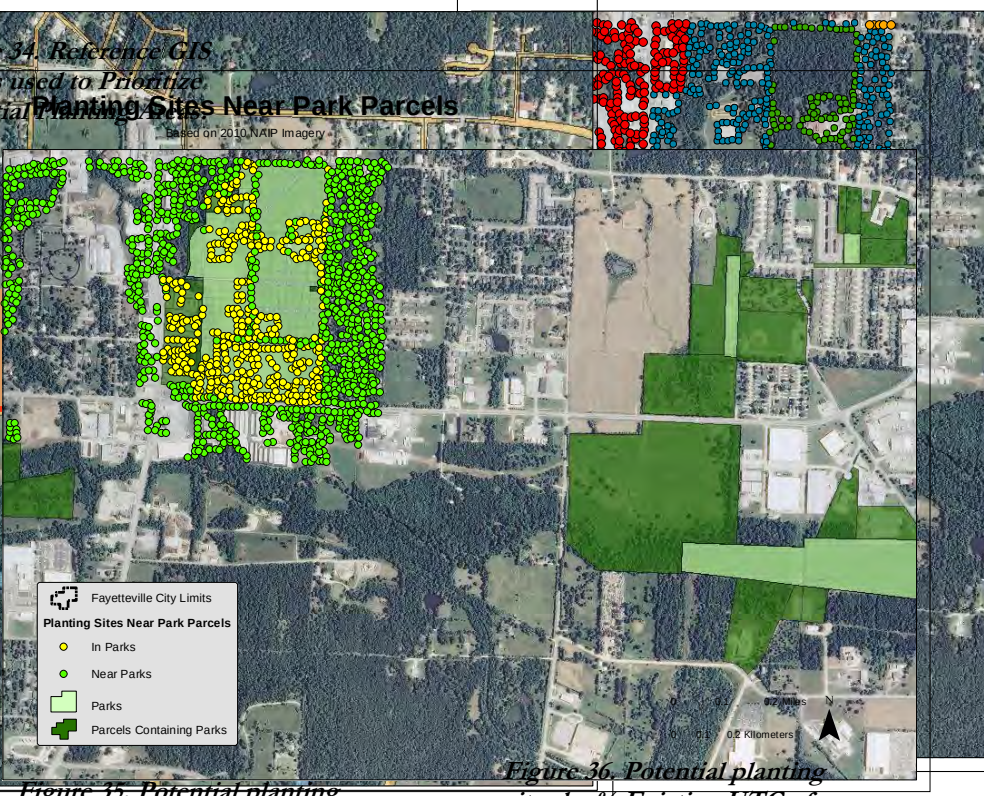
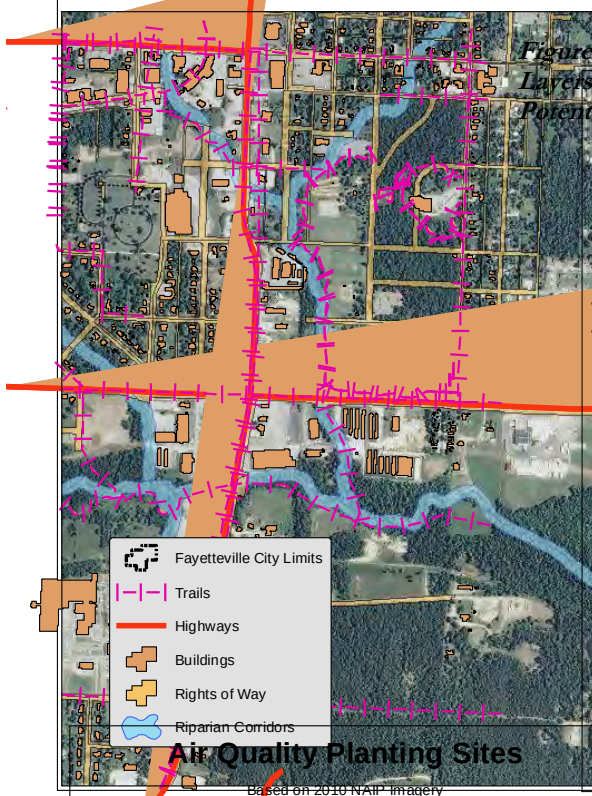


Figure 37. Potential planting sites along major arterials and highways to maximize air quality benefits.

Figure 38. Potential planting sites showing multiple prioritization criteria.

REFERENCES

- Downing, Adam, 2011. Ecology, *Air: What's a Tree Got to Do with It?*
<http://www.ecology.com/2011/09/13/air-tree/>. Accessed November 2, 2012.
- Pontius, R. and M. Millones. 2011. Death to Kappa: birth of quantity disagreement and allocation disagreement for accuracy assessment. *International Journal of Remote Sensing*. 32, 15: 4407-4429.
- The City of Fayetteville, Arkansas, *Urban Forestry*. urbanforestry.accessfayetteville.org/. Accessed November 2, 2012.



MEETING OF OCTOBER 1, 2024

TO: Mayor Jordan and City Council
THRU: Susan Norton, Chief of Staff
FROM: Alison Jumper, Director of Parks, Natural Resources and Cultural Affairs
SUBJECT: Ordinance Amendment Chapter 97.081

RECOMMENDATION:

Approval of an ordinance to amend Chapter 97.081, Article VI- Conduct in Parks to clarify the Botanical Garden of the Ozarks is not required to obtain a City permit for alcohol to be served on premises during events allowed by ordinance.

BACKGROUND:

The City of Fayetteville first entered into a long term lease for the Botanical Garden of the Ozarks (BGSO) in 1997. Since that time, the Gardens were constructed and the BGSO has been successfully operating at Lake Fayetteville.

Ordinance 6029 was approved in 2016 allowing BGSO to serve alcohol on premises they have leased within the Lake Fayetteville park area for fundraisers, wedding receptions and other special events as long as they fully comply with all alcoholic beverage control requirements.

DISCUSSION:

This ordinance amendment will clarify the BGSO is not required to obtain a city permit for selling alcohol on premises they lease. They must still fully comply with all alcoholic beverage control requirements.

BUDGET/STAFF IMPACT:

None.

ATTACHMENTS: SRF (#3), 97.081___Intoxicating_Beverages_Redline (#4)



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2024-513

Ordinance Amendment Chapter 97.081

AN ORDINANCE TO AMEND § 97.081, INTOXICATING BEVERAGES IN CHAPTER 97, PARKS NATURAL RESOURCES, AND CULTURAL AFFAIRS TO CLARIFY THAT THE BOTANICAL GARDEN SOCIETY OF THE OZARKS MAY ALLOW ALCOHOLIC BEVERAGES TO BE SERVED ON ITS PREMISES WITHOUT THE NEED FOR A SPECIAL EVENT PERMIT

WHEREAS, the City of Fayetteville entered into a long-term lease for the Botanical Garden of the Ozarks (BGSO) in 1997 and the BGSO has been successfully operating at Lake Fayetteville since that time; and

WHEREAS, in 2016, the City Council approved Ordinance 6029 allowing BGSO to serve alcohol on premises they have leased within the Lake Fayetteville park area for fundraisers, wedding receptions and other special events as long as they fully comply with all alcoholic beverage control requirements; and

WHEREAS, this amendment will clarify that the BGSO is not required to obtain a special city permit for selling alcohol on the premises they lease but must still fully comply with all alcoholic beverage control requirements.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby amends § 97.081, **Intoxicating Beverages** by adding the following sentence to the end of subsection (B)(1):

“A City permit is not required to serve alcohol as allowed above.”

City of Fayetteville Staff Review Form

2024-513

Item ID

10/1/2024

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

Alison Jumper

9/5/2024

PARKS & RECREATION (520)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approval of an ordinance to amend Chapter 97.081, Article VI- Conduct in Parks to clarify the Botanical Garden of the Ozarks is not required to obtain a City permit for alcohol to be served on premises during events allowed by ordinance.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

Previous Ordinance or Resolution # 6029

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

97.081 Intoxicating Beverages

- (A) No person in a park shall bring into or consume alcoholic beverages within a city park, nor shall any person enter a park when under the influence of intoxicating beverages.
- (B) Notwithstanding the above prohibition:
- (1) The Botanical Garden Society of the Ozarks may allow alcoholic beverages to be served on the premises they have leased within the Lake Fayetteville park area for fundraisers, wedding receptions and other special events as long as they fully comply with all alcoholic beverage control requirements.
A City permit is not required to serve alcohol as allowed above.
 - (2) The Mayor or the Mayor's designee may issue a permit allowing the temporary possession, sale and consumption of alcoholic beverages in city parks for special events as long as the event sponsors fully comply with all applicable state and local laws and regulations, including alcoholic beverage control requirements. The permit may include any conditions necessary to ensure public safety and the protection of city property.
 - (3) Alcoholic beverages may be possessed or consumed in a city park or other recreational facility within the Downtown Outdoor Refreshment Area boundaries pursuant to the provisions of Section 111.07 of the Fayetteville City Code and any additional administrative regulations.

(Code 1965, §17A-23; Ord. No. 1594, 4-1-68; Code 1991, §97.081; Ord. No. 4865, 05-16-06; Ord. No. 6029, §1, 1-2-18; Ord. No. 6469, §§ 1, 2, 8-17-21; Ord. No. 6701, §1(Exh. A), 11-7-23)



MEETING OF OCTOBER 1, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff
Jonathan Curth, Development Services Director

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

SUBJECT: **RZN-2024-0038: Rezone (VARIOUS LOCATIONS ALONG THE 71B CORRIDOR): Submitted by CITY OF FAYETTEVILLE STAFF for VARIOUS PROPERTIES LOCATED WITHIN THE CITY LIMITS OF FAYETTEVILLE ALONG THE 71B CORRIDOR, PRIMARILY ON N. COLLEGE AVE. AND S. SCHOOL AVE. in WARDS 1, 2, and 3. The properties are zoned as Thoroughfare Commercial (C-2), Residential Office (R-O), Residential Single-Family - Four (4) Units Per Acre (RSF-4), Heavy Commercial and Light Industrial (I-1), Urban Thoroughfare (UT), Neighborhood Commercial (C-1), Community Services (CS), Residential Multi-Family - Twenty-Four (24) Units Per Acre (RMF-24), Neighborhood Conservation (NC), Residential-Agricultural (R-A), and Residential Intermediate, Twelve (12) Units Per Acre (RI-12) and contain approximately 586 acres. The request is to rezone the properties to a new zoning district titled Urban Corridor, and to rezone properties with multiple zoning districts to a single district consistent with the primary zoning district of the property.**

RECOMMENDATION:

City staff and the Planning Commission recommend approval of a rezoning of approximately 586 acres currently in multiple zoning districts to a new zoning district titled Urban Corridor (UC) and to Residential Single-Family, Four (4) Units Per Acre (RSF-4).

BACKGROUND:

In 2018, Fayetteville launched a community planning process to rethink the 71B corridor. A critical goal was to engage the community to help develop strategies to improve the corridor's economic vitality, address congestion issues, increase affordable housing, make it safe and convenient for all modes of travel, encourage active and healthy living, and create an attractive front door to Fayetteville's downtown and adjacent neighborhoods. This planning process culminated in the 71B Corridor Plan, with a work program approved in 2019 which imagined both transportation investments and land use changes in a series of projects that would incrementally implement the plan vision. With the transfer of the right-of-way to the City of Fayetteville in 2020 and subsequent implementation of transportation improvements, supplemented by the most recent project section along N. College Ave. from North St. to Sycamore St. approved by Council on August 6, 2024, staff is bringing forward the companion land use changes proposed with the plan.

On approval of Resolution 278-23 in December 2023, City of Fayetteville Planning staff began project work to study and ultimately make a recommendation to the City Council on a rezoning of the 71B Corridor to allow for the construction of housing, as recommended by the 2023 Housing Assessment. In May and June of this year,

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Fayetteville, AR 72701

www.fayetteville-ar.gov

planning staff facilitated a series of seven public meetings and exhibits that communicated the intent of a proposed rezoning and sought input on aspects of zoning that would be preferred, including permitted and disallowed uses, building height, setbacks, and tree protection. Approximately 100 people attended these in-person events, with approximately 75 people taking the in-person survey. An online survey on the city's Speak Up survey platform was available in the month of June, with 799 respondents. Planning staff reviewed those comments as well as public comments made in public hearings on development applications at both Planning Commission and City Council meetings over the course of the past year and compared the input to the city's existing zoning districts. Ultimately the input received did not entirely align with an existing zoning district, and staff began working on a draft of a new zoning district that responded more directly to the public input received. The Planning Commission considered a UDC amendment to establish the Urban Corridor zoning district at their August 26, 2024 meeting and received one comment in favor. The Commission forwarded the amendment to the City Council with a 6-2-0 vote, and it was considered by the City Council at their September 17, 2024 meeting.

Planning staff also presented maps showing two proposed areas of rezoning along the 71B Corridor, one centered on N. College Ave. from North St. to E. Sain St., and the other centered on S. School Ave. from W. 15th St. to E. Skelton St. The predominant zoning in these study areas is Commercial Thoroughfare or C-2 zoning, which does not permit housing. This zoning has been in place for more than 50 years and was the result of preferences expressed by the City Council in 1951 that commercial development would not encroach into residential neighborhoods. In Fayetteville today, however, this former highway corridor and its development patterns are the city's primary artery, with limited opportunity to insert housing opportunities in places with existing infrastructure that would support walkable areas with a mix of residential and commercial uses and align with the adopted goals of City Plan 2040, the city's comprehensive plan. The study analyzed areas within and abutting C-2 zoning along the corridor, areas zoned for industrial uses that are in prime locations for new development that includes housing, and parcels with multiple zoning districts that create a confusing mix of entitlements for a single parcel. That analysis resulted in the parcels proposed for rezoning, which combines new entitlements with providing consistency for properties that are in locations where the corridor and commercial uses transition into medium to low density residential neighborhoods.

DISCUSSION:

The primary purpose of this proposal is to rezone the properties identified in the attached exhibits to a new zoning district, Urban Corridor (UC), so that Fayetteville can take another step toward our land use and transportation goals and allow housing in this area for the first time in more than half a century. With housing cost concerns at the forefront of community conversations, allowing housing within nearly 600 acres of land at the center of the city at densities that align with adopted plans and approved projects has the potential to have one of the single greatest impacts to housing supply, which has not kept pace with the city's population growth and housing demand caused by several factors, including Fayetteville's attractiveness and high quality of life. At the same time, consistent feedback from the community on the allowance of vehicle-oriented uses like car washes and gas stations, particularly at intersections adjacent to neighborhoods and at prominent locations, has been that these uses are incompatible with both goals for walkable urban neighborhoods and with pedestrian and cyclist safety as investments in alternative transportation networks through the city.

With these multiple considerations layering on the question of which zoning district would best accomplish the desired outcomes, Planning staff are proposing a two-fold approach to the proposed rezoning that provides housing options and an increase in development flexibility while at the same time providing an additional layer of review for those uses which may present challenges or conflicts to achieving the goals set for the corridor. Two zonings to achieve two purposes are therefore proposed:

- The primary rezoning action proposed applies to most parcels in the rezoning area. Staff proposes to rezone 396 parcels in the N. College Ave. section and 112 parcels in the S. School Ave. section to a

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new zoning district, Urban Corridor. The current zoning of these parcels includes Commercial Thoroughfare (C-2), Light Industrial (I-1), Residential Office (R-O), Urban Thoroughfare (UT), Residential Single-Family, Four (4) Units Per Acre (RSF-4), Residential Agricultural (R-A), and Residential Intermediate, Twelve (12) Units Per Acre (RI-12). Some parcels have multiple zoning districts applied, including I-1, C-2, R-A, R-O, RSF-4, UT, Neighborhood Commercial (C-1), Residential Multi-Family Twenty-Four (24) Units Per Acre, and Residential Multi-Family Forty (40) Units Per Acre.

- The secondary rezoning action proposed is to address some of the split-zoned properties which have a majority portion of the parcel in RSF-4 zoning and a minority portion of the zoning in RO or C-2 zoning and which are either single-family in use or are included in a single-family neighborhood by zoning them entirely as RSF-4. There are six parcels proposed for this approach.

Planning staff sent letters to property owners of the included parcels on August 5, 2024 informing them of the proposed rezoning. Public notification, including newspaper notice, signs, and letters to both property owners and occupants went out the week of August 19, 2024. As of the September 9, 2024 Planning Commission meeting, staff had received six comments in favor of the proposed rezoning and one opposed, with concerns expressed about the close proximity of tall buildings to single-family neighborhoods, particularly around the E. Elm Street area. Several dozen people have contacted Planning staff inquiring about the rezoning. Staff have spoken with more than thirty property owners, with primary concerns being any requirements to build housing and not being allowed to continue leases with existing tenants. No housing is required to be built with the zoning change, and existing businesses may continue in accordance with UDC Sec. 164.12. Two owners have expressed particular concern about and opposition to drive-thru restaurants requiring approval of a Conditional Use Permit. One owner expressed concerns about multi-family development on a quiet street in which residential structures have been converted to commercial offices and preferred the area stay business-oriented.

During the public hearing four members of the public asked questions of staff, four members of the public expressed support for the proposed rezoning, and one member of the public expressed concern for the protection of the city's trees and animals. Questions asked of staff included whether commercial uses would be replaced with housing and how that may affect businesses, which specific parcels were and were not included in the proposed rezoning, what the parking requirements would be and whether ground floor commercial could be required, and a request for the staff presentation for closer review following the meeting. Comments in support of the proposed rezoning included a statement that this rezoning was an excellent idea but that they preferred the properties requesting exclusion to not be excluded as they contained large parking lots, and they would like to see more housing in the future, including building height incentives for affordable housing. Additional comments included statements that this would do a lot of good for the area, opposition to retaining C-2 zoning, that this is a great opportunity for more economic vitality and more housing, and that the proposed rezoning would make an already vital area even more special.

In addition to public comment, staff have also received three requests to include additional property with the proposed rezoning, also seeking the proposed Urban Corridor zoning district. Of the nine (9) parcels requested for inclusion in the proposed UC rezoning, three had been included in the public notice for a proposal to rezone from their current zoning of both C-2 and RSF-4 to RSF-4 only, and six had not been included in the public notice for rezoning but are abutting or in close proximity to the parcels proposed to be rezoned. The requests to include additional property are for:

- Seven (7) parcels owned by the Greg & Margie Moldenhauer Trust addressed at 1741 N. Walnut Ave, 1717 N. Walnut Ave., 354 E. Sycamore St., and 338 E. Sycamore St. that are currently zoned C-2 and RSF-4.
- One (1) parcel owned by Yolanda Nally at 300 W. 24th St. that is currently zoned RSF-4.
- One (1) parcel owned by the Konig Family Revocable Intervivos Trust at 8 & 10 E. Township St. that is

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currently zoned I-1.

Staff have received two requests to exclude property from the proposed rezoning, with the preference to retain existing C-2 zoning for those properties:

- Nineteen (19) parcels owned by Mathias Shopping Centers Inc.:
 - Two (2) parcels located at 179 E. Colt Dr. that are currently zoned C-2.
 - Ten (10) parcels located at 2971-3115 N. College Ave. in what is known as the Fiesta Square Shopping Center that are currently zoned C-2 and R-A.
 - One (1) parcel located at 2992 N. College Ave. that is currently zoned C-2.
 - Six (6) parcels located at 3061 & 3075 N. Market Ave. and 3100-3200 N. College Ave. in what is known as the Market Court Shopping Center that are currently zoned C-2.
- One (1) parcel owned by Drake Properties LLC located at 2630 N. College Ave. that is currently zoned C-2.

The owners of the properties requesting to be excluded from the proposed rezoning prefer to retain the existing C-2 zoning of their properties, primarily to retain the ability to construct drive-thru restaurants by right, but have discussed with staff they may have interest in considering UT zoning as an alternative to the proposed UC.

When the Planning Commission considered the proposed rezoning at their meeting on September 9, 2024 they noted that in some locations there could be a substantial height difference between the eight-story building height allowed in the UC zoning district and single-story, single-family neighborhoods that abut the proposed parcels to be rezoned, with an interest looking at step down options or approaches to more gradually transition building height in the future. Commissioners also expressed support for the proposed rezoning, noting that it is a new vision for College Ave. and a public good for Fayetteville, that this will support a walkable, reimagined corridor, and that they hoped to see expedited outcomes after the rezoning process is complete as this will encourage different outcomes than those in place at present. Only one commissioner commented on the requests for inclusion and exclusion, stating the view it would be reasonable to include the properties proposed to be included, but that they did not support the requests to exclude from rezoning. A motion to forward the rezoning to the City Council as proposed by staff was made by Commissioner Cabe and seconded by Commissioner Garlock. A vote of 7-0-0 followed.

BUDGET/STAFF IMPACT:

N/A

ATTACHMENTS: SRF (#3), Exhibit A - Rezoning Map Exhibit (#4), Rezoning By Parcel Exhibit (#5), Current Zoning Maps (#6), RZN-2024-0038 PC Report (#7), Rezoning Request Letter (#8)

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City of Fayetteville, Arkansas

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

Legislation Text

File #: 2024-527

RZN-2024-0038: Rezone (VARIOUS LOCATIONS ALONG THE 71B CORRIDOR): Submitted by CITY OF FAYETTEVILLE STAFF for VARIOUS PROPERTIES LOCATED WITHIN THE CITY LIMITS OF FAYETTEVILLE ALONG THE 71B CORRIDOR, PRIMARILY ON N. COLLEGE AVE. AND S. SCHOOL AVE. in WARDS 1, 2, and 3. The properties are zoned as Thoroughfare Commercial (C-2), Residential Office (R-O), Residential Single-Family - Four (4) Units Per Acre (RSF-4), Heavy Commercial and Light Industrial (I-1), Urban Thoroughfare (UT), Neighborhood Commercial (C-1), Community Services (CS), Residential Multi-Family - Twenty-Four (24) Units Per Acre (RMF-24), Neighborhood Conservation (NC), Residential-Agricultural (R-A), and Residential Intermediate, Twelve (12) Units Per Acre (RI-12) and contain approximately 586 acres. The request is to rezone the properties to a new zoning district titled Urban Corridor, and to rezone properties with multiple zoning districts to a single district consistent with the primary zoning district of the property.

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-38 FOR APPROXIMATELY 586 ACRES FOR VARIOUS PROPERTIES WITHIN THE CITY LIMITS ALONG THE 71B CORRIDOR LOCATED PRIMARILY ON NORTH COLLEGE AVENUE AND SCHOOL AVENUE IN WARDS 1, 2, AND 3 FROM VARIOUS ZONING DISTRICTS TO URBAN CORRIDOR AND RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby changes the zone classification of 508 parcel shown on the map (Exhibit A) attached to the Planning Department's Agenda Memo from C-2, Thoroughfare Commercial; R-O, Residential Office; RSF-4, Residential Single-Family, Four Units per Acre; I-1, Heavy Commercial and Light Industrial; UT, Urban Thoroughfare; C-1, Neighborhood Commercial; CS, Community Services; RMF-24, Residential Multi-Family, Twenty-Four Units per Acre; and RI-12, Residential Intermediate, Twelve Units per Acre to UC, Urban Corridor.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby changes the zone classification of 6 split-zoned parcels shown on the map (Exhibit A) attached to the Planning Department's Agenda Memo from RSF-4, Residential Single-Family, Four Units per Acre; R-O, Residential Office; and C-2, Thoroughfare Commercial to RSF-4, Residential Single-Family, Four Units per Acre.

Section 3: That the City Council of the City of Fayetteville, Arkansas hereby amends the official zoning map of the City of Fayetteville to reflect the zoning change provided in Sections 1 and 2.

City of Fayetteville Staff Review Form

2024-527

Item ID

10/1/2024

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

Britin Bostick

9/13/2024

LONG RANGE PLANNING (634)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN-2024-0038: Rezone (VARIOUS LOCATIONS ALONG THE 71B CORRIDOR): Submitted by CITY OF FAYETTEVILLE STAFF for VARIOUS PROPERTIES LOCATED WITHIN THE CITY LIMITS OF FAYETTEVILLE ALONG THE 71B CORRIDOR, PRIMARILY ON N. COLLEGE AVE. AND S. SCHOOL AVE. in WARDS 1, 2, and 3. The properties are zoned as Thoroughfare Commercial (C-2), Residential Office (R-O), Residential Single-Family - Four (4) Units Per Acre (RSF-4), Heavy Commercial and Light Industrial (I-1), Urban Thoroughfare (UT), Neighborhood Commercial (C-1), Community Services (CS), Residential Multi-Family - Twenty-Four (24) Units Per Acre (RMF-24), Neighborhood Conservation (NC), Residential Agricultural (R-A), and Residential Intermediate Twelve (12) Units Per Acre (RI-12)

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

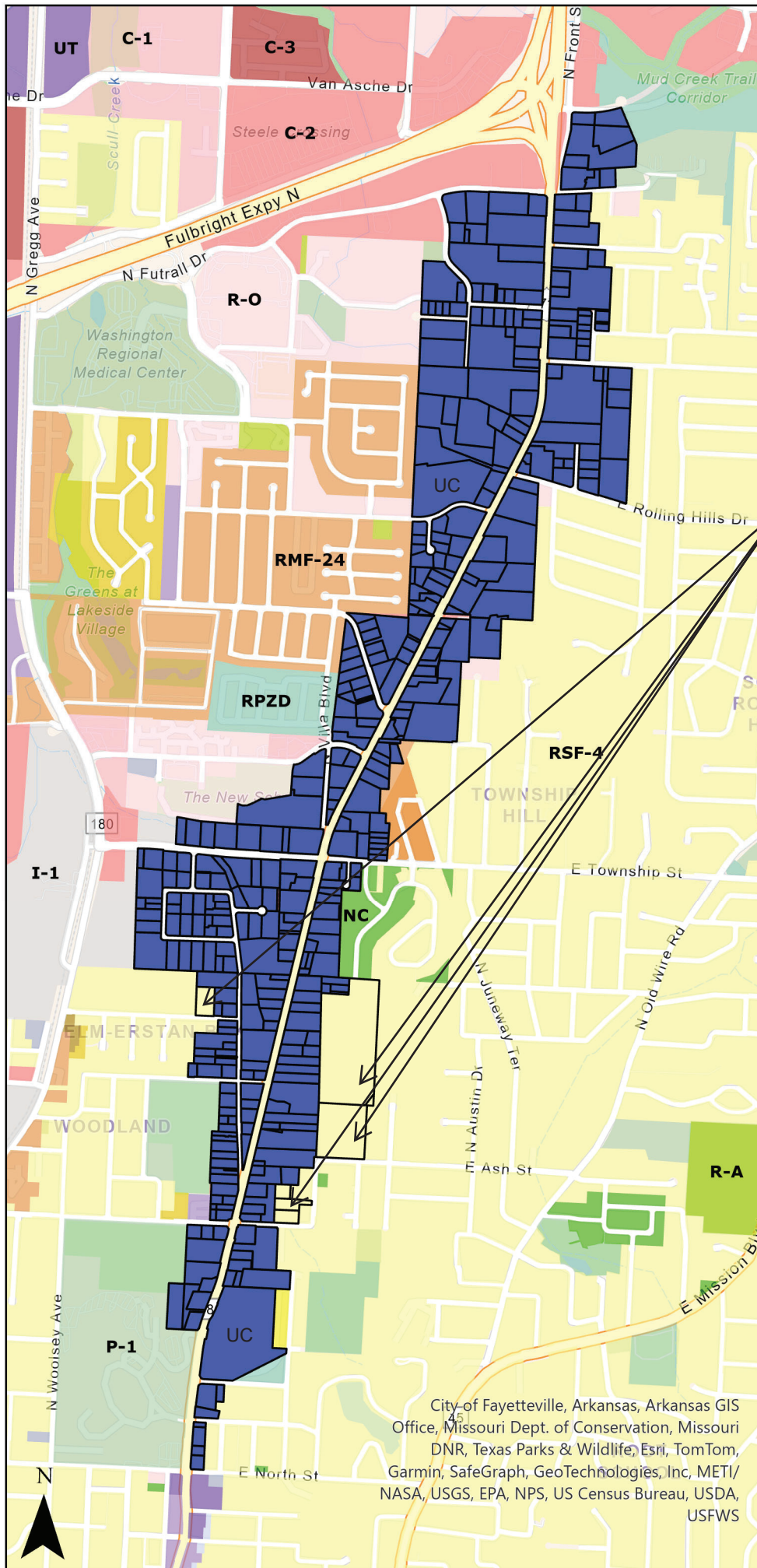
Original Contract Number:

Comments:

EXHIBIT A

Proposed Zoning for N. College Ave.

This is the N. College Ave. project section with parcels proposed to be rezoned to a new zoning district, Urban Corridor (UC), in indigo blue. Six parcels are proposed to be rezoned entirely to Residential Single-Family, Four (4) Units Per Acre (RSF-4) as indicated in light yellow and identified with arrows.



Zoning

RESIDENTIAL SINGLE-FAMILY

- R-A Residential-Agricultural
- RSF-.5 Residential Single-Family - One Half Unit Per Acre
- RSF-1 Residential Single-Family - 1 Unit Per Acre
- RSF-2 Residential Single-Family - 2 Units Per Acre
- RSF-4 Residential Single-Family - 4 Units Per Acre
- RSF-7 Residential Single-Family - 7 Units Per Acre
- RSF-8 Residential Single-Family - 8 Units Per Acre
- RSF-18

RESIDENTIAL MULTI-FAMILY

- RI-12
- RI-U
- RMF-6 Residential Multi-Family - 6 Units Per Acre
- RMF-12 Residential Multi-Family - 12 Units Per Acre
- RMF-18 Residential Multi-Family - 18 Units Per Acre
- RMF-24 Residential Multi-Family - 24 Units Per Acre
- RMF-40 Residential Multi-Family - 40 Units Per Acre

INDUSTRIAL

- I-1 Heavy Commercial and Light Industrial
- I-2 General Industrial

EXTRACTION

- E-1 Extraction

COMMERCIAL

- R-O Residential-Office
- C-1 Neighborhood Commercial
- C-2 Thoroughfare Commercial
- C-3 Central Commercial

FORM BASED DISTRICTS

- DC Downtown Core
- UT Urban Thoroughfare
- MSC Main Street Center
- DG Downtown General
- CS Community Services
- NS-L
- NS-G
- NC Neighborhood Conservation

PLANNED ZONING DISTRICTS

- PZD Planned zoning districts - Commercial, Industrial, Residential

INSTITUTIONAL

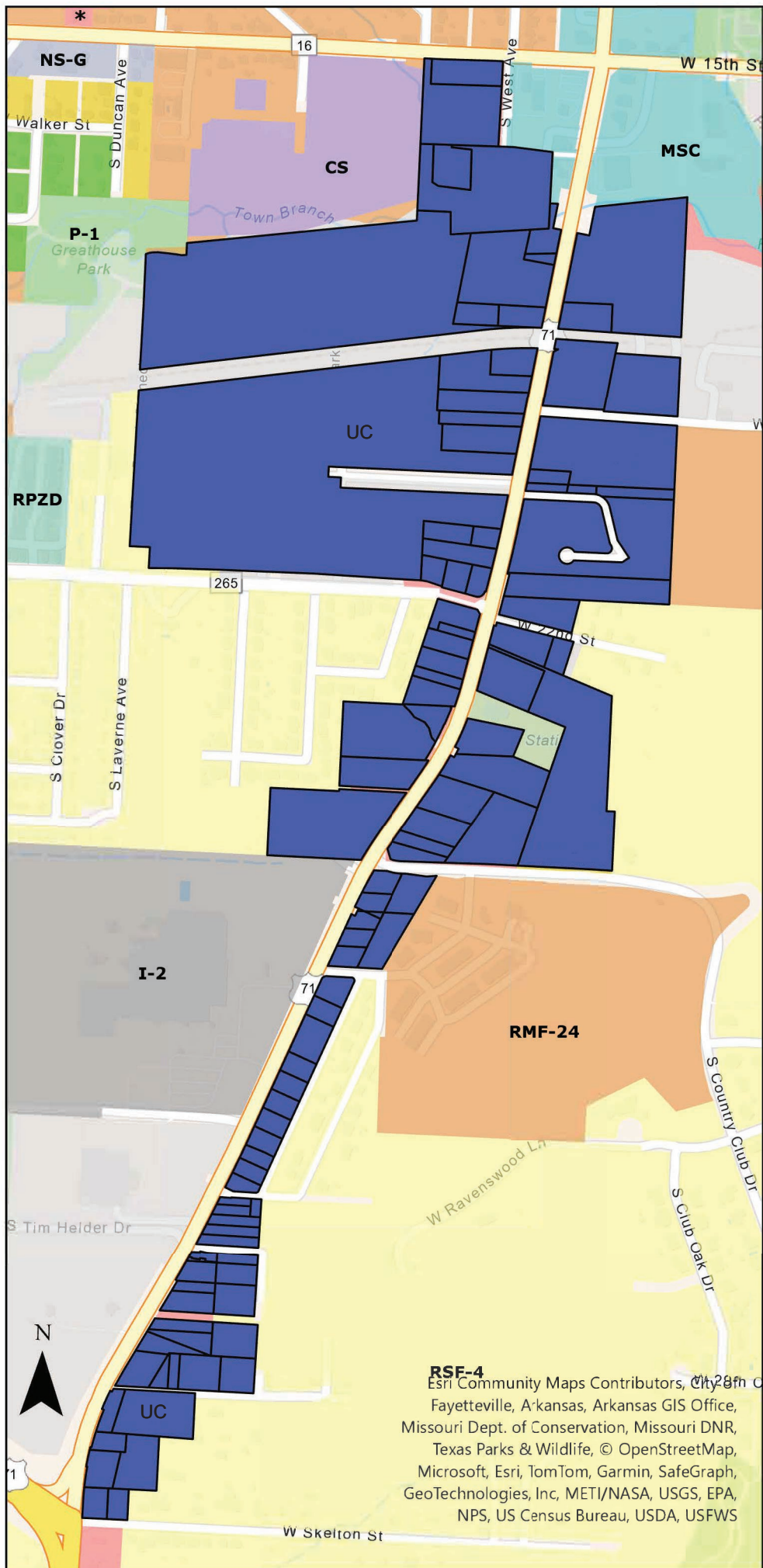
- P-1 Institutional
- Proposed Urban Corridor Zoning

0 0.17 0.35 0.7 Miles

EXHIBIT A

Proposed Zoning for S. School Ave.

This is the S. School Ave. project section with parcels proposed to be rezoned to a new zoning district, Urban Corridor (UC), in indigo blue.



Zoning

RESIDENTIAL SINGLE-FAMILY

R-A	Residential-Agricultural
RSF-.5	Residential Single-Family - One Half Unit Per Acre
RSF-1	Residential Single-Family - 1 Unit Per Acre
RSF-2	Residential Single-Family - 2 Units Per Acre
RSF-4	Residential Single-Family - 4 Units Per Acre
RSF-7	Residential Single-Family - 7 Units Per Acre
RSF-8	Residential Single-Family - 8 Units Per Acre
RSF-18	

RESIDENTIAL MULTI-FAMILY

RI-12	
RI-U	
RMF-6	Residential Multi-Family - 6 Units Per Acre
RMF-12	Residential Multi-Family - 12 Units Per Acre
RMF-18	Residential Multi-Family - 18 Units Per Acre
RMF-24	Residential Multi-Family - 24 Units Per Acre
RMF-40	Residential Multi-Family - 40 Units Per Acre

INDUSTRIAL

I-1	Heavy Commercial and Light Industrial
I-2	General Industrial

EXTRACTION

E-1	Extraction
-----	------------

COMMERCIAL

R-O	Residential-Office
C-1	Neighborhood Commercial
C-2	Thoroughfare Commercial
C-3	Central Commercial

FORM BASED DISTRICTS

DC	Downtown Core
UT	Urban Thoroughfare
MSC	Main Street Center
DG	Downtown General
CS	Community Services
NS-L	
NS-G	
NC	Neighborhood Conservation

PLANNED ZONING DISTRICTS

PZD	Planned zoning districts - Commercial, Industrial, Residential
-----	--

INSTITUTIONAL

P-1	Institutional
UC	Proposed Urban Corridor Zoning

0 0.07 0.15 0.3 Miles

Parcel ID	First Owner Name	Site Address	Site City	Site State	Site Zip	Acres	Current Zoning	Current Zoning	Current Zoning	Proposed ZD
765-02330-000	MATHIAS SHOPPING CENTERS INC	2999 N COLLEGE AVE	FAYETTEVILLE	AR	72703	8.16887	C-2			UC
765-02331-000	MATHIAS SHOPPING CENTERS INC	3023 N COLLEGE AVE	FAYETTEVILLE	AR	72703	3.622264	C-2			UC
765-02332-000	MATHIAS SHOPPING CENTERS INC	3033 N COLLEGE AVE	FAYETTEVILLE	AR	72703	4.407682	C-2			UC
765-02333-000	MATHIAS SHOPPING CENTERS INC	3043 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.063368	C-2			UC
765-02334-000	MATHIAS SHOPPING CENTERS INC	3055 N COLLEGE AVE	FAYETTEVILLE	AR	72703	4.053985	C-2			UC
765-02335-000	MATHIAS SHOPPING CENTERS INC	3075 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.843387	C-2			UC
765-02336-000	MATHIAS SHOPPING CENTERS INC	2985 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.85368	C-2			UC
765-02337-000	MATHIAS SHOPPING CENTERS INC	2971 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.68823	C-2			UC
765-02503-000	UNIVERSITY OF ARKANSAS	1083 E SAIN ST	FAYETTEVILLE	AR	72703	2.12607	C-2	I-1		UC
765-02503-001	UNIVERSITY OF ARKANSAS					1.234256	C-2	I-1		UC
765-02503-002	UNIVERSITY OF ARKANSAS	1001 E SAIN ST				4.469972	C-2	I-1		UC
765-02503-003	UNIVERSITY OF ARKANSAS					0.71596	C-2			UC
765-02503-004	UNIVERSITY OF ARKANSAS					0.809669	C-2			UC
765-03493-000	O'REILLY AUTOMOTIVE STORES INC	2697 N COLLEGE AVE				1.615677	C-2			UC
765-03494-000	O'REILLY AUTOMOTIVE STORES INC	2716 N DRAKE ST	FAYETTEVILLE	AR	72703	0.932794	C-2			UC
765-03495-000	SHULER, FRANK & PEGGY TRUST	2722 N DRAKE ST	FAYETTEVILLE	AR	72703	0.505049	C-2			UC
765-03496-000	SHULER, FRANK & PEGGY TRUST	2728 W DRAKE ST				0.505057	C-2			UC
765-03497-000	SHULER, FRANK; SHULER, PEGGY; SHULER FAMILY TRUST					2.703518	C-2			UC
765-03498-000	SHULER, FRANK; SHULER, PEGGY; SHULER FAMILY TRUST					0.482097	C-2			UC
765-03499-000	SHULER, FRANK; SHULER, PEGGY; SHULER FAMILY TRUST					0.484165	C-2			UC
765-03500-000	SHULER, FRANK; SHULER, PEGGY; SHULER FAMILY TRUST					0.424673	C-2			UC
765-03501-000	COGER, RICHARD L REVOCABLE TRUST	2703 N DRAKE ST	FAYETTEVILLE	AR	72703	1.047966	C-2			UC
765-03502-000	COZART INVESTMENTS LLC	2705 N DRAKE ST	FAYETTEVILLE	AR	72703	0.939851	C-2			UC
765-03503-000	JDT PROPERTIES LLC					0.390949	C-2			UC
765-03503-001	COZART INVESTMENTS LLC					0.513311	C-2			UC
765-03504-000	COZART INVESTMENTS LLC	2709 N DRAKE ST	FAYETTEVILLE	AR	72703	0.505053	C-2			UC
765-03505-000	JDT PROPERTIES LLC	2715 N DRAKE ST	FAYETTEVILLE	AR	72703	0.505049	C-2			UC
765-03506-000	RPC PROPERTIES LLC	2719 N DRAKE ST	FAYETTEVILLE	AR	72703	0.769191	C-2			UC
765-03507-000	GALL, MICHAEL A & CHRISTINA G	2725 N DRAKE ST	FAYETTEVILLE	AR	72703	0.642373	C-2			UC
765-03508-000	GALL, MICHAEL A & CHRISTINA G	2729 N DRAKE ST	FAYETTEVILLE	AR	72703	0.515561	C-2			UC
765-03509-000	CRISP, DARREN & BRANDEN	2737 N DRAKE ST	FAYETTEVILLE	AR	72703	0.723357	C-2			UC
765-03996-000	RUDKO, FRANCES HOWELL	3000 N MARKET AVE	FAYETTEVILLE	AR	72703	0.766002	C-2			UC
765-03997-000	3024 MARKET AVE LLC	3024 N MARKET AVE	FAYETTEVILLE	AR	72703	0.481827	C-2			UC
765-03998-000	RIKA ENTERPRISES LLC	3042 N MARKET AVE	FAYETTEVILLE	AR	72703	0.481827	C-2			UC
765-03999-000	REMINGTON PLACE INC	3140 N MARKET AVE	FAYETTEVILLE	AR	72703	0.882853	C-2			UC
765-04000-000	MATHIAS SHOPPING CENTERS INC	3061 N MARKET AVE	FAYETTEVILLE	AR	72703	1.217865	C-2			UC
765-04001-000	MOHLER PROPERTIES LLC	3045 N MARKET AVE	FAYETTEVILLE	AR	72703	0.250064	C-2			UC
765-04002-000	MOHLER PROPERTIES LLC	3045 N MARKET AVE				0.25497	C-2			UC
765-04003-000	CARTER, JOHN M JR & LINDA;	1010 E ROLLING HILLS DR	FAYETTEVILLE	AR	72703	0.893047	C-2			UC
765-04004-000	LINDSEY, JE FAMILY LTD PTNRSH	125 E TOWNSHIP ST	FAYETTEVILLE	AR	72703	1.483511	C-2			UC
765-04005-000	TTM+R LLC	2358 N GREEN ACRES RD				0.752235	C-2			UC
765-04006-000	TTM+R LLC					0.036729	C-2			UC
765-04006-001	OZARK ORAL HEALTH PROPERTIES LLC	2386 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.615497	C-2			UC
765-04007-000	TTM+R LLC	57 E TOWNSHIP ST				1.02742	C-2			UC
765-04008-000	MBL PROPERTIES LLC	2397 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.690445	C-2			UC
765-04009-000	RUSH, CHARLES H TRUST	2389 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.582362	C-2			UC
765-04010-000	DELMEL LLC	5 W TOWNSHIP ST	FAYETTEVILLE	AR	72703	0.705204	C-2			UC
765-04011-000	GILMOUR, JOHN T	101 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.625669	C-2			UC
765-04012-000	VP RENTALS LLC	93 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	1.922015	C-2			UC
765-04013-000	HARLEY PROPERTIES LLC	83 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.25213	C-2			UC
765-04013-001	GOFF, D C REVOCABLE TRUST	89 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.25832	C-2			UC
765-04013-002	SHAW, BROOKE NEAL & JAMES; WILLIAMSON, MICHAEL	87 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.274442	C-2			UC
765-04014-000	JRC COMMERCIAL MANAGEMENT LLC	75 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.784898	C-2			UC

Parcel ID	First Owner Name	Site Address	Site City	Site State	Site Zip	Acres	Current Zoning	Current Zoning	Current Zoning	Proposed ZD
765-04015-000	BLOCK, LESLIE	71 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.784889	C-2			UC
765-04016-000	FAYETTEVILLE CREATIVE SCHOOLS	57 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	2.912107	C-2			UC
765-04017-000	45 COLT SQUARE LLC	45 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.939955	C-2			UC
765-04018-000	TWIN RIVERS PACKAGING INC	1 W COLT SQUARE DR				0.943916	C-2			UC
765-04019-000	TWIN RIVERS PACKAGING INC	1 E COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.947876	C-2			UC
765-04020-000	COMMUNITY RESOURCE GROUP INC	3 E COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.951833	C-2			UC
765-04021-000	5 DOGS INVESTMENTS LLC	7 E COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.695804	C-2			UC
765-04022-000	HEALTH INITIATIVES RESEARCH	2233 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.536335	C-2			UC
765-04022-001	MOCKINGBIRD HILL LLC; KPIER HOLDINGS LLC	2241 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.354401	C-2			UC
765-04023-000	JIMINI PARTNERSHIP	157 E COLT DR	FAYETTEVILLE	AR	72703	0.844353	C-2			UC
765-04024-000	JIMINI PARTNERSHIP	145 E COLT DR				0.783714	C-2			UC
765-04025-000	MATHIAS SHOPPING CENTERS INC	179 E COLT DR	FAYETTEVILLE	AR	72703	1.180641	C-2			UC
765-04026-000	TTM+R LLC	2340 N GREEN ACRES RD				1.05442	C-2			UC
765-04026-100	TTM+R LLC					0.579074	C-2			UC
765-04026-101	TTM+R LLC					0.644181	C-2			UC
765-04027-000	MATHIAS SHOPPING CENTERS INC					1.033272	C-2			UC
765-04028-000	TTM+R LLC	2361 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.370499	C-2			UC
765-04028-001	TTM+R LLC	2349 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.267499	C-2			UC
765-04028-002	SOSA PROPERTIES LLC	2367 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.69397	C-2			UC
765-04028-003	SOSA PROPERTIES LLC	104 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.694071	C-2			UC
765-04028-004	DUNN, JAMES ROBERT & KRISTINA DEANNE	88 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.462232	C-2			UC
765-04028-005	CROSS THERAPY SERVICES LTD	48 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.796414	C-2			UC
765-04028-006	FIFTY FIFTEEN PROPERTIES	34 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.69407	C-2			UC
765-04028-007	VAN DER MERWE HOLDINGS LLC	22 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.694171	C-2			UC
765-04028-008	STEWART, WILLIAM & NANCY M	16 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.331826	C-2			UC
765-04028-009	STEWART, WILLIAM & NANCY M	8 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.452872	C-2			UC
765-04028-010	WEALTHPATH PROPERTIES LLC	18 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.22969	C-2			UC
765-04028-011	GONZALEZ, ALFREDO R & ROSANN P	64 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.334183	C-2			UC
765-04028-012	EVANS FAMILY INVESTMENTS LLC	2333 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.544515	C-2			UC
765-04028-013	TTM+R LLC	2355 N GREEN ACRES RD				0.326842	C-2			UC
765-04028-014	YEM LLC	2345 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.408311	C-2			UC
765-04074-000	THOMAS, ROBIN R REVOCABLE TRUST	2848 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.134008	R-O			UC
765-04075-000	LLOYD AGENCY LLC	607 W PEACH ST	FAYETTEVILLE	AR	72701	0.100519	RSF-4			UC
765-04076-000	THOMAS, ROBIN R REVOCABLE TRUST	2856 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.203256	R-O			UC
765-04077-000	HARDWICK, ETHAN; NEWBY, MALLORY					0.285137	RSF-4			UC
765-04078-000	HARDWICK, ETHAN; NEWBY, MALLORY	2890 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.310161	RSF-4			UC
765-04079-000	HARDWICK, ETHAN; NEWBY, MALLORY	2890 S SCHOOL AVE				0.33844	RSF-4			UC
765-04094-000	KO, CHING-WHAN	2910 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.123584	RSF-4			UC
765-04095-000	EASTERLING PROPERTIES LLC					0.034037	RSF-4			UC
765-04096-000	EASTERLING PROPERTIES LLC	2920 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.393978	RSF-4			UC
765-04097-000	EASTERLING PROPERTIES LLC					0.543159	C-2			UC
765-04097-001	EASTERLING PROPERTIES LLC					0.227265	C-2			UC
765-04098-000	EASTERLING PROPERTIES LLC	2937 S HADDON AVE				0.685287	RSF-4			UC
765-04099-000	EASTERLING PROPERTIES LLC	2925 S HADDON AVE	FAYETTEVILLE	AR	72701	0.456856	RSF-4			UC
765-04100-000	EASTERLING PROPERTIES LLC	615 W LESTER ST				0.228435	RSF-4			UC
765-04101-000	SCHILLER, MELINDA J	2944 S SCHOOL AVE				0.375638	C-2			UC
765-04102-000	SCHILLER, MELINDA J	2944 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.438305	C-2			UC
765-04102-001	SCHILLER, MELINDA J	2976 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.410264	C-2	RSF-4		UC
765-04103-000	EDWARDS, J & J FAMILY PROPERTIES					0.668733	RSF-4			UC
765-04104-000	EMPEROR INVESTMENT LLC					0.194467	RSF-4			UC
765-04105-000	EMPEROR INVESTMENT LLC					0.198206	RSF-4			UC
765-04106-000	EMPEROR INVESTMENT LLC	654 W CHERRY ST	FAYETTEVILLE	AR	72701	0.788041	RSF-4			UC
765-04107-000	STARR, CYNTHIA D (ROBERTS)	600 W CHERRY ST	FAYETTEVILLE	AR	72701	0.659966	RSF-4			UC

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765-04108-000	STARR, CYNTHIA D (ROBERTS)					0.829573	RSF-4			UC
765-05183-000	EOFF, ROBERT C	1216 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.193817	C-2			UC
765-05189-000	EOFF, ROBERT C					0.330577	C-2			UC
765-05775-000	TFI LLC	2600 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.456343	C-2			UC
765-05776-000	CHEYENNE INVESTMENTS LLC	2642 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.344351	C-2			UC
765-05777-000	CHEYENNE INVESTMENTS LLC	2650 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.688705	C-2			UC
765-05778-000	BENVIV LLC	2716 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.344351	C-2			UC
765-05779-000	JEB PROPERTIES LLC	2756 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.344352	C-2			UC
765-05780-000	JEB PROPERTIES LLC					0.344353	C-2			UC
765-05781-000	SUNSET PROPERTIES LLC					0.344353	R-O			UC
765-05782-000	SUNSET PROPERTIES LLC	2824 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.344399	R-O			UC
765-05783-000	MIDWEST BONDING SERVICE INC	2826 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.276659	R-O			UC
765-05784-000	GILBERTSON, WAYNE GUY	2830 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.279591	RSF-4			UC
765-05785-000	KJJ INVESTMENT GROUP OF NWA LLC	2846 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.200135	R-O			UC
765-05808-000	MCKINNEY, RICHARD P & LANITA T					0.696166	RMF-24			UC
765-05809-000	MCKINNEY, RICHARD P & LANITA T	556 W 26TH ST				0.859583	RMF-24			UC
765-05810-000	MCKINNEY, RICHARD P & LANITA T					0.368114	C-2			UC
765-05811-000	SHULER, FRANK & PEGGY TRUST					0.254615	C-2			UC
765-05811-001	MCKINNEY, RICHARD P & LANITA T					0.036454	C-2			UC
765-05812-000	SHULER, FRANK & PEGGY TRUST					0.296758	C-2			UC
765-05813-000	SHULER, FRANK & PEGGY TRUST					0.334674	C-2			UC
765-05814-000	COMMUNITY RESOURCE GROUP INC	2143 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	1.415215	R-O			UC
765-05815-000	MULLINS PROPERTY MANAGEMENT LLC	2141 N GREEN ACRES RD				0.861438	RSF-4	R-O		UC
765-05817-000	OLSZEWSKI, JOANNE G & KONERT, MARGARET A	102 E ELM ST	FAYETTEVILLE	AR	72703	1.445742	R-O	RSF-4		RSF-4
765-05818-000	MCCLURE BASSETT PROPERTIES LLC	2101 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.531488	R-O			UC
765-05819-000	MCCLURE BASSETT PROPERTIES LLC	2109 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.348413	R-O			UC
765-05820-000	MARTIN, MARK L & ELIZABETH M	2059 N GREEN ACRES RD				0.287875	R-O			UC
765-05821-000	MARTIN, MARK L & ELIZABETH M	2059 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.388524	R-O			UC
765-05822-000	BROYLES PROPERTIES VII LLC	2031 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.233847	R-O			UC
765-05823-000	TS AGAINST THE GRAIN INC	2039 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	1.414649	R-O			UC
765-05824-000	GRACE, DAVID & PATTI REVOCABLE TRUST	2017 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.557299	R-O			UC
765-05825-000	KBR BENTONVILLE PROPERTIES LLC	2025 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.410981	R-O			UC
765-05826-000	NORTHSTAR PROPERTIES LLC	2013 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.373491	R-O			UC
765-05827-000	RBS INVESTMENTS LLC	2011 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.361128	R-O			UC
765-07401-000	HILLSTAR DEVELOPMENT LLC	E KENRAY ST				0.253954	UT			UC
765-07402-000	HILLSTAR DEVELOPMENT LLC	E KENRAY ST				0.253954	UT			UC
765-07403-000	HILLSTAR DEVELOPMENT LLC	E KENRAY ST				0.253955	UT			UC
765-07404-000	HILLSTAR DEVELOPMENT LLC	KENRAY ST				0.253954	UT			UC
765-07674-000	CLUB CAR WASH					0.054145	C-2			UC
765-07675-000	CLUB CAR WASH	3287 N LEE AVE				0.190339	C-2			UC
765-07676-000	CLUB CAR WASH					0.325148	C-2			UC
765-07677-000	WLH PROPERTIES LLC					0.225809	C-2			UC
765-07678-000	WATKINS, SARAH G; WATKINS, KEVIN	3255 N LEE AVE	FAYETTEVILLE	AR	72703	0.292692	RSF-4	C-2		UC
765-07679-000	HONEY PROPERTIES LLC	N LEE AVE				0.258262	RSF-4	C-2		UC
765-07680-000	THRIVE FIRE DEPOT LLC	1020 E HAROLD ST	FAYETTEVILLE	AR	72703	0.516523	R-O	C-2		UC
765-07701-000	OMNI CENTER FOR PEACE, JUSTICE &	3274 N LEE AVE	FAYETTEVILLE	AR	72703	0.239096	R-O			UC
765-07702-000	OMNI CENTER FOR PEACE, JUSTICE &					0.062809	R-O			UC
765-07703-000	STARRFISH DEL SOL LLC					0.060373	R-O			UC
765-07704-000	DORTCH, JOHN M	3290 N LEE AVE	FAYETTEVILLE	AR	72703	0.358898	R-O			UC
765-08977-000	MATHIAS SHOPPING CENTERS INC	3184 N COLLEGE AVE				0.344335	C-2			UC
765-08978-000	SOUTHWESTERN BELL TELEPHONE CO	1133 E HAROLD ST	FAYETTEVILLE	AR	72703	1.331904	R-O			UC
765-08978-001	TRINITY FELLOWSHIP ASSEMBLY OF					0.162709	R-O			UC
765-10775-000	SWEETSER FAMILY LIMITED PARTNERSHIP	510 E TOWNSHIP ST	FAYETTEVILLE	AR	72703	0.216984	C-2	RMF-40		UC

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765-10776-000	SWEETSER FAMILY LIMITED PARTNERSHIP					0.251447	C-2	RMF-40		UC
765-10777-000	SWEETSER FAMILY LIMITED PARTNERSHIP					0.249586	C-2	RMF-40		UC
765-10778-000	SWEETSER FAMILY LIMITED PARTNERSHIP					0.251178	C-2	RMF-40		UC
765-10779-000	SWEETSER FAMILY LIMITED PARTNERSHIP	2406 N SHILEY DR				0.273294	C-2	RMF-40		UC
765-10779-011	TOWNSHIP PLAZA LLC	2410 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.179859	C-2			UC
765-10779-012	BEN LYNCH HOLDING LLC	E TOWNSHIP ST				0.792378	C-2			UC
765-10791-000	BMJAB PROPERTIES LLC	3090 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.411815	C-2			UC
765-10792-000	OZARK RESEARCH INSTITUTE INC	744 W SKELTON ST	FAYETTEVILLE	AR	72701	0.344353	C-2			UC
765-10805-000	HABITAT FOR HUMANITY OF NORTHWEST ARKANSAS	715 W CHERRY ST	FAYETTEVILLE	AR	72701	1.824252	NC			UC
765-10805-001	BEN AND MARIKO LLC	3000 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.433908	C-2			UC
765-10807-000	KO, CHING-WHAN; KO, CHING-MING	3054 S SCHOOL AVE	FAYETTEVILLE	AR	72701	1.151279	RSF-4	C-2		UC
765-10807-001	CARDVILLE LLC	3050 S SCHOOL AVE				0.349332	C-2			UC
765-10808-000	BROCK VENTURES LLC	3062 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.628134	C-2			UC
765-10973-000	755 MILLSAP ROAD LLC	755 E MILLSAP RD	FAYETTEVILLE	AR	72703	2.212157	C-2			UC
765-10973-001	PENDRAGON DEVELOPMENT CORP	859 E MILLSAP RD	FAYETTEVILLE	AR	72703	0.978627	C-2			UC
765-11831-000	SILL, JULIE	1104 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.478154	C-2			UC
765-11832-000	MCKINNEY, HAROLD & HELEN REVOCABLE TRUST	1108 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.312484	C-2			UC
765-11833-000	PARTI INVESTMENTS LLC	1150 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.606594	UT			UC
765-11834-000	KESTER HOLDINGS I LLC	1160 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.147012	C-2			UC
765-13390-000	RMS LLC	2372 N JANE AVE	FAYETTEVILLE	AR	72703	0.389518	C-2			UC
765-13394-000	LB GRANATA INC	2332 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.144209	C-2			UC
765-13395-000	HU FAMILY REVOCABLE TRUST	2243 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.570223	C-2			UC
765-13396-000	GRANATA, JOHN THOMAS & MARY A	2300 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.226866	C-2	RSF-4		UC
765-13397-000	RIZZO, VINCENT J & DORIS	2218 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.224652	C-2			UC
765-13398-000	RIZZO, VINCENT J & DORIS	2218 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.249508	C-2			UC
765-13398-001	ROGERS, SHELBY E REVOCABLE TRUST	2228 N COLLEGE AVE				1.753808	C-2	RSF-4		UC
765-13398-002	GILLESPIE, DARRYL H	2202 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.252132	C-2			UC
765-13399-000	M & N HOLDINGS LLC					0.480561	C-2			UC
765-13400-000	5 DOGS INVESTMENTS LLC	2380 N JANE AVE	FAYETTEVILLE	AR	72703	0.414445	C-2			UC
765-13401-000	M & N HOLDINGS LLC	2388 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.399113	C-2			UC
765-13402-000	M & N HOLDINGS LLC	2388 N COLLEGE AVE				0.718914	C-2			UC
765-13403-000	GRANATA, JOHN THOMAS & MARY A	2300 N COLLEGE AVE				1.295365	C-2	RSF-4		UC
765-13404-000	ABBAY FUND LLC	245 E TOWNSHIP ST	FAYETTEVILLE	AR	72703	0.701018	C-2			UC
765-13405-000	THRIVE FAYETTEVILLE LLC	257 E TOWNSHIP ST	FAYETTEVILLE	AR	72703	1.432567	UT			UC
765-13406-000	HOPMANN PROPERTIES I LLC	2333 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.730867	C-2			UC
765-13407-000	MONTES, MELITON	2356 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.597149	C-2			UC
765-13407-001	NWARC REAL ESTATE HOLDINGS LLC	2366 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.378184	C-2			UC
765-13408-000	KAMINSKY, JO ANN & ELIOT H	2227 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.486973	C-2			UC
765-13409-000	WHITFIELD, WILLIAM C & RUTH A REVOCABLE TRUST	2345 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.561841	C-2			UC
765-13410-000	ARVEST BANK	291 E TOWNSHIP ST				0.467956	C-2			UC
765-13411-000	ARVEST BANK	2389 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.353258	C-2			UC
765-13412-000	E & E PROPERTY HOLDINGS LLC	2221 N COLLEGE AVE	FAYETTEVILLE	AR	72703	4.111683	C-2			UC
765-13413-000	HU FAMILY REVOCABLE TRUST	N COLLEGE AVE				0.156769	C-2			UC
765-13414-000	BRANNON, TIM & VICKIE TRUST	2309 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.809949	C-2			UC
765-13415-000	SAMAVATI, HASSAN & NORBERTA; SAMAVATI, OMID	2325 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.525365	C-2			UC
765-13416-000	REORISO LLC	2242 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.375514	C-2			UC
765-13436-001	PITTS FAMILY TRUST					7.145838	R-O	RSF-4		RSF-4
765-13438-000	FAYETTEVILLE OVERLOOK LLC					16.59612	RSF-4	R-O	C-2	P-1
765-13439-000	ROGERS, SHELBY E REVOCABLE TRUST	2190 N COLLEGE AVE				0.495962	C-2	RSF-4		UC
765-13440-001	MARA HOLDINGS LLC	2180 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.185264	RSF-4	C-2		UC
765-13444-000	WAR EAGLE REAL ESTATE LLC	2100 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.669595	C-2	RSF-4		UC
765-13445-000	FAY 2140 LLC	2140 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.99432	C-2			UC
765-13446-000	THEODORE, MICHAEL LEE & CATHERINE	2136 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.946406	C-2	RSF-4		UC

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765-13447-000	ROBBIE & CHRIS CORPORATION	2120 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.746635	C-2	RSF-4		UC
765-13449-000	GAM FAMILY LLC	1998 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.104951	C-2	RSF-4		UC
765-13450-000	NEW LIFE CHURCH OF ARKANSAS INC	2035 N COLLEGE AVE	FAYETTEVILLE	AR	72703	2.529184	C-2			UC
765-13451-000	DEWEESE, LARRY JOHN	2075 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.356633	C-2			UC
765-13452-000	THE NEW SCHOOL	GREEN ACRES RD				1.293907	C-2			UC
765-13452-001	SCMD HOLDINGS LLC	2100 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	1.260748	C-2			UC
765-13453-000	LEE FAMILY TRUST	2183 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.952867	C-2			UC
765-13453-001	COULTER MOUNTAIN LLC	2195 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.255358	C-2			UC
765-13454-000	HU FAMILY REVOCABLE TRUST	2101 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.67115	C-2			UC
765-13455-000	NWARC REAL ESTATE HOLDINGS LLC	2127 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.598593	C-2			UC
765-13456-000	LEE FAMILY TRUST	2141 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.724721	C-2			UC
765-13457-000	RBS INVESTMENTS LLC	200 E POPLAR ST	FAYETTEVILLE	AR	72703	0.265089	C-2			UC
765-13457-001	BLACK BARN MANAGEMENT LLC	1985 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.325591	C-2			UC
765-13458-000	NEW LIFE CHURCH OF ARKANSAS INC	N COLLEGE AVE				0.667585	C-2			UC
765-13459-000	GT MANAGEMENT LLC	1947 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.894331	C-2			UC
765-13462-000	HOKU PROPERTIES LLC	1949 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.620918	R-O			UC
765-13462-001	FOURNET PROPERTIES LLC	1953 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.471778	R-O			UC
765-13463-000	FLOSSBOSS LLC	2001 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.567646	R-O			UC
765-13465-000	SPRINGHILL RANCH LLC	160 E POPLAR ST	FAYETTEVILLE	AR	72703	0.861816	R-O			UC
765-13466-000	DHARWADKER, MANISH NARAYAN &	N COLLEGE AVE				0.466255	C-2	RSF-4		UC
765-13466-002	SCHNEIDER, COREY J	COLLEGE AVE				0.93149	C-2	RSF-4		UC
765-13466-003	HERMEZ HOLDINGS LLC	2020 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.913532	C-2	RSF-4		UC
765-13466-004	KMAJ LLC	2036 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.621264	C-2			UC
765-13467-000	CUMMINGS, STEPHEN J REVOCABLE					0.556613	C-2	RSF-4		UC
765-13468-000	RY & BRIAN LLC	2050 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.978889	C-2			UC
765-13469-000	KLBFW LLC	1930 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.754177	C-2	RSF-4		UC
765-13470-000	ARKANSAS BAPTIST STATE CONVEN-	1925 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.396045	R-O			UC
765-13472-000	FRECKLED HEN PROPERTIES LLC	1904 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.266823	C-2			UC
765-13473-000	MOLDENHAUER, GREG & MARGIE TRUST	338 E SYCAMORE ST	FAYETTEVILLE	AR	72703	0.726314	RSF-4	C-2		RSF-4
765-13474-000	FRECKLED HEN PROPERTIES LLC					0.650377	C-2	RSF-4		UC
765-13475-000	TRISTATE OUT DOOR ADVERTISING CO	N COLLEGE AVE				0.383332	C-2			UC
765-13476-000	TRISTATE OUT DOOR ADVERTISING CO	1925 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.546982	C-2			UC
765-13477-000	TRISTATE OUT DOOR ADVERTISING CO	1889 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.358389	C-2			UC
765-13478-000	TRI-STATE OUTDOOR ADV CO	1827 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.55178	C-2			UC
765-13479-000	THE EXCLUSIVE SVT PLLC	1810 N COLLEGE AVE	FAYETTEVILLE	AR	72703	2.669191	C-2	RSF-4		UC
765-13481-000	HENDRIX REH LLC	1766 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.03162	C-2			UC
765-13481-001	THE EXCLUSIVE SVT PLLC	COLLEGE ST				0.8066	C-2	RSF-4		UC
765-13482-000	STANTON, DONALD W REVOCABLE TRUST	1817 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.729197	C-2			UC
765-13484-000	5 DOGS INVESTMENTS LLC	1815 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.639323	C-2			UC
765-13485-000	SPLASH COLLEGE LLC	1771 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.581945	C-2			UC
765-13486-000	SPLASH COLLEGE LLC	1765 N COLLEGE				0.496546	C-2			UC
765-13486-001	5 DOGS INVESTMENTS LLC	N COLLEGE				0.076081	C-2			UC
765-13487-000	VAR LLC	1915 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.179209	R-O			UC
765-13487-001	VAR LLC	1917 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.181339	R-O			UC
765-13488-000	MIDTOWN THERAPY LLC	1845 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.366713	R-O			UC
765-13489-000	5 DOGS INVESTMENTS LLC	1803 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.560656	C-2			UC
765-13490-000	PORTER MALLOY INVESTMENTS LLC	1831 N GREEN ACRES RD				0.257355	R-O	C-2		UC
765-13490-001	PORTER MALLOY INVESTMENTS LLC	1831 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.334589	C-2			UC
765-13491-000	THE EXCLUSIVE SVT PLLC	1772 N COLLEGE AVE				0.144512	C-2			UC
765-13492-000	THORNTON ENTERPRISES LLC	1772 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.299049	C-2			UC
765-13495-000	GANDHI INC	1818 N COLLEGE AVE	FAYETTEVILLE	AR	72703	2.677054	C-2	RSF-4		UC
765-13495-001	FRECKLED HEN PROPERTIES LLC	1904 N COLLEGE AVE				0.070547	C-2			UC
765-13496-000	VERMILLION TAX LLC	158 E SYCAMORE ST	FAYETTEVILLE	AR	72703	0.164752	C-2	R-O		UC

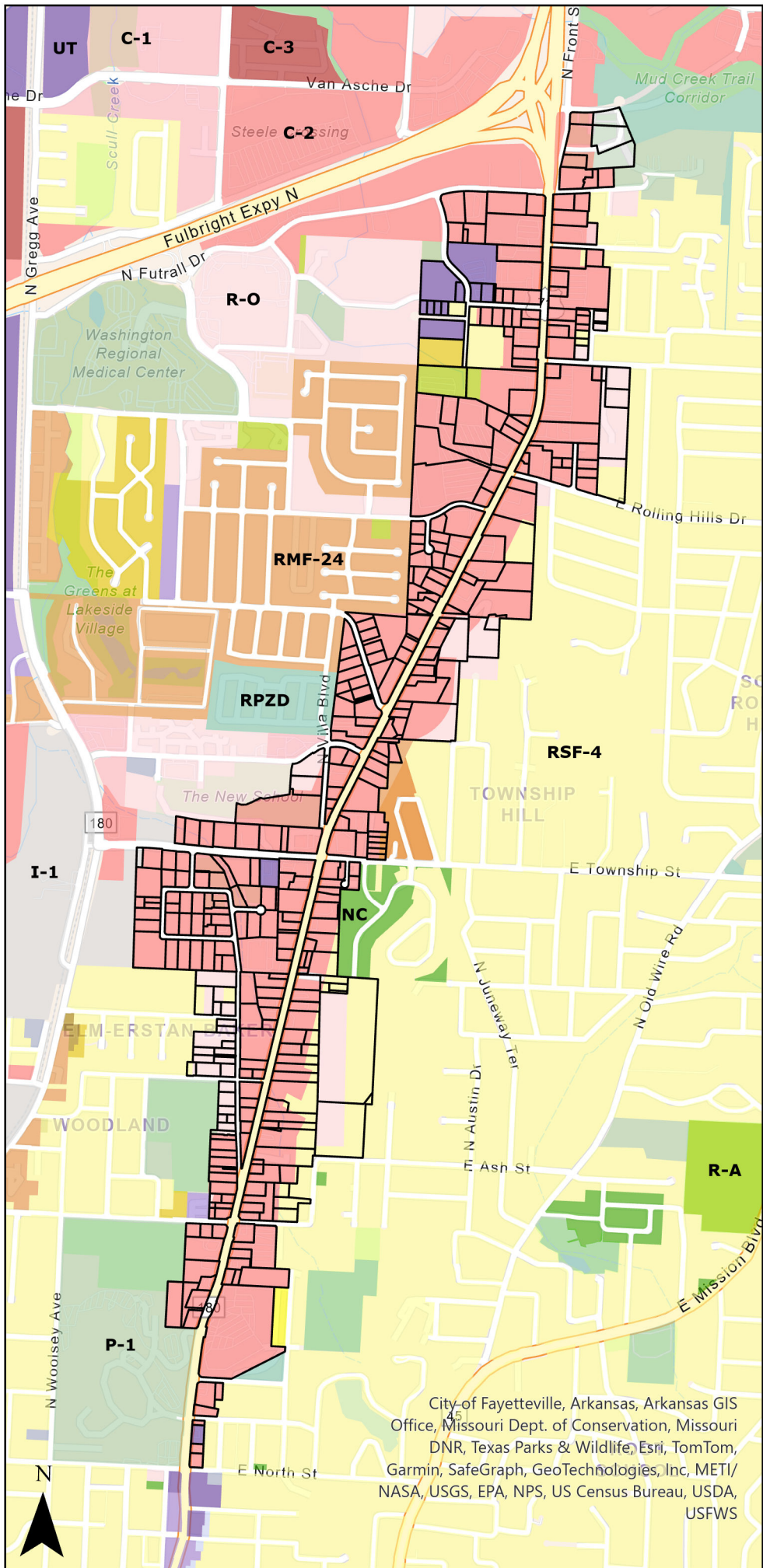
Parcel ID	First Owner Name	Site Address	Site City	Site State	Site Zip	Acres	Current Zoning	Current Zoning	Current Zoning	Proposed ZD
765-13498-000	TOMLYNN PROPERTIES LLC	1705 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.456669	C-2			UC
765-13499-000	MATTHEWS FAMILY TRUST	1717 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.212713	C-2			UC
765-13499-001	VERMILLION TAX LLC	158 E SYCAMORE ST				0.070335	C-2	R-O		UC
765-13500-000	MOLDENHAUER, GREG & MARGIE TRUST	1717 N WALNUT AVE				0.880671	RSF-4	C-2		RSF-4
765-13510-000	KHAMOOSHI, SAM ; KHAMOOSHI, NIMA	1914 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.424895	C-2	RSF-4		UC
765-13511-000	JORY INVESTMENTS LLC	1742 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.506087	C-2			UC
765-13511-001	ANDROMEDA GROUP LLC	1754 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.733357	C-2			UC
765-13513-000	A & K COMMERCIAL LEASING LLC	1722 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.572964	C-2			UC
765-13514-000	FAYETTEVILLE GLASS CO INC	1727 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.271194	C-2	R-O		UC
765-13515-000	FAYETTEVILLE GLASS CO INC	1725 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.322145	C-2			UC
765-13516-000	KLBFW LLC	1946 N COLLEGE AVE				3.162513	C-2	RSF-4		UC
765-13517-000	PULSAR PROPERTIES LLC	1700 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.437746	C-2			UC
765-13520-000	MOLDENHAUER, GREG & MARGIE TRUST					0.361833	RSF-4	C-2		RSF-4
765-13522-000	JOHNSON SQUARE PARTNERS LLC; SCA MANAGEMENT LLC	7 W TOWNSHIP ST	FAYETTEVILLE	AR	72703	0.99707	C-2			UC
765-13528-000	SEXTON, G A & ELSIE D	27 W TOWNSHIP ST	FAYETTEVILLE	AR	72703	0.301665	I-1			UC
765-13534-010	MONKEY DOODLE LLC	128 E POPLAR ST	FAYETTEVILLE	AR	72703	0.35277	RSF-4	R-O		UC
765-13901-000	ARTHURS, DAVID J & REBA L	110 E MEMORIAL DR	FAYETTEVILLE	AR	72703	1.836324	C-2			UC
765-14113-000	JONLIN PROPERTIES LLC	1640 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.52428	C-2			UC
765-14114-000	LAFARGUE & CHANDLER LLC	1612 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.246944	C-2			UC
765-14114-001	LAFARGUE & CHANDLER LLC	1612 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.397979	C-2			UC
765-14114-003	CHEADLE, MATTHEW GENE & FRANKIE SANDVEN	1605 N HILLCREST AVE	FAYETTEVILLE	AR	72703	2.241832	C-2			UC
765-14116-000	KEYPORT SELF STORAGE-FAY	1660 N COLLEGE AVE	FAYETTEVILLE	AR	72703	2.933825	C-2			UC
765-14118-000	OVERLAND PROPERTIES LLC	1680 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.944588	C-2			UC
765-14119-000	MCDONALD'S REAL ESTATE COMPANY	1641 N COLLEGE AVE	FAYETTEVILLE	AR	72703	2.239579	C-2			UC
765-14120-000	BRASS POLE PROPERTIES LLC	1617 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.742448	C-2			UC
765-14121-000	1673 COLLEGE LLC	1673 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.500309	C-2			UC
765-14123-000	BRYAN HUNT LLC	1665 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.395803	C-2			UC
765-14123-002	GAIA PROPERTIES LLC	117 E SYCAMORE ST	FAYETTEVILLE	AR	72703	0.399876	C-2			UC
765-14125-000	HOPMANN PROPERTIES II LLC	1618 N COLLEGE AVE				0.020163	C-2			UC
765-14125-001	HOPMANN PROPERTIES II LLC	1618 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.608514	C-2			UC
765-14128-000	SEEBURG OF FAYETTEVILLE LLC	1599 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.512054	C-2			UC
765-14129-000	GOFF, D C REVOCABLE TRUST	1535 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.874137	C-2			UC
765-14130-000	JEET, VISHV & JAIN, SHILPA; AGRAHARI, HOMARJUN;	1501 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.670218	C-2			UC
765-14135-010	ARTHURS, DAVID J & REBA L					0.900234	C-2			UC
765-14138-000	1200 NORTH COLLEGE FAYETTEVILLE LLC	1200 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.582822	C-2			UC
765-14994-000	UNIVERSITY OF ARKANSAS					0.156455	I-1			UC
765-14994-001	MEREDITH, DARREL & ETHEL FAMILY					2.966181	I-1			UC
765-14995-000	UNIVERSITY OF ARKANSAS	1701 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.337757	I-1	C-2		UC
765-14997-000	OZARK STEEL COMPANY	1700 S SCHOOL AVE				0.766708	I-1			UC
765-14999-000	OZARK STEEL COMPANY	1748 S SCHOOL AVE	FAYETTEVILLE	AR	72701	7.090925	I-1	C-2		UC
765-15000-000	MEREDITH, DARREL & ETHEL FAMILY	1749 S SCHOOL AVE				0.56311	I-1			UC
765-15001-000	MEREDITH, DARREL & ETHEL FAMILY	1749 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.391954	I-1			UC
765-15002-000	BUELL, BRIAN W & DONNA W	1585 S WEST AVE	FAYETTEVILLE	AR	72701	0.65	C-2			UC
765-15002-001	STERLING HOLDINGS LLC	1585 S WEST AVE	FAYETTEVILLE	AR	72701	2.708331	I-1	C-2		UC
765-15003-000	CARLTON, JERRY DALE JR & BRITTNEY J	525 W 15TH ST	FAYETTEVILLE	AR	72701	1.005895	I-1	C-2		UC
765-15004-000	MASON RILEY PROPERTIES LLC	1633 S WEST AVE	FAYETTEVILLE	AR	72701	0.849851	I-1			UC
765-15004-001	SALVATION ARMY	1645 S WEST AVE	FAYETTEVILLE	AR	72701	4.819755	C-2	I-1		UC
765-15007-000	SEVEN HILLS HOMELESS CENTER	1832 S SCHOOL AVE	FAYETTEVILLE	AR	72701	2.386738	I-1			UC
765-15008-000	STRODE, SHARON JEAN	364 W NONNAMAKER DR	FAYETTEVILLE	AR	72701	0.165037	C-1	I-1		UC
765-15008-001	FROG AND CROW ENTERPRISES LLC	2002 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.155444	I-1			UC
765-15009-000	STRODE, SHARON JEAN ; WARD,	328 W NONNAMAKER DR	FAYETTEVILLE	AR	72701	0.432839	C-1			UC
765-15010-000	SMITH, PAULA GAYLE; OSWALD, RHONDA RACHELLE;	314 W NONNAMAKER DR	FAYETTEVILLE	AR	72701	5.945255	CS			UC
765-15011-000	OZARK STEEL COMPANY	W 19TH ST				2.319669	I-1			UC

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765-15012-000	UNIVERSITY OF ARKANSAS					1.513496	I-1			UC
765-15013-000	UNIVERSITY OF ARKANSAS	1895 S SCHOOL AVE				1.084583	I-1			UC
765-15016-000	UNIVERSITY OF ARKANSAS	1819 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.760073	C-2			UC
765-15017-000	UNIVERSITY OF ARKANSAS	440 W CATO SPRINGS RD	FAYETTEVILLE	AR	72701	0.394646	C-2			UC
765-15018-000	ZAIFI, MEHDI	2099 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.314798	C-2			UC
765-15019-000	UNIVERSITY OF ARKANSAS	446 W CATO SPRINGS RD				0.346985	C-2			UC
765-15020-000	UNIVERSITY OF ARKANSAS	1935 S SCHOOL AVE				0.291166	C-2			UC
765-15021-000	UNIVERSITY OF ARKANSAS					0.493079	C-2			UC
765-15023-000	SERVE NORTHWEST ARKANSAS INC	251 W 19TH ST				4.791152	C-1	C-2		UC
765-15024-000	FROG AND CROW ENTERPRISES LLC					0.296654	I-1	C-2		UC
765-15025-000	MURIE, THOMAS O	2087 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.722474	C-2			UC
765-15026-000	SMITH, PAULA GAYLE; OSWALD, RHONDA RACHELLE;	293 W NONNAMAKER DR	FAYETTEVILLE	AR	72701	2.144459	CS			UC
765-15028-000	STRODE, SHARON JEAN	1863 S SCHOOL AVE	FAYETTEVILLE	AR	72701	1.130482	C-2	I-1		UC
765-15029-000	UNIVERSITY OF ARKANSAS	1905 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.60656	C-2	I-1		UC
765-15030-000	UNIVERSITY OF ARKANSAS	700 W RESEARCH CENTER BLVD	FAYETTEVILLE	AR	72701	35.49288	I-1	RSF-4	C-2	UC
765-15041-000	UNIVERSITY OF ARKANSAS					19.91615	I-1			UC
765-15045-000	UNIVERSITY OF ARKANSAS					7.523686	I-1			UC
765-15045-001	OZARK STEEL COMPANY					1.056765	I-1			UC
765-15328-000	TROZZY PROPERTIES LLC	2210 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.897846	I-1			UC
765-15329-000	WEBB FAMILY TRUST	2231 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.504064	C-2			UC
765-15333-000	WEBB FAMILY TRUST	2235 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.550157	C-2			UC
765-15335-000	PARKER FAMILY TRUST	2230 S SCHOOL AVE	FAYETTEVILLE	AR	72701	1.406937	C-2			UC
765-15336-000	DAVIDIAN, DAVID & JANE WIER	2262 S SCHOOL AVE	FAYETTEVILLE	AR	72701	1.028154	C-2			UC
765-15337-000	KILAMBI PROPERTIES LLC					0.395439	C-2			UC
765-15338-000	VAN DINE, CHRISTOPHER COREY					0.861404	C-2			UC
765-15339-000	RISK, MARK E LIVING TRUST	380 W 24TH ST	FAYETTEVILLE	AR	72701	2.07	C-2			UC
765-15340-000	BAKER, BARRY DEAN; BAKER, ELLA MAE					7.295883	RSF-4	C-2	RI-12	UC
765-15343-000	MEARES, JOHN C & CYNTHIA Z	2241 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.659609	C-2			UC
765-15344-000	GRAHAM HOUSE LLC	2100 S SCHOOL AVE				1.078116	CS			UC
765-15346-000	HAWGFISH HOLDINGS LLC	2283 S SCHOOL AVE	FAYETTEVILLE	AR	72701	2.489275	C-2			UC
765-15347-000	D & G HOME SOLUTIONS RE LLC	2275 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.453481	C-2			UC
765-15349-000	KILAMBI PROPERTIES LLC					0.400033	C-2			UC
765-15349-001	CITY OF FAYETTEVILLE					0.058001	C-2			UC
765-15351-000	VAN DINE, CHRISTOPHER COREY	2316 S SCHOOL AVE	FAYETTEVILLE	AR	72701	1.167755	C-2			UC
765-15352-000	WEBB FAMILY TRUST	2201 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.579505	C-2			UC
765-15353-000	WEBB FAMILY TRUST	2215 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.173964	C-2			UC
765-15354-000	BASSETT, JOHN CARLON	2298 S SCHOOL AVE	FAYETTEVILLE	AR	72701	1.923667	C-2			UC
765-15355-000	MARTIN, TIMOTHY M	2237 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.278421	C-2			UC
765-15356-000	MILLER, BENJAMIN CHARLES	341 W 22ND ST	FAYETTEVILLE	AR	72701	0.376263	I-1			UC
765-15361-000	MCKINNEY, RICHARD P & LANITA T	2420 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.301652	C-2			UC
765-15361-001	SHULER, FRANK & PEGGY TRUST					0.004584	C-2			UC
765-15364-000	SOUTHGATE RV PARK LLC	2331 S SCHOOL AVE	FAYETTEVILLE	AR	72701	4.316769	C-2	RSF-4		UC
765-15366-000	CAMPBELL ELECTRIC INC	2301 S SCHOOL AVE	FAYETTEVILLE	AR	72701	1.290609	I-1	C-2		UC
765-15715-000	OZARK LUBES REALTY LLC	3460 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.878761	C-2			UC
765-15719-001	LAND JOURNEY LLC	1023 E MILLSAP RD	FAYETTEVILLE	AR	72703	0.687073	C-2			UC
765-15720-000	SCOTT PLAZA LLC	3422 N COLLEGE AVE	FAYETTEVILLE	AR	72703	2.190589	C-2	C-1		UC
765-15720-001	GX16 FAYETTEVILLE COLLEGE LLC	3448 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.398618	C-2			UC
765-15721-000	BANK OF ARKANSAS	3500 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.528533	C-2			UC
765-15723-000	ARR INVESTMENTS LLC	1130 E MILLSAP RD	FAYETTEVILLE	AR	72703	0.514627	C-2			UC
765-15723-001	TURNER PROPERTY MANAGEMENT LLC	1088 E MILLSAP RD	FAYETTEVILLE	AR	72703	0.775186	C-2			UC
765-15734-000	COLLEGE MARKETPLACE 16 LLC	3425 N COLLEGE AVE	FAYETTEVILLE	AR	72703	4.698356	C-2			UC
765-15738-000	MATHIAS SHOPPING CENTERS INC	3200 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.609041	C-2			UC
765-15739-000	MATHIAS SHOPPING CENTERS INC	3184 N COLLEGE AVE	FAYETTEVILLE	AR	72703	7.573875	C-2			UC

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765-15740-000	CLUB CAR WASH	3274 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.879351	C-2			UC
765-15741-000	STARRFISH DEL SOL LLC	3340 N COLLEGE AVE	FAYETTEVILLE	AR	72703	5.178496	C-2			UC
765-15741-001	CARLTIX ASSOCIATES LLC	3358 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.459248	C-2			UC
765-15741-002	SHERWOOD/WALKER PROPERTIES LLC	3364 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.780354	C-2			UC
765-15743-000	WHEELER, TRACY LEIGH; WHEELER,	3244 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.57293	C-2			UC
765-15744-000	WLH PROPERTIES LLC	3270 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.595057	C-2			UC
765-15745-000	CRYSTAL AUTO PROPERTY LLC ;	3372 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.815077	C-2	RSF-4		UC
765-15746-000	WHITFIELD, ANNE JONES TRUST;	3264 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.6671	C-2			UC
765-15749-000	MILLER, RITA A REVOCABLE TRUST	710 E LONGVIEW ST	FAYETTEVILLE	AR	72703	0.623987	RSF-4			UC
765-15751-000	HILLSTAR DEVELOPMENT LLC	892 N PLAINVIEW AVE				3.808899	UT			UC
765-15752-000	BLAKE HARRIS HOLDINGS LLC	E LONGVIEW ST				0.302934	C-2			UC
765-15752-001	RMS WAREHOUSE 1315 LLC	E LONGVIEW ST				0.096419	UT			UC
765-15753-000	COLLEGE MARKETPLACE 16 LLC	3379 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.896869	C-2			UC
765-15754-000	RMS WAREHOUSE 1315 LLC	3330 E LONGVIEW ST				1.016194	UT			UC
765-15755-000	BF NWA COMMERCIAL HOLDINGS LLC	3277 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.475047	C-2			UC
765-15755-001	JJM PROPERTIES LLC	E LONGVIEW ST				0.418426	C-2			UC
765-15756-000	MARY ZACCANTI BASSETT HOLDINGS LLC	3263 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.40625	C-2			UC
765-15757-000	HILLSTAR DEVELOPMENT LLC	3259 N PLAINVIEW AVE	FAYETTEVILLE	AR	72703	2.203612	UT			UC
765-15758-000	FALCONS LANDING LLC	3235 N PLAINVIEW AVE	FAYETTEVILLE	AR	72703	3.162219	RI-12			UC
765-15759-000	SLONE, RAMAH SUE LIFETIME ASSET	3223 N COLLEGE AVE				0.542666	C-2			UC
765-15759-001	GOLD TOWN LLC	3223 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.787256	C-2			UC
765-15760-000	LEWIS BROTHERS LEASING CO INC	767 E LONGVIEW ST	FAYETTEVILLE	AR	72703	0.556314	C-2			UC
765-15761-000	BLAKE HARRIS HOLDINGS LLC	3311 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.118989	C-2			UC
765-15762-000	BLAKE HARRIS HOLDINGS LLC	760 E LONGVIEW ST	FAYETTEVILLE	AR	72703	0.416928	C-2			UC
765-15763-000	LEWIS BROTHERS LEASING CO INC	791 E LONGVIEW ST	FAYETTEVILLE	AR	72703	0.531348	C-2			UC
765-15764-000	NORTH COLLEGE AVE INVESTMENT LLC	3251 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.262221	C-2			UC
765-15765-000	RMS WAREHOUSE 1315 LLC	3330 N PLAINVIEW AVE	FAYETTEVILLE	AR	72703	0.554049	UT			UC
765-15766-000	CRAWFORD, MICHAEL C; CRAWFORD, ANGELA RENE	723 E LONGVIEW ST	FAYETTEVILLE	AR	72703	0.548528	RSF-4	C-2		UC
765-15767-000	CITY CENTER NORTH LLC	3373 N COLLEGE AVE	FAYETTEVILLE	AR	72703	7.268483	C-2	UT		UC
765-15768-000	LEWIS BROTHERS LEASING CO INC	845 E LONGVIEW ST				0.409837	C-2			UC
765-15769-000	SLONE, MICHAEL DAVID & RAMAH SUE					0.241228	C-2			UC
765-15770-000	SLONE, MICHAEL DAVID & RAMAH SUE					5.032054	RSF-4	C-2		UC
765-15772-011	CRYSTAL AUTO PROPERTY LLC ;	E MASONIC DR				0.747068	C-2			UC
765-15912-000	TRINITY FELLOWSHIP ASSEMBLY OF	1100 E ROLLING HILLS DR	FAYETTEVILLE	AR	72703	2.941603	RSF-4	R-O		UC
765-15913-000	MATHIAS SHOPPING CENTERS INC	3114 N COLLEGE AVE	FAYETTEVILLE	AR	72703	3.35804	C-2			UC
765-15914-000	MATHIAS SHOPPING CENTERS INC	962 E ROLLING HILLS DR	FAYETTEVILLE	AR	72703	1.839671	C-2			UC
765-15915-000	GTW 4 PROPERTIES LLC	3010 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.347511	C-2			UC
765-15915-010	TRINITY FELLOWSHIP ASSEMBLY OF	1100 E ROLLING HILLS DR	FAYETTEVILLE	AR	72703	4.071071	R-O			UC
765-15915-011	HUTCHISON, ROBERT A & NANCY E	3176 N SARA LN	FAYETTEVILLE	AR	72703	1.138903	R-O			UC
765-15916-000	HOSKINS FAMILY LIMITED PARTNERSHIP	3123 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.370378	C-2			UC
765-15916-001	PARADIGM BUILDING LLC	3155 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.701341	C-2			UC
765-15917-000	A JONES INC	3107 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.559139	C-2			UC
765-15917-001	MATHIAS SHOPPING CENTERS INC	3115 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.92785	C-2			UC
765-15918-000	CHIANG, KUEI & FENG TRUST	3101 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.585037	C-2			UC
765-15919-000	HAYES, THOMAS JR	3014 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.188214	C-2			UC
765-15921-000	RSH HOSPITALITY LLC	2980 N COLLEGE AVE	FAYETTEVILLE	AR	72703	2.886457	C-2	RSF-4		UC
765-15927-000	SLONE, MICHAEL DAVID & RAMAH SUE	3195 N COLLEGE AVE	FAYETTEVILLE	AR	72703	5.48666	C-2	R-A		UC
765-15927-001	MATHIAS SHOPPING CENTERS INC	N COLLEGE				3.70015	R-A			UC
765-15928-000	MATHIAS SHOPPING CENTERS INC	2992 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.819653	C-2			UC
765-15929-001	GOODWILL INDUSTRIES OF ARKANSAS INC	705 E APPLEBY RD	FAYETTEVILLE	AR	72703	2.438321	C-2			UC
765-15931-000	OZZYS PROPERTIES LLC	2785 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.639685	C-2			UC
765-15932-000	NELMS DYSLEXIA FOUNDATION	N COLLEGE AVE				0.12608	C-2			UC
765-15933-000	ZDDREG LLC	2887 N COLLEGE AVE				1.056857	C-2			UC

Parcel ID	First Owner Name	Site Address	Site City	Site State	Site Zip	Acres	Current Zoning	Current Zoning	Current Zoning	Proposed ZD
765-15935-000	TUNE & TUNE INVESTMENT LDT COMPANY	2908 N COLLEGE AVE	FAYETTEVILLE	AR	72703	2.001804	C-2	RSF-4		UC
765-15936-000	OSMENT INVESTMENTS-2820 NORTH COLLEGE LLC	2844 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.893961	C-2			UC
765-15936-001	RNR INVESTMENTS LLC	2870 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.321552	C-2			UC
765-15936-002	BAYYARI 2020 IRREVOCABLE TRUST	2800 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.457535	C-2			UC
765-15937-000	ZDDREG LLC	2887 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.551213	C-2			UC
765-15938-000	PARKS, L DRENNAN	2940 N COLLEGE AVE	FAYETTEVILLE	AR	72703	4.135272	C-2	RSF-4		UC
765-15939-000	MA RUSH INC	2890 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.646506	C-2			UC
765-15940-000	HERMANS RIB HOUSE INC	2901 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.000876	C-2			UC
765-15941-000	OZZYS PROPERTIES LLC					0.024234	C-2			UC
765-15941-001	OZZYS PROPERTIES LLC	2797 N COLLEGE AVE				0.357649	C-2			UC
765-15942-000	ZDDREG LLC					0.1782	C-2			UC
765-15942-001	OZZYS PROPERTIES LLC					0.578911	C-2			UC
765-15943-000	NELMS DYSLEXIA FOUNDATION					0.235838	C-2			UC
765-15944-000	ZDDREG LLC	2889 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.563911	C-2			UC
765-15945-000	SAS PROPERTIES LLC					1.59206	C-2			UC
765-15945-001	SAS PROPERTIES LLC					5.146598	C-2			UC
765-15964-000	HOPPER, STEVEN L					2.747804	R-O	C-2		UC
765-15964-001	SAS PROPERTIES LLC	2790 N GOLDEN EAGLE DR	FAYETTEVILLE	AR	72703	0.507283	R-O	C-2		UC
765-15965-001	HOSKINS FAMILY LIMITED PARTNERSHIP					4.732664	C-2	R-O	RMF-24	UC
765-15965-002	FOWLER, NICOLE					2.429919	R-O	C-2		UC
765-15965-003	FOWLER, NICOLE					2.041218	C-2	R-O		UC
765-15966-000	CGF INVESTMENTS LLC	2768 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.805037	C-2			UC
765-15967-000	LGB PROPERTIES LLC	2782 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.149747	C-2			UC
765-15968-000	PINKERTON, CARL F; PINKERTON, CF	2720 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.276736	C-2			UC
765-15969-000	COGER, RANDY & BETTINNA REVOCABLE TRUST	2737 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.491878	C-2			UC
765-15970-000	SHULER, FRANK & PEGGY TRUST	2718 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.575502	C-2			UC
765-15970-001	HAYS, J B					0.052258	C-2			UC
765-15971-000	NELMS DYSLEXIA FOUNDATION	2781 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.197959	C-2			UC
765-15972-000	NELMS COLLEGE AVENUE LLC	2771 N COLLEGE AVE				0.103571	C-2			UC
765-15973-000	PINKERTON, CARL F; PINKERTON, CF	2722 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.566848	C-2			UC
765-15974-000	NELMS COLLEGE AVENUE LLC	2771 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.416508	C-2			UC
765-15976-000	LGB PROPERTIES LLC	2786 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.408203	C-2			UC
765-15977-000	DRAKE PROPERTIES LLC	2630 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.597143	C-2			UC
765-15977-001	HOSKINS FAMILY LIMITED PARTNERSHIP					0.07359	C-2	RMF-24		UC
765-15977-002	AL & EM PROPERTIES LLC	2600 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.524494	C-2			UC
765-15978-000	THOMAS, ROBIN R REVOCABLE TRUST					0.279788	C-2			UC
765-15978-001	THOMAS, ROBIN R REVOCABLE TRUST	2650 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.371471	C-2			UC
765-15979-000	GATOR GOLF OF FAYETTEVILLE LLC	2692 N COLLEGE AVE	FAYETTEVILLE	AR	72703	2.175986	C-2			UC
765-15979-001	SHULER, FRANK & PEGGY TRUST	N COLLEGE AVE				0.535673	C-2			UC
765-16001-000	MI CASA ACAMBARO INC	2605 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.482381	C-2			UC
765-16003-000	FAUCETTE, GEORGE C JR REVOCABLE TRUST;	2597 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.512464	C-2			UC
765-16007-000	SBW CAPITAL PARTNERS LLC	2548 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.783064	C-2	RMF-24		UC
765-16008-000	TOWNSHIP PLAZA LLC	2408 N COLLEGE AVE				0.465234	C-2			UC
765-16009-000	SNYDER, MICHELLE FAMILY TRUST	2415 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.196405	C-2			UC
765-16010-000	SWEETSER, SHARON TRUST	2472 N SHILEY DR	FAYETTEVILLE	AR	72703	0.901798	C-2			UC
765-16011-002	BELMONT FAYETTEVILLE LLC	2402 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.746996	C-2			UC
765-16012-000	MIDAS PROPERTIES INC	2570 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.529715	C-2			UC
765-16012-100	MONKEY DOODLE LLC	2580 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.486184	C-2	RMF-24		UC
765-16012-110	BROPHY-SHIPLEY, JIMMIE TRUST;	N COLLEGE AVE				0.198763	C-2	RMF-24		UC
765-16013-000	BEAUTY WORLD INC	2564 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.384512	C-2	RMF-24		UC
765-16014-000	FAY 2530 LLC	2530 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.821477	C-2	RMF-24		UC
765-16015-000	RETAIL BUILDINGS INC	2511 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.260869	C-2			UC
765-16016-000	HILLCREST HOLDINGS LLC	380 E SUNBRIDGE DR	FAYETTEVILLE	AR	72703	0.844179	C-2			UC

Parcel ID	First Owner Name	Site Address	Site City	Site State	Site Zip	Acres	Current Zoning	Current Zoning	Current Zoning	Proposed ZD
765-16017-000	HOUNDS PROPERTIES LLC	2407 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.469516	C-2			UC
765-16018-000	LENNOX REALTY LLC	2423 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.213295	C-2			UC
765-16019-000	THE NEW SCHOOL					0.449112	C-2			UC
765-16019-001	RUGGERA INCOME PROPERTIES LLC	300 E TOWNSHIP ST	FAYETTEVILLE	AR	72703	2.125342	C-2			UC
765-16020-000	CRYE, HAROLD E REVOCABLE LIVING TRUST	2518 N COLLEGE AVE	FAYETTEVILLE	AR	72703	2.314675	C-2	RMF-24		UC
765-16022-000	TARASKA, STANLEY TRUST	2555 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.50706	C-2			UC
765-16022-001	BLAKE HARRIS HOLDINGS LLC	385 E SUNBRIDGE DR	FAYETTEVILLE	AR	72703	0.671715	C-2			UC
765-16023-000	THE NEW SCHOOL	294 E TOWNSHIP ST				1.521705	C-2			UC
765-16024-000	TOM CAT ENTERPRISES LLC	188 E TOWNSHIP ST	FAYETTEVILLE	AR	72703	1.482929	C-2			UC
765-16024-002	ELDER, BLAKELY JAMES REVOCABLE TRUST	216 E TOWNSHIP ST	FAYETTEVILLE	AR	72703	1.572684	C-2			UC
765-16031-000	TOBIN, PATRICK J REVOCABLE LIVING TRUST	48 E TOWNSHIP ST	FAYETTEVILLE	AR	72703	1.009374	C-2			UC
765-16031-001	TOBIN, PATRICK J REVOCABLE LIVING TRUST	60 E TOWNSHIP ST	FAYETTEVILLE	AR	72703	0.931991	C-2			UC
765-16032-000	TOBIN, PATRICK J REVOCABLE LIVING TRUST	20 E TOWNSHIP ST	FAYETTEVILLE	AR	72703	0.754737	C-2			UC
765-18093-000	KIFER PROPERTIES LLC	659 E APPLEBY RD	FAYETTEVILLE	AR	72703	0.601037	C-2			UC
765-18094-000	APPLEBY BUSINESS CENTER LLC	2928 N MCKEE CIR	FAYETTEVILLE	AR	72703	0.504234	C-2			UC
765-18095-000	HESS INVESTMENTS LLC	2910 N MCKEE CIR	FAYETTEVILLE	AR	72703	0.397533	C-2			UC
765-18096-000	APPLEBY BUSINESS CENTER LLC	2894 N MCKEE CIR	FAYETTEVILLE	AR	72703	0.488579	C-2			UC
765-18096-001	BKML PROPERTIES LLC	2897 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.590626	C-2			UC
765-18097-000	RG EQUIPMENT LLC	2893 N MCKEE CIR	FAYETTEVILLE	AR	72703	0.804986	C-2			UC
765-18098-000	SHANKLE PROPERTIES LLC	2911 N MCKEE CIR	FAYETTEVILLE	AR	72703	0.326688	C-2			UC
765-18099-000	WASHINGTON COUNTY REGIONAL	2927 N MCKEE CIR	FAYETTEVILLE	AR	72703	0.355836	C-2			UC
765-18100-000	LUCKE DENTAL LLC	615 E APPLEBY RD	FAYETTEVILLE	AR	72703	0.502867	C-2			UC
765-18532-000	TRENDS LLC	3420 N PLAINVIEW AVE	FAYETTEVILLE	AR	72703	0.773226	C-2			UC
765-18532-001	TRENDS LLC	N PLAINVIEW AVE				0.166841	C-2			UC
765-18532-002	BLACK HILLS ENERGY ARKANSAS INC	N PLAINVIEW AVE				0.975631	C-2			UC
765-18533-000	BLACK HILLS ENERGY ARKANSAS INC	655 E MILLSAP RD	FAYETTEVILLE	AR	72703	1.690965	C-2			UC
765-18534-000	BLACK HILLS ENERGY ARKANSAS INC	655 E MILLSAP RD	FAYETTEVILLE	AR	72703	1.856933	C-2			UC
765-21471-000	WALKER PROPERTIES II LIMITED PARTNERSHIP	255 E SUNBRIDGE DR	FAYETTEVILLE	AR	72703	1.643966	C-2	C-1		UC
765-21472-000	WALKER PROPERTIES II LIMITED PARTNERSHIP					1.548492	C-2	C-1		UC
765-21473-000	THE NEW SCHOOL INC	2502 N NEW SCHOOL PL	FAYETTEVILLE	AR	72703	6.110436	C-2	C-1		UC
765-24485-000	HOMETOWN PROPERTIES LTD	1753 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.794543	C-2	R-O		UC
765-28593-000	ROLIN PARK LLC; CENTRAL PROPERTIES INC;	1414 N COLLEGE AVE	FAYETTEVILLE	AR	72703	14.96869	C-2			UC
UNKNOWN001						0.29144	I-1			UC
UNKNOWN024						0.011104	C-2			UC
UNKNOWN029						0.755305	I-1			UC
UNKNOWN139						0.072063	C-2			UC



Parcels Proposed for Rezoning

Zoning

RESIDENTIAL SINGLE-FAMILY

- R-A Residential-Agricultural
- RSF-5 Residential Single-Family - One Half Unit Per Acre
- RSF-1 Residential Single-Family - 1 Unit Per Acre
- RSF-2 Residential Single-Family - 2 Units Per Acre
- RSF-4 Residential Single-Family - 4 Units Per Acre
- RSF-7 Residential Single-Family - 7 Units Per Acre
- RSF-8 Residential Single-Family - 8 Units Per Acre
- RSF-18

RESIDENTIAL MULTI-FAMILY

- RI-12
- RI-U
- RMF-6 Residential Multi-Family - 6 Units Per Acre
- RMF-12 Residential Multi-Family - 12 Units Per Acre
- RMF-18 Residential Multi-Family - 18 Units Per Acre
- RMF-24 Residential Multi-Family - 24 Units Per Acre
- RMF-40 Residential Multi-Family - 40 Units Per Acre

INDUSTRIAL

- I-1 Heavy Commercial and Light Industrial
- I-2 General Industrial

EXTRACTION

- E-1 Extraction

COMMERCIAL

- R-O Residential-Office
- C-1 Neighborhood Commercial
- C-2 Thoroughfare Commercial
- C-3 Central Commercial

FORM BASED DISTRICTS

- DC Downtown Core
- UT Urban Thoroughfare
- MSC Main Street Center
- DG Downtown General
- CS Community Services
- NS-L
- NS-G
- NC Neighborhood Conservation

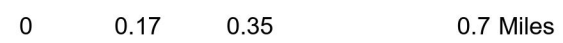
PLANNED ZONING DISTRICTS

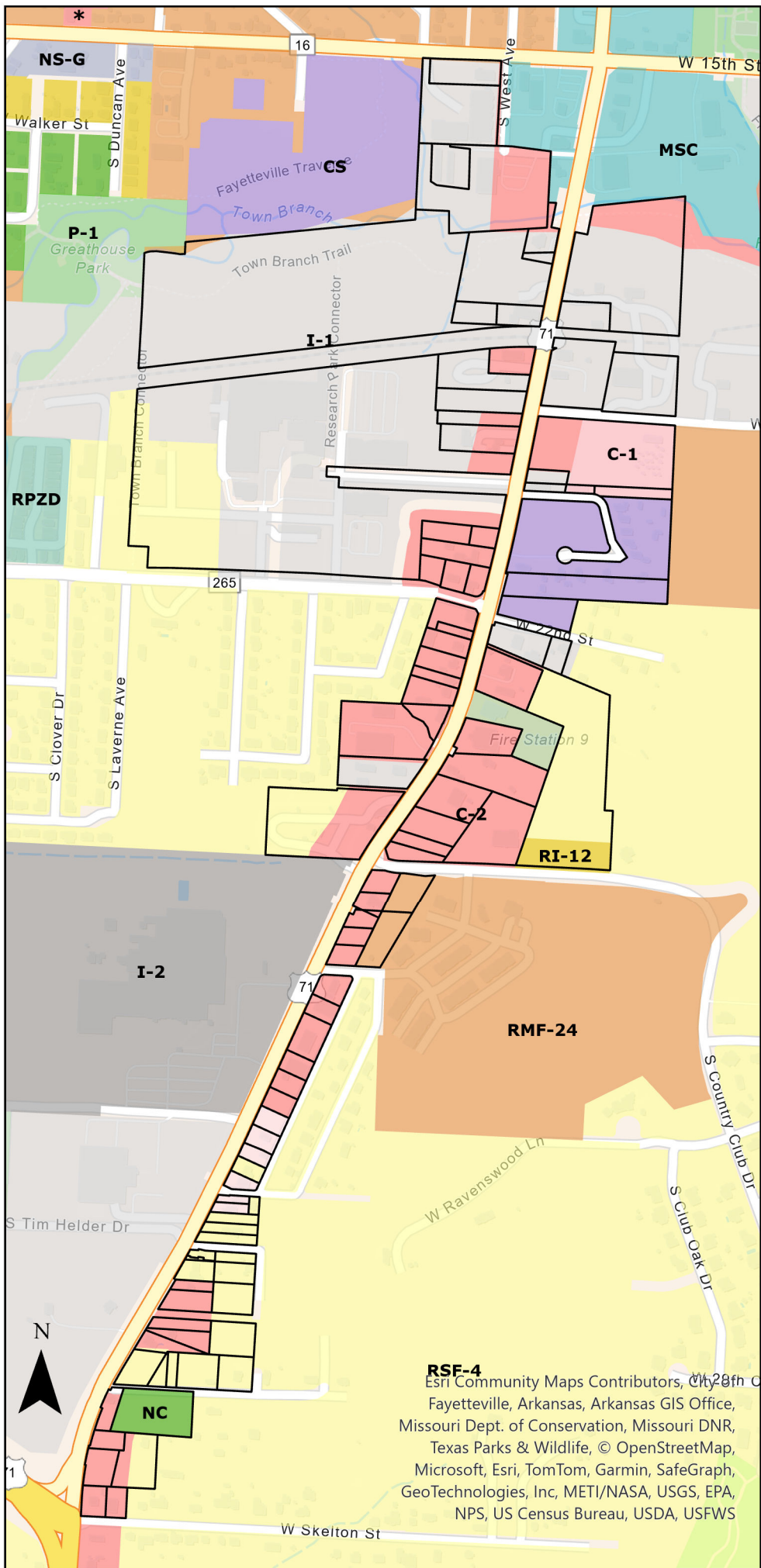
- PZD Planned zoning districts - Commercial, Industrial, Residential

INSTITUTIONAL

- P-1 Institutional

City of Fayetteville, Arkansas, Arkansas GIS
Office, Missouri Dept. of Conservation, Missouri
DNR, Texas Parks & Wildlife, Esri, TomTom,
Garmin, SafeGraph, GeoTechnologies, Inc, METI/
NASA, USGS, EPA, NPS, US Census Bureau, USDA,
USFWS





Parcels Proposed for Rezoning

Zoning

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PLANNED ZONING DISTRICTS

- PZD Planned zoning districts - Commercial, Industrial, Residential

INSTITUTIONAL

- P-1 Institutional

0 0.07 0.15 0.3 Miles

RSF-4
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TO: Fayetteville Planning Commission

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

MEETING DATE: September 9, 2024

SUBJECT: **RZN-2024-0038: Rezone (VARIOUS LOCATIONS ALONG THE 71B CORRIDOR):** Submitted by CITY OF FAYETTEVILLE STAFF for VARIOUS PROPERTIES LOCATED WITHIN THE CITY LIMITS OF FAYETTEVILLE ALONG THE 71B CORRIDOR, PRIMARILY ON N. COLLEGE AVE. AND S. SCHOOL AVE. The properties are zoned as Thoroughfare Commercial (C-2), Residential Office (R-O), Residential Single-Family - Four (4) Units Per Acre (RSF-4), Heavy Commercial and Light Industrial (I-1), Urban Thoroughfare (UT), Neighborhood Commercial (C-1), Community Services (CS), Residential Multi-Family - Twenty-Four (24) Units Per Acre (RMF-24), Neighborhood Conservation (NC), Residential-Agricultural (R-A), and Residential Intermediate, Twelve (12) Units Per Acre (RI-12) and contain approximately 586 acres. The request is to rezone the properties to a new zoning district titled Urban Corridor, and to rezone properties with multiple zoning districts to a single district consistent with the primary zoning district of the property.

RECOMMENDATION:

Staff recommends forwarding **RZN-2024-0038** to the City Council with a recommendation of approval.

RECOMMENDED MOTION:

"I move to forward **RZN-2024-0038** to the City Council with a recommendation of approval."

BACKGROUND:

In 2018, Fayetteville launched a community planning process to rethink the 71B corridor. A critical goal was to engage the community to help develop strategies to improve the corridor's economic vitality, address congestion issues, increase affordable housing, make it safe and convenient for all modes of travel, encourage active and healthy living, and create an attractive front door to Fayetteville's downtown and adjacent neighborhoods. This planning process culminated in the 71B Corridor Plan, with a work program approved in 2019 which imagined both transportation investments and land use changes in a series of projects that would incrementally implement the plan vision. With the transfer of the right-of-way to the City of Fayetteville in 2020 and subsequent implementation of transportation improvements, with the most recent project section along N. College Ave. from North St. to Sycamore St. approved by Council on August 6, 2024, staff is bringing forward the companion land use changes proposed with the plan.

On approval of Resolution 278-23 in December 2023, City of Fayetteville Planning staff began project work to study and ultimately make a recommendation to the City Council on a rezoning of the 71B Corridor to allow for the construction of housing, as recommended by the 2023 Housing

Assessment. In May and June of this year, planning staff facilitated a series of seven public meetings and exhibits that communicated the intent of a proposed rezoning and sought input on aspects of zoning that would be preferred, including permitted and disallowed uses, building height, setbacks, and tree protection. Approximately 100 people attended these in-person events, with approximately 75 people taking the in-person survey. An online survey on the city's Speak Up survey platform was available in the month of June, with 799 respondents. Planning staff reviewed those comments as well as public comments made in public hearings on development applications at both Planning Commission and City Council meetings over the course of the past year and compared the input to the city's existing zoning districts. Ultimately the input received did not entirely align with an existing zoning district, and staff began working on a draft of a new zoning district that responded more directly to the public input received. The Planning Commission considered a UDC amendment to establish the Urban Corridor zoning district at their August 26, 2024 meeting and received one comment in favor. The Commission forwarded the amendment to the City Council with a 6-2-0 vote, and it is scheduled to be considered by the Council at their September 17 meeting.

Planning staff also presented maps showing two proposed areas of rezoning along the 71B Corridor, one centered on N. College Ave. from North St. to E. Sain St., and the other centered on S. School Ave. from W. 15th St. to E. Skelton St. The predominant zoning in these study areas is Commercial Thoroughfare or C-2 zoning, which does not permit housing. This zoning has been in place for more than 50 years and was the result of preferences expressed by the City Council in 1951 that commercial development would not encroach into residential neighborhoods. In Fayetteville today, however, this former highway corridor and its development patterns are the city's primary artery, with limited opportunity to insert housing opportunities in places with existing infrastructure that would support walkable areas with a mix of residential and commercial uses and align with the adopted goals of City Plan 2040, the city's comprehensive plan. The study analyzed areas within and abutting C-2 zoning along the corridor, areas zoned for industrial uses that are in prime locations for new development that includes housing, and parcels with multiple zoning districts that create a confusing mix of entitlements for a single parcel. That analysis resulted in the parcels proposed for rezoning, which combines new entitlements with providing consistency for properties that are in locations where the corridor and commercial uses transition into medium to low density residential neighborhoods.

DISCUSSION:

The primary purpose of this proposal is to rezone the properties identified in the attached exhibits to a new zoning district, Urban Corridor (UC), so that Fayetteville can take another step toward our land use and transportation goals and allow housing in this area for the first time in more than half a century. With housing cost concerns at the forefront of community conversations, allowing housing within nearly 600 acres of land at the center of the city at densities that align with adopted plans and approved projects has the potential to have one of the single greatest impacts to housing supply, which has not kept pace with the city's population growth and housing demand caused by several factors, including Fayetteville's attractiveness and high quality of life. At the same time, consistent feedback from the community on the allowance of vehicle-oriented uses like car washes and gas stations, particularly at intersections adjacent to neighborhoods and at prominent locations, has been that these uses are incompatible with both goals for walkable urban neighborhoods and with pedestrian and cyclist safety as investments in alternative transportation networks through the city.

With these multiple considerations layering on the question of which zoning district would best accomplish the desired outcomes, Planning staff are proposing a two-fold approach to the proposed rezoning that provides housing options and an increase in development flexibility while

at the same time providing an additional layer of review for those uses which may present challenges or conflicts to achieving the goals set for the corridor. Two zonings to achieve two purposes are therefore proposed:

- The primary rezoning action proposed applies to most parcels in the rezoning area. Staff proposes to rezone 396 parcels in the N. College Ave. section and 112 parcels in the S. School Ave. section to a new zoning district, Urban Corridor. The current zoning of these parcels includes Commercial Thoroughfare (C-2), Light Industrial (I-1), Residential Office (R-O), Urban Thoroughfare (UT), Residential Single-Family, Four (4) Units Per Acre (RSF-4), Residential Agricultural (R-A), and Residential Intermediate, Twelve (12) Units Per Acre (RI-12). Some parcels have multiple zoning districts applied, including I-1, C-2, R-A, R-O, RSF-4, UT, Neighborhood Commercial (C-1), Residential Multi-Family Twenty-Four (24) Units Per Acre, and Residential Multi-Family Forty (40) Units Per Acre.
- The secondary rezoning action proposed is to address some of the split-zoned properties which have a majority portion of the parcel in RSF-4 zoning and a minority portion of the zoning in RO or C-2 zoning and which are either single-family in use or are included in a single-family neighborhood by zoning them entirely as RSF-4. There are six parcels proposed for this approach.

Planning staff sent letters to property owners of the included parcels on August 5, 2024 informing them of the proposed rezoning. Public notification, including newspaper notice, signs, and letters to both property owners and occupants went out the week of August 19, 2024. As of the writing of this memo, staff has received four comments in favor of the proposed rezoning and one opposed to the inclusion of the Green Acres, Colt Square, and Elm Street area in the proposed UC zoning. In addition to public comment, staff have also received t o requests to include additional property with the proposed rezoning, also seeking the proposed Urban Corridor zoning district. Staff has also received a request to exclude property from the proposed rezoning, with the preference to retain existing C-2 zoning for those properties, but a potential interest in UT zoning as an alternative to the proposed UZ zoning. Those requests are attached to this memo. Several dozen people have called or emailed inquiring about the rezoning. Staff have spoken with twenty-seven property owners, with primary concerns being any requirements to build housing and not being allowed to continue leases with existing tenants. No housing is required to be built with the zoning change, and existing businesses may continue in accordance with UDC Sec. 164.12. Two owners have expressed particular concern about drive-thru restaurants requiring approval of a Conditional Use Permit.

PLANNING COMMISSION ACTION:				Required	<u>YES</u>
Date: September 9, 2024	☐ Tabled	☒ Forwarded	☐ Denied		
Motion: Cabe					
Second: Garlock					
Vote: 7-0-0					

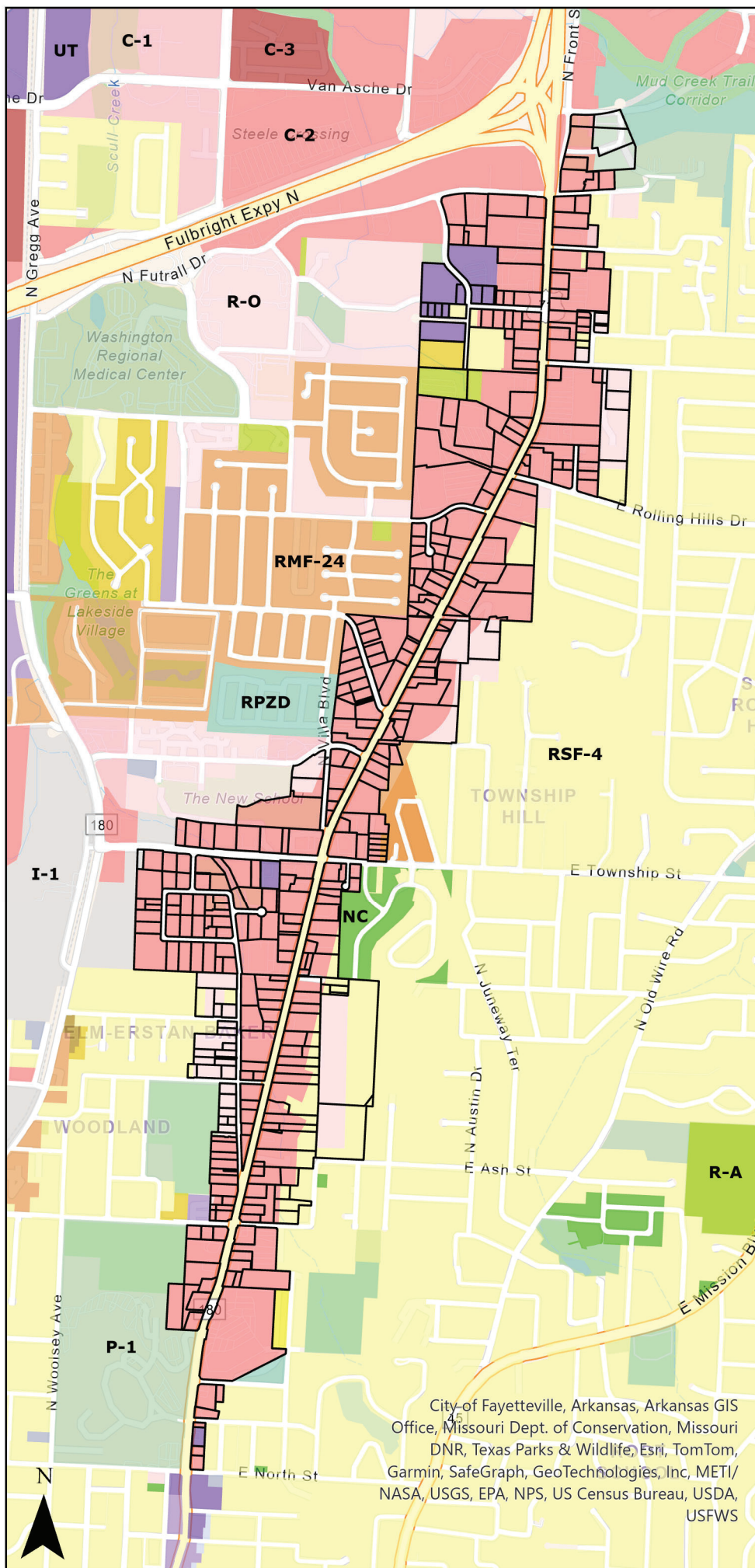
BUDGET/STAFF IMPACT:

None

Attachments:

- Current zoning map of N. College Ave. portion of the project area with proposed parcels to be rezoned identified.
- Current zoning map of S. School Ave. portion of the project area with proposed parcels to be rezoned identified.
- Proposed zoning map of N. College Ave. portion of the project area with proposed new zoning applied to proposed parcels.
- Proposed zoning map of S. School Ave. portion of the project area with proposed new zoning applied to proposed parcels.
- Proposed UDC Section 161.36 - Urban Corridor zoning district forwarded to City Council by Planning Commission on August 26, 2024.
- UDC Chapter 161 Sections for all current districts within the proposed rezoning area:
 - 161.03 – Residential Agricultural (R-A)
 - 161.07 – Residential Single-Family, Four (4) Units Per Acre (RSF-4)
 - 161.11 – Residential Intermediate, Twelve (12) Units Per Acre (RI-12)
 - 161.16 – Residential Multi-Family, Twenty-Four (24) Units Per Acre (RMF-24)
 - 161.17 – Residential Multi-Family, Forty (40) Units Per Acre (RMF-40)
 - 161.20 – Residential Office (R-O)
 - 161.21 – Neighborhood Commercial (C-1)
 - 161.23 – Thoroughfare Commercial (C-2)
 - 161.24 – Urban Thoroughfare (UT)
 - 161.29 – Neighborhood Conservation (NC)
 - 161.30 – Heavy Commercial and Light Industrial (I-1)
- Proposed rezoning detail spreadsheet with current and proposed zoning by parcel.
- Requests for Inclusion in UC rezoning
- Request for exclusion from UC zoning
- Public Comment

Current Zoning - Proposed N. College Ave. Rezoning Area



 Parcels Proposed for Rezoning

Zoning

RESIDENTIAL SINGLE-FAMILY

R-A	Residential-Agricultural
RSF-.5	Residential Single-Family - One Half Unit Per Acre
RSF-1	Residential Single-Family - 1 Unit Per Acre
RSF-2	Residential Single-Family - 2 Units Per Acre
RSF-4	Residential Single-Family - 4 Units Per Acre
RSF-7	Residential Single-Family - 7 Units Per Acre
RSF-8	Residential Single-Family - 8 Units Per Acre
RSF-18	

RESIDENTIAL MULTI-FAMILY

RI-12	
RI-U	
RMF-6	Residential Multi-Family - 6 Units Per Acre
RMF-12	Residential Multi-Family - 12 Units Per Acre
RMF-18	Residential Multi-Family - 18 Units Per Acre
RMF-24	Residential Multi-Family - 24 Units Per Acre
RMF-40	Residential Multi-Family - 40 Units Per Acre

INDUSTRIAL

I-1 Heavy Commercial and Light Industrial
I-2 General Industrial

EXTRACTION

■ E-1 Extraction

COMMERCIAL

	R-O	Residential-Office
	C-1	Neighborhood Commercial
	C-2	Thoroughfare Commercial
	C-3	Central Commercial

FORM BASED DISTRICTS

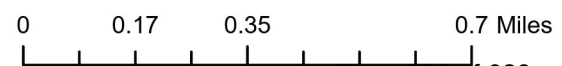
DC	Downtown Core
UT	Urban Thoroughfare
MSC	Main Street Center
DG	Downtown General
CS	Community Services
NS-L	
NS-G	
NC	Neighborhood Conservation

PLANNED ZONING DISTRICTS

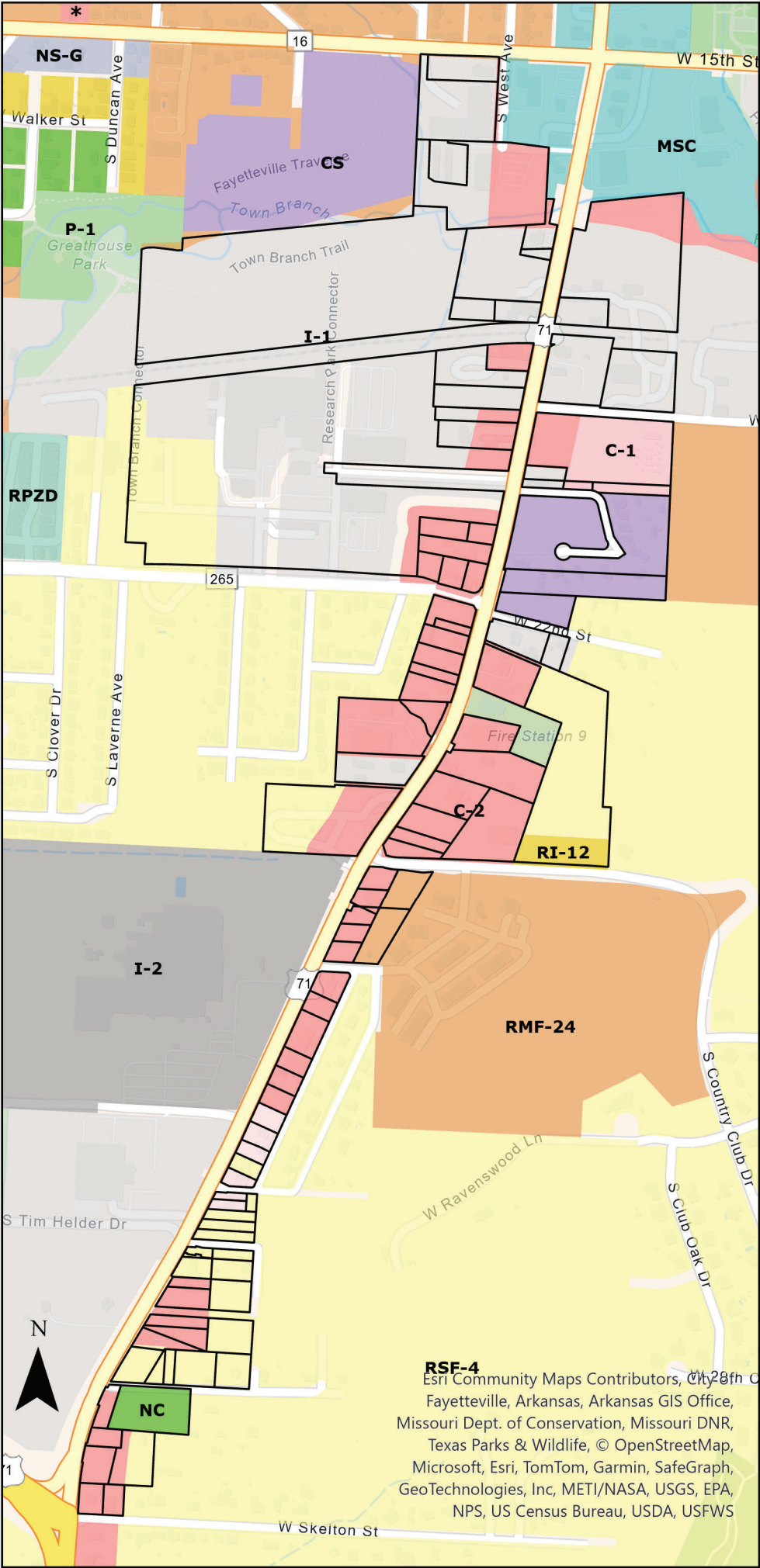
PZD Planned zoning districts - Commercial, Industrial, Residential

INSTITUTIONAL

 P-1 Institutional



Current Zoning - Proposed S. School Ave. Rezoning Area



Parcels Proposed for Rezoning

Zoning

RESIDENTIAL SINGLE-FAMILY

- R-A Residential-Agricultural
- RSF-.5 Residential Single-Family - One Half Unit Per Acre
- RSF-1 Residential Single-Family - 1 Unit Per Acre
- RSF-2 Residential Single-Family - 2 Units Per Acre
- RSF-4 Residential Single-Family - 4 Units Per Acre
- RSF-7 Residential Single-Family - 7 Units Per Acre
- RSF-8 Residential Single-Family - 8 Units Per Acre
- RSF-18

RESIDENTIAL MULTI-FAMILY

- RI-12
- RI-U
- RMF-6 Residential Multi-Family - 6 Units Per Acre
- RMF-12 Residential Multi-Family - 12 Units Per Acre
- RMF-18 Residential Multi-Family - 18 Units Per Acre
- RMF-24 Residential Multi-Family - 24 Units Per Acre
- RMF-40 Residential Multi-Family - 40 Units Per Acre

INDUSTRIAL

- I-1 Heavy Commercial and Light Industrial
- I-2 General Industrial

EXTRACTION

- E-1 Extraction

COMMERCIAL

- R-O Residential-Office
- C-1 Neighborhood Commercial
- C-2 Thoroughfare Commercial
- C-3 Central Commercial

FORM BASED DISTRICTS

- DC Downtown Core
- UT Urban Thoroughfare
- MSC Main Street Center
- DG Downtown General
- CS Community Services
- NS-L
- NS-G
- NC Neighborhood Conservation

PLANNED ZONING DISTRICTS

- PZD Planned zoning districts - Commercial, Industrial, Residential

INSTITUTIONAL

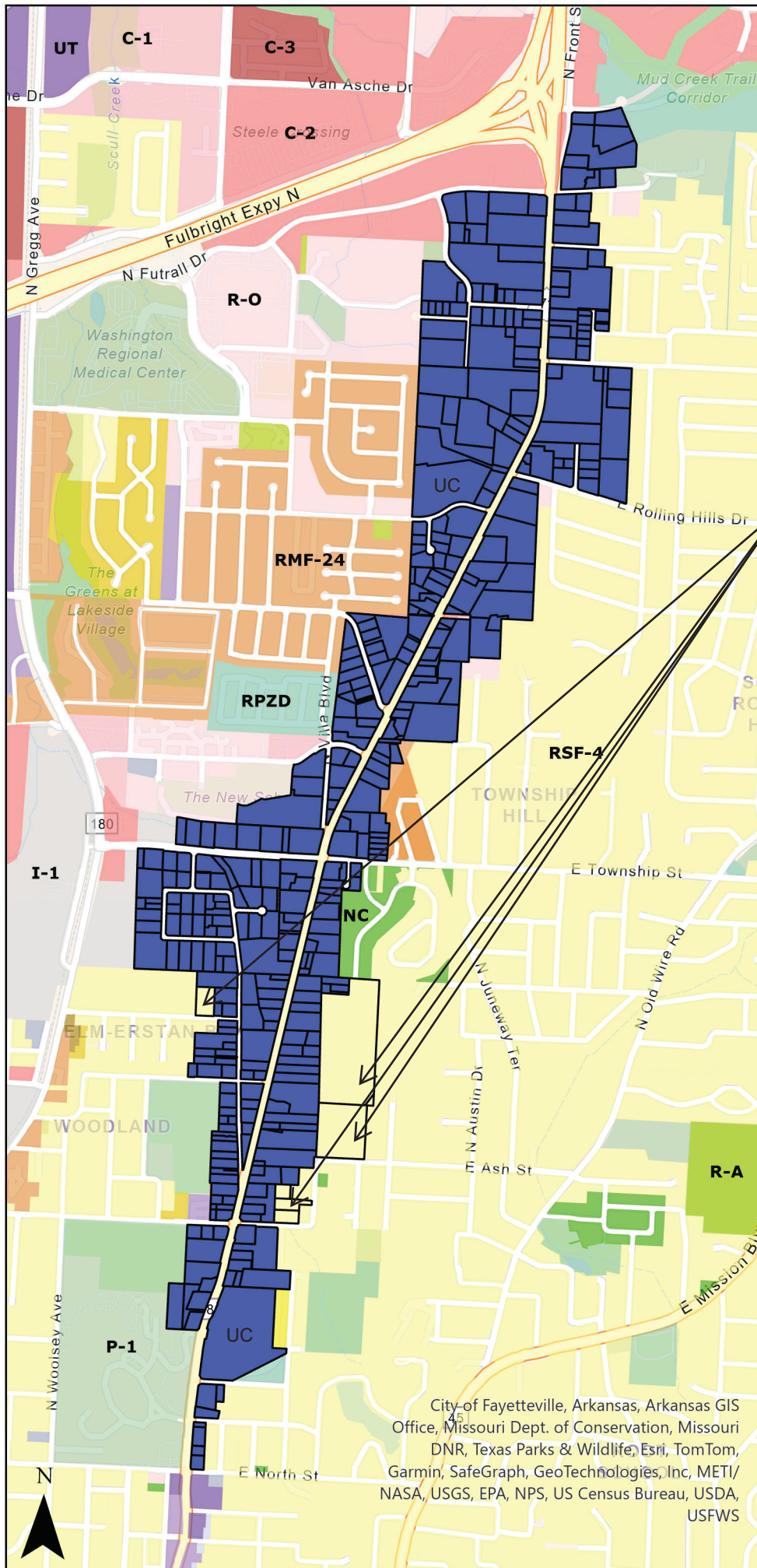
- P-1 Institutional

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0 0.07 0.15 0.3 Miles

Proposed Zoning for N. College Ave. Rezoning Area

This is the N. College Ave. project section with parcels proposed to be rezoned to a new zoning district, Urban Corridor (UC), in indigo blue. Six parcels are proposed to be rezoned entirely to Residential Single-Family, Four (4) Units Per Acre (RSF-4) as indicated in light yellow and identified with arrows.



Zoning

RESIDENTIAL SINGLE-FAMILY

- R-A Residential-Agricultural
- RSF-5 Residential Single-Family - One Half Unit Per Acre
- RSF-1 Residential Single-Family - 1 Unit Per Acre
- RSF-2 Residential Single-Family - 2 Units Per Acre
- RSF-4 Residential Single-Family - 4 Units Per Acre
- RSF-7 Residential Single-Family - 7 Units Per Acre
- RSF-8 Residential Single-Family - 8 Units Per Acre
- RSF-18

RESIDENTIAL MULTI-FAMILY

- RI-12
- RI-U
- RMF-6 Residential Multi-Family - 6 Units Per Acre
- RMF-12 Residential Multi-Family - 12 Units Per Acre
- RMF-18 Residential Multi-Family - 18 Units Per Acre
- RMF-24 Residential Multi-Family - 24 Units Per Acre
- RMF-40 Residential Multi-Family - 40 Units Per Acre

INDUSTRIAL

- I-1 Heavy Commercial and Light Industrial
- I-2 General Industrial

EXTRACTION

- E-1 Extraction

COMMERCIAL

- R-O Residential-Office
- C-1 Neighborhood Commercial
- C-2 Thoroughfare Commercial
- C-3 Central Commercial

FORM BASED DISTRICTS

- DC Downtown Core
- UT Urban Thoroughfare
- MSC Main Street Center
- DG Downtown General
- CS Community Services
- NS-L
- NS-G
- NC Neighborhood Conservation

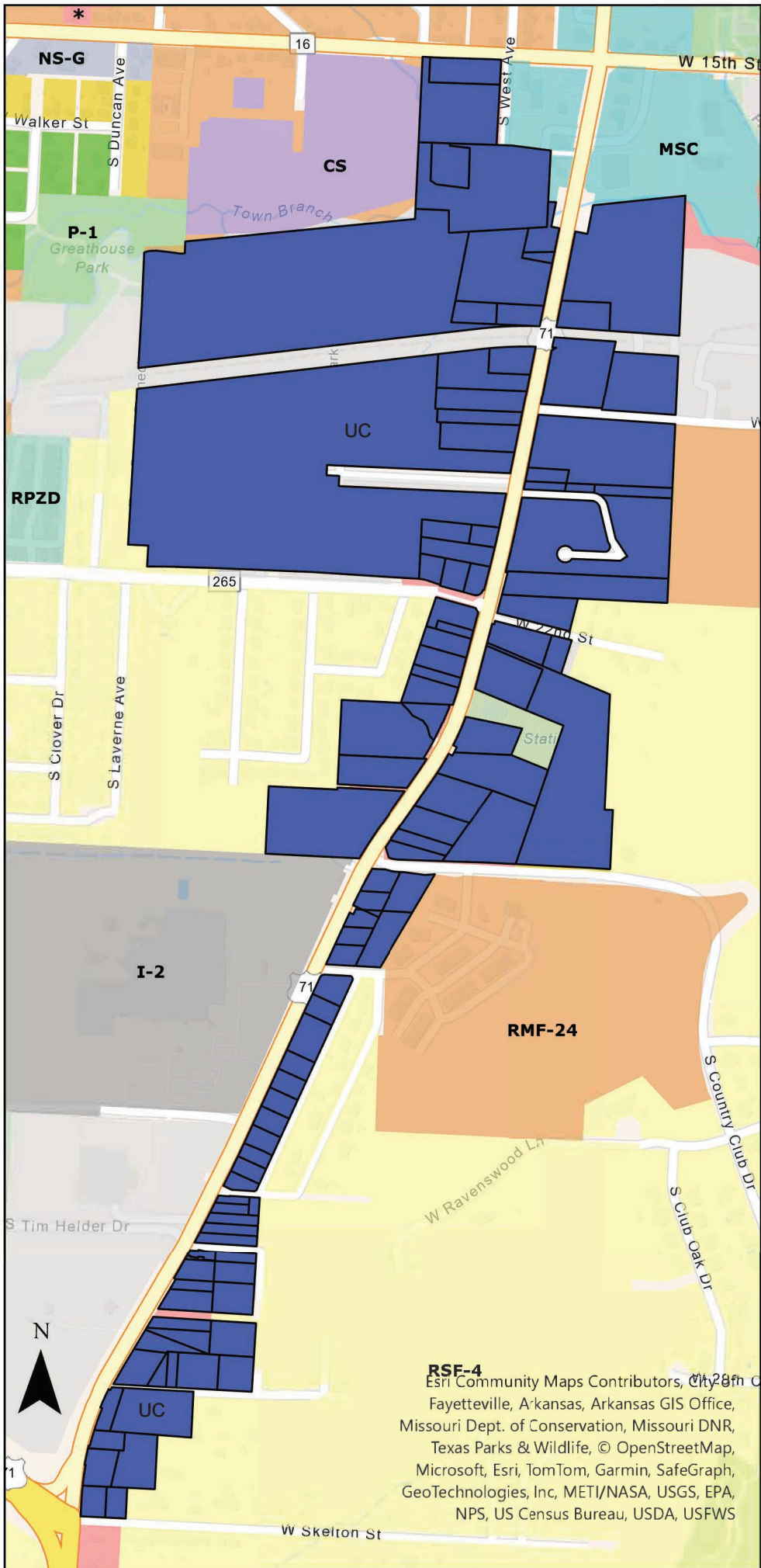
PLANNED ZONING DISTRICTS

- PZD Planned zoning districts - Commercial, Industrial, Residential

INSTITUTIONAL

- P-1 Institutional
- Proposed Urban Corridor Zoning

0 0.17 0.35 0.7 Miles



Proposed Zoning for S. School Ave. Rezoning Area

This is the S. School Ave. project section with parcels proposed to be rezoned to a new zoning district, Urban Corridor (UC), in indigo blue.

- Zoning
- RESIDENTIAL SINGLE-FAMILY
- R-A
Residential-Agricultural

RSF-.5
Residential Single-Family - One Half Unit Per Acre

RSF-1
Residential Single-Family - 1 Unit Per Acre

RSF-2
Residential Single-Family - 2 Units Per Acre

RSF-4
Residential Single-Family - 4 Units Per Acre

RSF-7
Residential Single-Family - 7 Units Per Acre

RSF-8
Residential Single-Family - 8 Units Per Acre

RSF-18
- RESIDENTIAL MULTI-FAMILY
- RI-12

RI-U

RMF-6
Residential Multi-Family - 6 Units Per Acre

RMF-12
Residential Multi-Family - 12 Units Per Acre

RMF-18
Residential Multi-Family - 18 Units Per Acre

RMF-24
Residential Multi-Family - 24 Units Per Acre

RMF-40
Residential Multi-Family - 40 Units Per Acre
- INDUSTRIAL
- I-1
Heavy Commercial and Light Industrial

I-2
General Industrial
- EXTRACTION
- E-1
Extraction
- COMMERCIAL
- R-O
Residential-Office

C-1
Neighborhood Commercial

C-2
Thoroughfare Commercial

C-3
Central Commercial
- FORM BASED DISTRICTS
- DC
Downtown Core

UT
Urban Thoroughfare

MSC
Main Street Center

DG
Downtown General

CS
Community Services

NS-L

NS-G

NC
Neighborhood Conservation
- PLANNED ZONING DISTRICTS
- PZD
Planned zoning districts - Commercial, Industrial, Residential
- INSTITUTIONAL
- P-1
Institutional

Proposed Urban Corridor Zoning

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161.36 Urban Corridor

(A) *Purpose.* The Urban Corridor District is designed to provide a mix of commercial uses and housing along corridors that provide multi-modal transportation options. The district encourages walkable commercial, residential, and mixed-use developments in urban form that enhance function, economic vitality, and appearance along major urban thoroughfares.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 10	Three- and Four-Family Dwellings
Unit 13	Eating places
Unit 14	Hotel, Motel, and Amusement Facilities
Unit 16	Shopping Goods
Unit 19	Commercial Recreation, Small Sites
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
Unit 34	Liquor Stores
Unit 40	Sidewalk Cafes
Unit 41	Accessory Dwellings
Unit 45	Small scale production
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 8	Single-Family Dwellings
Unit 9	Two-Family Dwellings
Unit 17	Transportation trades and services
Unit 18	Gasoline Service Stations and Drive-Thru Restaurants
Unit 20	Commercial Recreation, Large Sites
Unit 21	Warehousing and Wholesale
Unit 28	Center for Collecting Recyclable Materials
Unit 29	Dance Halls
Unit 32	Sexually Oriented Business
Unit 35	Outdoor Music Establishments
Unit 36	Wireless communication facilities
Unit 42	Clean Technologies
Unit 43	Animal Boarding and Training
Unit 44	Cluster Housing Development

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.* None.

(2) *Lot Area Minimum.* None.

(E) *Setback Regulations.*

Front	A build-to zone that is located between the front property line and a line 30 feet from the front property line.
Side and rear:	None
Side or rear, when contiguous to a single-family residential district:	15 feet

(F) *Minimum Buildable Street Frontage.* 50% of lot width.

(G) *Building Height Regulations.*

Building Height Maximum	8 stories
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161.03 District R-A, Residential-Agricultural

(A) *Purposes.* The regulations of the agricultural district are designed to protect agricultural land until an orderly transition to urban development has been accomplished; prevent wasteful scattering of development in rural areas; obtain economy of public funds in the providing of public improvements and services of orderly growth; conserve the tax base; provide opportunity for affordable housing, increase scenic attractiveness; and conserve open space.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 3	Public protection and utility facilities
Unit 6	Agriculture
Unit 7	Animal husbandry
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 37	Manufactured homes
Unit 41	Accessory dwellings
Unit 43	Animal boarding and training
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 20	Commercial recreation, large sites
Unit 24	Home occupations
Unit 35	Outdoor Music Establishments
Unit 36	Wireless communications facilities
Unit 42	Clean technologies

(C) *Density.*

Units per acre	One-half (½)
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(D) *Bulk and Area Regulations.*

Lot width minimum	200 feet
Lot Area Minimum:	
Residential:	2 acres
Nonresidential:	2 acres
Lot area per dwelling unit	2 acres

(E) *Setback Requirements.*

Front	Side	Rear
35 feet	20 feet	35 feet

- (F) *Height Requirements.* There shall be no maximum height limits in the R-A District, provided, however, if a building exceeds the height of one (1) story, the portion of the building over one (1) story shall have an additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over one (1) story shall be equal to the difference between the total height of that portion of the building and one (1) story.

- (G) *Building area.* None.

(Code 1965, App. A., Art. 5(1); Ord. No. 1747, 6-29-70; Code 1991, §160.030; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5128, 4-15-08; Ord. No. 5195, 11-6-08; Ord. No. 5238, 5-5-09; Ord. No. 5479, 2-7-12; Ord. No. 5945, §3, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21)

Editor's note(s)—Ord. No. 6710, §1, adopted November 21, 2023, determines that Ordinance 6427 (Sunset Clause) and Ord. No. 6625 (extending Sunset Clause) be amended so that Ordinance 6427 and all amendments to Code Sections ordained or enacted by Ordinance 6427 shall automatically sunset, be repealed and become void on December 31, 2024, unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section.

161.07 District RSF-4, Residential Single-Family - Four (4) Units Per Acre

(A) *Purpose.* The RSF-4 Residential District is designed to permit and encourage the development of low density detached dwellings in suitable environments, as well as to protect existing development of these types.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 9	Two-family dwellings
Unit 12a	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cluster Housing Development

(C) *Density.*

	Single-family dwellings	Two (2) family dwellings
Units per acre	4 or less	7 or less

(D) *Bulk and Area Regulations.*

	Single-family dwellings	Two (2) family dwellings
Lot minimum width	70 feet	80 feet
Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet
Hillside Overlay District Lot minimum width	60 feet	70 feet

Hillside Overlay District Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories
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- (G) *Building Area.* On any lot the area occupied by all buildings shall not exceed 40% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

(Code 1991, §160.031; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 4858, 4-18-06; Ord. No. 5028, 6-19-07; Ord. No. 5128, 4-15-08; Ord. No. 5224, 3-3-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §8, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6245, §2, 10-15-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21)

Editor's note(s)—Ord. No. 6710, §1, adopted November 21, 2023, determines that Ordinance 6427 (Sunset Clause) and Ord. No. 6625 (extending Sunset Clause) be amended so that Ordinance 6427 and all amendments to Code Sections ordained or enacted by Ordinance 6427 shall automatically sunset, be repealed and become void on December 31, 2024, unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section.

161.11 District RI-12, Residential Intermediate, Twelve (12) Units Per Acre

(A) *Purpose.* The RI-12 Residential District is designed to permit and encourage the development of detached and attached dwellings in suitable environments, to provide a development potential between low density and medium density with less impact than medium density development, to encourage the development of areas with existing public facilities and to encourage the development of a greater variety of housing values.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 12a	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities

(C) *Density.*

Units per acre	12
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(D) *Bulk and Area Regulations.*

	Single-family	Two (2) family	Three (3) and four (4) family
Lot width minimum	50 feet	50 feet	90 feet
Lot area minimum	5,000 square feet	7,260 square feet	10,890 square feet.

(E) *Setback Requirements.*

Front	Side Other Uses	Side Single & Two (2) family	Rear Other Uses	Rear Single Family
A build-to zone that is located between the front property line and a line 25 feet from the front property line.	8 feet	5 feet	20 feet	5 feet

(F) *Building Height Regulations.*

Building height maximum	2 stories/3 stories*
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* A building or a portion of a building that is located between 0 and 10 feet from the front property line or any master street plan right-of-way line shall have a maximum height of two (2) stories. Buildings or portions of the building set back greater than 10 feet from the master street plan right-of-way shall have a maximum height of three (3) stories.

(G) *Building Area.* The area occupied by all buildings shall not exceed 50% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.

(H) *Minimum Buildable Street Frontage.* 50% of the lot width.

(Code 1965, App. A., Art. 5(IIA); Ord. No. 3128, 10-1-85; Code 1991, §160.032; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5224, 3-3-09; Ord. No. 5262, 8-4-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 06-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§4, 8, 9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6245, §2, 10-15-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6658, §2(Exh. A), 5-2-23)

Editor's note(s)—Ord. No. 6710, §1, adopted November 21, 2023, determines that Ordinance 6427 (Sunset Clause) and Ord. No. 6625 (extending Sunset Clause) be amended so that Ordinance 6427 and all amendments to Code Sections ordained or enacted by Ordinance 6427 shall automatically sunset, be repealed and become void on December 31, 2024, unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section.

161.16 District RMF-24, Residential Multi-Family - Twenty-Four (24) Units Per Acre

(A) *Purpose.* The RMF-24 Multi-family Residential District is designed to permit and encourage the developing of a variety of dwelling types in suitable environments in a variety of densities.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 26	Multi-family dwellings
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 11	Manufactured home park
Unit 12a	Limited business
Unit 24	Home occupations
Unit 25	Professional offices
Unit 36	Wireless communications facilities

(C) *Density.*

Units per acre	24 or less
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(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Manufactured home park	100 feet
Lot within a Manufactured home park	50 feet
Single-family	35 feet
Two (2) family	35 feet
Three (3) family or more	70 feet
Professional offices	100 feet

(2) *Lot Area Minimum.*

Manufactured home park	3 acres
Lot within a mobile home park	4,200 square feet
Townhouses: Individual lot	2,000 square feet
Single-family	3,000 square feet
Two (2) family	4,000 square feet
Three (3) family or more	7,000 square feet
Fraternity or Sorority	2 acres
Professional offices	1 acres

(3) *Land Area Per Dwelling Unit.*

Manufactured Home	3,000 square feet
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(E) *Setback Requirements.*

Front	Side Other Uses	Side Single & Two (2) Family	Rear Other Uses	Rear Single Family
A build-to zone that is located between the front property line and a line 25 feet from the front property line.	8 feet	5 feet	20 feet	5 feet

(F) *Building Height Regulations.*

Building Height Maximum	2 stories/3 stories/5 stories*
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* A building or a portion of a building that is located between 0 and 10 feet from the front property line or any master street plan right-of-way line shall have a maximum height of two (2) stories, between 10—20 feet from the master street plan right-of-way a maximum height of three (3) stories and buildings or portions of the building set back greater than 20 feet from the master street plan right-of-way shall have a maximum height of 5 stories.

If a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from any side boundary line of an adjacent single family district. The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) stories.

- (G) *Building Area.* The area occupied by all buildings shall not exceed 50% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.

(H) Minimum Buildable Street Frontage. 50% of the lot width.

(Code 1965, App. A., Art. 5(III); Ord. No. 2320, 4-6-77; Ord. No. 2700, 2-2-81; Code 1991, §160.033; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5079, 11-20-07; Ord. No. 5224, 3-3-09; Ord. No. 5262, 8-4-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5495, 4-17-12; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 8, 9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6245, §2, 10-15-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6658, §6(Exh. E), 5-2-23)

Editor's note(s)—Ord. No. 6710, §1, adopted November 21, 2023, determines that Ordinance 6427 (Sunset Clause) and Ord. No. 6625 (extending Sunset Clause) be amended so that Ordinance 6427 and all amendments to Code Sections ordained or enacted by Ordinance 6427 shall automatically sunset, be repealed and become void on December 31, 2024, unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section.

161.17 District RMF-40, Residential Multi-Family - Forty (40) Units Per Acre

(A) *Purpose.* The RMF-40 Multi-family Residential District is designated to protect existing high density multi-family development and to encourage additional development of this type where it is desirable.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 26	Multi-family dwellings
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by CUP
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 11	Manufactured home park
Unit 12a	Limited business
Unit 24	Home occupation
Unit 25	Professional offices
Unit 36	Wireless communications facilities

(C) *Density.*

Units per acre	Forty (40) or less
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(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Manufactured home park	100 feet
Lot within a Manufactured home park	50 feet
Single-family	30 feet
Two (2) family	30 feet
Three (3) family or more	70 feet
Professional offices	100 feet

(2) *Lot Area Minimum.*

Manufactured home park	3 acres
Lot within a mobile home park	4,200 square feet
Townhouses: Individual lot	2,000 square feet
Single-family	2,500 square feet
Two (2) family	3,000 square feet
Three (3) family or more	7,000 square feet
Fraternity or Sorority	1 acre

(3) *Land Area Per Dwelling Unit.*

Manufactured Home	3,000 square feet
Fraternity of Sorority	500 square feet per resident

(E) *Setback Requirements.*

Front	Side Other Uses	Side Single & Two (2) Family	Rear Other Uses	Rear Single Family
A build-to zone that is located between the front property line and a line 25 feet from the front property line.	8 feet	5 feet	20 feet	5 feet

(F) *Building Height Regulations.*

Building Height Maximum	2 stories/3 stories/5 stories*
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* A building or a portion of a building that is located between 0 and 10 feet from the front property line or any master street plan right-of-way line shall have a maximum height of two (2) stories, between 10—20 feet from the master street plan right-of-way a maximum height of three (3) stories and buildings or portions of the building set back greater than 20 feet from the master street plan right-of-way shall have a maximum height of 5 stories.

If a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from any side boundary line of an adjacent single family district. The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) stories.

(G) *Building Area.* The area occupied by all buildings shall not exceed 50% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.

(H) Minimum Buildable Street Frontage. 50% of the lot width.

(Code 1965, App. A., Art. 5(IV); Ord. No. 2320, 4-5-77; Ord. No. 2700, 2-2-81; Ord. No. 1747, 6-29-70; Code 1991, §160.034; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5224, 3-3-09; Ord. No. 5262, 8-4-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 8, 9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6245, §2, 10-15-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6658, §7(Exh. F), 5-2-23)

Editor's note(s)—Ord. No. 6710, §1, adopted November 21, 2023, determines that Ordinance 6427 (Sunset Clause) and Ord. No. 6625 (extending Sunset Clause) be amended so that Ordinance 6427 and all amendments to Code Sections ordained or enacted by Ordinance 6427 shall automatically sunset, be repealed and become void on December 31, 2024, unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section.

161.20 District R-O, Residential Office

(A) *Purpose.* The Residential-Office District is designed primarily to provide area for offices without limitation to the nature or size of the office, together with community facilities, restaurants and compatible residential uses. The intent of this district is to allow administrative approval if the developer decides to use urban form, in compliance with the build-to zone and minimum buildable street frontage as specified herein.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 12a	Limited business
Unit 25	Offices, studios, and related services
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 11	Manufactured home park*
Unit 13	Eating places
Unit 15	Neighborhood shopping goods
Unit 24	Home occupations
Unit 26	Multi-family dwellings
Unit 36	Wireless communications facilities*
Unit 42	Clean technologies
Unit 45	Small scale production

(C) *Density.*

Units per acre	24 or less
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(D) *Bulk and Area Regulations.* (Per dwelling unit for residential structures)

(1) *Lot Width Minimum.*

Manufactured home park	100 feet
Lot within a manufactured home park	50 feet

Single-family	60 feet
Two (2) family	60 feet
Three (3) or more	90 feet

(2) *Lot Area Minimum.*

Manufactured home park	3 acres
Lot within a manufactured home park	4,200 square feet
Townhouses:	
Development	10,000 square feet
Individual lot	2,500 square feet
Single-family	6,000 square feet
Two (2) family	6,500 square feet
Three (3) or more	8,000 square feet
Fraternity or Sorority	1 acre

(3) *Land Area Per Dwelling Unit.*

Manufactured home	3,000 square feet
Townhouses & apartments:	
No bedroom	1,000 square feet
One bedroom	1,000 square feet
Two (2) or more bedrooms	1,200 square feet
Fraternity or Sorority	500 square feet per resident

(E) *Setback Regulations.*

Front	15 feet
Front, if parking is allowed between the right-of-way and the building	50 feet
Front, in the Hillside Overlay District	15 feet
Side	10 feet
Side, when contiguous to a residential district	15 feet
Side, in the Hillside Overlay District	8 feet
Rear, without easement or alley	25 feet
Rear, from center line of public alley	10 feet
Rear, in the Hillside Overlay District	15 feet

Urban Form Setback Regulations:

Front	A build-to zone that is located between the front property line
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	and a line 25 feet from the front property line
Side	5 feet
Side-zero lot line*	A setback of less than 5 feet (zero lot line) is permitted on one (1) interior side, provided a maintenance agreement is filed.** The remaining side setback(s) shall be 10 feet
Rear	None
Rear when contiguous to a single family residential district	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	5 stories
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If a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from any side boundary line of an adjacent single family district. The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) stories.

(G) *Building Area.* On any lot, the area occupied by all buildings shall not exceed 60% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

(H) Urban form minimum buildable street frontage: 50% of the lot width.

(Code No. 1965, App. A., Art. 5(x); Ord. No. 2414, 2-7-78; Ord. No. 2603, 2-19-80; Ord. No. 2621, 4-1-80; Ord. No. 1747, 6-29-70; Code 1991, §160.041; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 4726, 7-19-05; Ord. No. 4943, 11-07-06; Ord. No. 5079, 11-20-07; Ord. No. 5195, 11-6-08; Ord. No. 5224, 3-3-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5735 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7—9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6164, §§1, 2, 3, 4-2-19; Ord. No. 6245, §2, 10-15-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21)

Editor's note(s)—Ord. No. 6710, §1, adopted November 21, 2023, determines that Ordinance 6427 (Sunset Clause) and Ord. No. 6625 (extending Sunset Clause) be amended so that Ordinance 6427 and all amendments to Code Sections ordained or enacted by Ordinance 6427 shall automatically sunset, be repealed and become void on December 31, 2024, unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section.

161.21 District C-1, Neighborhood Commercial

(A) *Purpose.* The Neighborhood Commercial District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas. The intent of this district is to allow administrative approval if the developer decides to use urban form, in compliance with the build-to zone and minimum buildable street frontage as specified herein.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 5	Government Facilities
Unit 13	Eating places
Unit 15	Neighborhood shopping
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 25	Offices, studios, and related services
Unit 40	Sidewalk Cafes
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 16	Shopping goods
Unit 34	Liquor stores
Unit 35	Outdoor music establishments*
Unit 36	Wireless communications facilities*
Unit 42	Clean technologies

(C) *Density.* None.

(D) *Bulk and Area Regulations.* None.

(E) *Setback Regulations.*

Front	15 feet
Front, if parking is allowed between the right-of-way and the building	50 feet
Side	None
Side, when contiguous to a residential district	10 feet
Rear	20 feet

Urban Form Setback Regulations:

Front	A build-to zone that is located between 10 feet and a line 25 feet from the front property line
Side and rear	None
Side or rear, when contiguous to a single-family residential district	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	5 stories
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If a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) stories.

(G) *Building Area.* On any lot the area occupied by all buildings shall not exceed 40% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

(H) Urban form minimum buildable street frontage: 50% of the lot width.

(Code 1965, App. A., Art. 5(V); Ord. No. 2603, 2-19-80; Ord. No. 1747, 6-29-70; Code 1991, §160.035; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5195, 11-6-08; Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6164, §§1, 4, 5, 4-2-19; Ord. No. 6223, §1, 9-3-19; Ord. No. 6245, §2, 10-15-19; Ord. No. 6521, §4, 1-18-22)

161.23 District C-2, Thoroughfare Commercial

(A) *Purpose.* The Thoroughfare Commercial District is designed especially to encourage the functional grouping of these commercial enterprises catering primarily to highway travelers. The intent of this district is to allow administrative approval if the developer decides to use urban form, in compliance with the build-to zone and minimum buildable street frontage as specified herein.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government Facilities
Unit 13	Eating places
Unit 14	Hotel, motel, and amusement facilities
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 19	Commercial recreation, small sites
Unit 20	Commercial recreation, large sites
Unit 25	Offices, studios, and related services
Unit 33	Adult live entertainment club or bar
Unit 34	Liquor store
Unit 40	Sidewalk Cafes
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 21	Warehousing and wholesale
Unit 28	Center for collecting recyclable materials
Unit 29	Dance Halls
Unit 32	Sexually oriented business
Unit 35	Outdoor music establishments
Unit 36	Wireless communications facilities
Unit 38	Mini-storage units
Unit 42	Clean technologies
Unit 43	Animal boarding and training

(C) *Density.* None.

(D) *Bulk and Area Regulations.* None.

(E) *Setback Regulations.*

Front	15 feet
Front, if parking is allowed between the right-of-way and the building	50 feet
Side	None
Side, when contiguous to a residential district	15 feet
Rear	20 feet

Urban Form Setback Regulations:

Front	A build-to zone that is located between 10 feet and a line 25 feet from the front property line
Side and rear	None
Side or rear, when contiguous to a single-family residential district	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	6 stories*
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* If a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from side boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) stories.

(G) *Building Area.* On any lot, the area occupied by all buildings shall not exceed 60% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

(H) Urban form minimum buildable street frontage: 50% of the lot width.

(Code 1965, App. A., Art. 5(VI); Ord. No. 1833, 11-1-71; Ord. No. 2351, 6-2-77; Ord. No. 2603, 2-19-80; Ord. No. 1747, 6-29-70; Code 1991, §160.036; Ord. No. 4034, §3, 4, 4-15-97; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 4727, 7-19-05; Ord. No. 4992, 3-06-07; Ord. No. 5028, 6-19-07; Ord. No. 5195, 11-6-08; Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5353, 9-7-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6164, §§1, 6, 7, 4-2-19; Ord. No. 6223, §1, 9-3-19; Ord. No. 6245, §2, 10-15-19; Ord. No. 6521, §5, 1-18-22)

161.24 Urban Thoroughfare

(A) *Purpose.* The Urban Thoroughfare District is designed to provide goods and services for persons living in the surrounding communities. This district encourages a concentration of commercial and mixed use development that enhances function and appearance along major thoroughfares. Automobile-oriented development is prevalent within this district and a wide range of commercial uses is permitted. For the purposes of Chapter 96: Noise Control, the Urban Thoroughfare district is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 19	Commercial recreation, small sites
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
Unit 34	Liquor store
Unit 40	Sidewalk cafes
Unit 41	Accessory Dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 20	Commercial recreation, large sites
Unit 21	Warehousing and wholesale
Unit 28	Center for collecting recyclable materials
Unit 29	Dance halls
Unit 33	Adult live entertainment club or bar

Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities
Unit 38	Mini-storage units
Unit 42	Clean technologies
Unit 43	Animal boarding and training

(C) *Density.* None

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Single-family dwelling	18 feet
All other dwellings	None
Non-residential	None

(2) *Lot area minimum.* None

(E) *Setback regulations.*

Front:	A build-to zone that is located between 10 feet and a line 25 feet from the front property line.
Side and rear:	None
Side or rear, when contiguous to a single-family residential district:	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	5 stories/7 stories*
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* A building or a portion of a building that is located between 10 and 15 feet from the front property line or any master street plan right-of-way line shall have a maximum height of five (5) stories. A building or portion of a building that is located greater than 15 feet from the master street plan right-of-way shall have a maximum height of seven (7) stories.

If a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from any boundary line of an adjacent single family district. The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) stories.

(G) *Minimum buildable street frontage.* 50% of the lot width.

(Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5353, 9-7-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-

16; Ord. No. 5945, §§5, 7, 8, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6223, §1, 9-3-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21)

Editor's note(s)—Ord. No. 6710, §1, adopted November 21, 2023, determines that Ordinance 6427 (Sunset Clause) and Ord. No. 6625 (extending Sunset Clause) be amended so that Ordinance 6427 and all amendments to Code Sections ordained or enacted by Ordinance 6427 shall automatically sunset, be repealed and become void on December 31, 2024, unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section.

161.29 Neighborhood Conservation

(A) *Purpose.* The Neighborhood Conservation zone has the least activity and a lower density than the other zones. Although Neighborhood Conservation is the most purely residential zone, it can have some mix of uses, such as civic buildings. Neighborhood Conservation serves to promote and protect neighborhood character. For the purposes of Chapter 96: Noise Control, the Neighborhood Conservation district is a residential zone.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 12a	Limited business*
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communication facilities
Unit 44	Cluster Housing Development

(C) *Density.* Ten (10) Units Per Acre.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

All dwelling types	40 feet
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(2) *Lot Area Minimum.* 4,000 square feet

(E) *Setback Regulations.*

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	5 feet

Rear	5 feet
Rear, from center line of an alley	12 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories
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(Ord. No. 5128, 4-15-08; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5800, §1(Exh. A), 10-6-15>; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7—9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6211, §1, 8-6-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21)

Editor's note(s)—Ord. No. 6710, §1, adopted November 21, 2023, determines that Ordinance 6427 (Sunset Clause) and Ord. No. 6625 (extending Sunset Clause) be amended so that Ordinance 6427 and all amendments to Code Sections ordained or enacted by Ordinance 6427 shall automatically sunset, be repealed and become void on December 31, 2024, unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section.

161.30 District I-1, Heavy Commercial And Light Industrial

(A) *Purpose.* The Heavy Commercial District is designed primarily to accommodate certain commercial and light industrial uses which are compatible with one another but are inappropriate in other commercial or industrial districts. The Light Industrial District is designed to group together a wide range of industrial uses, which do not produce objectionable environmental influences in their operation and appearance. The regulations of this district are intended to provide a degree of compatibility between uses permitted in this district and those in nearby residential districts.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government Facilities
Unit 6	Agriculture
Unit 13	Eating places
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 21	Warehousing and wholesale
Unit 22	Manufacturing
Unit 25	Offices, studios and related services
Unit 27	Wholesale bulk petroleum storage facilities with underground storage tanks
Unit 42	Clean technologies
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 19	Commercial recreation, small sites
Unit 20	Commercial recreation, large sites
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communications facilities
Unit 38	Mini-storage units
Unit 43	Animal boarding and training

(C) *Density.* None.

(D) *Bulk and Area Regulations.* None.

(E) *Setback Regulations.*

Front, when adjoining A or R districts	50 feet
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Front, when adjoining C, I, or P districts	25 feet
Side, when adjoining A or R districts	50 feet
Side, when adjoining C, I, or P districts	10 feet
Rear	25 feet

(F) *Height Regulations.* There shall be no maximum height limits in I-1 District, provided, however, that if a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) stories.

(G) *Building Area.* None.

(Code 1965, App. A., Art. 5(VIII); Ord. No. 2351, 6-2-77; Ord. No. 2430, 3-21-78; Ord. No. 2516, 4-3-79; Ord. No. 1747, 6-29-70; Code 1991, §160.039; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 4992, 3-06-07; Ord. No. 5028, 6-19-07; Ord. No. 5195, 11-6-08; Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5353, 9-7-10; Ord. No. 5472, 12-20-11; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5945, §§5, 7, 1-17-17; Ord. No. 5982, §1, 6-20-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6521, §6, 1-18-22)

Parcel ID	First Owner Name	Site Address	Site City	Site State	Site Zip	Acres	Current Zoning	Current Zoning	Proposed ZD
765-02330-000	MATHIAS SHOPPING CENTERS INC	2999 N COLLEGE AVE	FAYETTEVILLE	AR	72703	8.16887	C-2		UC
765-02331-000	MATHIAS SHOPPING CENTERS INC	3023 N COLLEGE AVE	FAYETTEVILLE	AR	72703	3.622264	C-2		UC
765-02332-000	MATHIAS SHOPPING CENTERS INC	3033 N COLLEGE AVE	FAYETTEVILLE	AR	72703	4.407682	C-2		UC
765-02333-000	MATHIAS SHOPPING CENTERS INC	3043 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.063368	C-2		UC
765-02334-000	MATHIAS SHOPPING CENTERS INC	3055 N COLLEGE AVE	FAYETTEVILLE	AR	72703	4.053985	C-2		UC
765-02335-000	MATHIAS SHOPPING CENTERS INC	3075 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.843387	C-2		UC
765-02336-000	MATHIAS SHOPPING CENTERS INC	2985 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.85368	C-2		UC
765-02337-000	MATHIAS SHOPPING CENTERS INC	2971 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.68823	C-2		UC
765-02503-000	UNIVERSITY OF ARKANSAS	1083 E SAIN ST	FAYETTEVILLE	AR	72703	2.12607	C-2	I-1	UC
765-02503-001	UNIVERSITY OF ARKANSAS					1.234256	C-2	I-1	UC
765-02503-002	UNIVERSITY OF ARKANSAS	1001 E SAIN ST				4.469972	C-2	I-1	UC
765-02503-003	UNIVERSITY OF ARKANSAS					0.71596	C-2		UC
765-02503-004	O'REILLY AUTOMOTIVE STORES INC	2697 N COLLEGE AVE				0.809669	C-2		UC
765-03493-000	O'REILLY AUTOMOTIVE STORES INC	2716 N DRAKE ST	FAYETTEVILLE	AR	72703	1.615677	C-2		UC
765-03494-000	O'REILLY AUTOMOTIVE STORES INC	2722 N DRAKE ST	FAYETTEVILLE	AR	72703	0.932794	C-2		UC
765-03495-000	SHULER, FRANK & PEGGY TRUST					0.505049	C-2		UC
765-03496-000	SHULER, FRANK & PEGGY TRUST	2728 W DRAKE ST				0.505057	C-2		UC
765-03497-000	SHULER, FRANK; SHULER, PEGGY; SHULER FAMILY TRUST					2.703518	C-2		UC
765-03498-000	SHULER, FRANK; SHULER, PEGGY; SHULER FAMILY TRUST					0.482097	C-2		UC
765-03499-000	SHULER, FRANK; SHULER, PEGGY; SHULER FAMILY TRUST					0.484165	C-2		UC
765-03500-000	SHULER, FRANK; SHULER, PEGGY; SHULER FAMILY TRUST					0.424673	C-2		UC
765-03501-000	COGER, RICHARD L REVOCABLE TRUST	2703 N DRAKE ST	FAYETTEVILLE	AR	72703	1.047966	C-2		UC
765-03502-000	COZART INVESTMENTS LLC	2705 N DRAKE ST	FAYETTEVILLE	AR	72703	0.939851	C-2		UC
765-03503-000	JDT PROPERTIES LLC					0.390949	C-2		UC
765-03503-001	COZART INVESTMENTS LLC					0.513311	C-2		UC
765-03504-000	COZART INVESTMENTS LLC	2709 N DRAKE ST	FAYETTEVILLE	AR	72703	0.505053	C-2		UC
765-03505-000	JDT PROPERTIES LLC	2715 N DRAKE ST	FAYETTEVILLE	AR	72703	0.505049	C-2		UC
765-03506-000	RPC PROPERTIES LLC	2719 N DRAKE ST	FAYETTEVILLE	AR	72703	0.769191	C-2		UC
765-03507-000	GALL, MICHAEL A & CHRISTINA G	2725 N DRAKE ST	FAYETTEVILLE	AR	72703	0.642373	C-2		UC
765-03508-000	GALL, MICHAEL A & CHRISTINA G	2729 N DRAKE ST	FAYETTEVILLE	AR	72703	0.515561	C-2		UC
765-03509-000	CRISP, DARREN & BRANDEN	2737 N DRAKE ST	FAYETTEVILLE	AR	72703	0.723357	C-2		UC
765-03996-000	RUDKO, FRANCES HOWELL	3000 N MARKET AVE	FAYETTEVILLE	AR	72703	0.766002	C-2		UC
765-03997-000	3024 MARKET AVE LLC	3024 N MARKET AVE	FAYETTEVILLE	AR	72703	0.481827	C-2		UC
765-03998-000	RIKA ENTERPRISES LLC	3043 N MARKET AVE	FAYETTEVILLE	AR	72703	0.481827	C-2		UC
765-03999-000	REMINGTON PLACE INC	3140 N MARKET AVE	FAYETTEVILLE	AR	72703	0.882853	C-2		UC
765-04000-000	MATHIAS SHOPPING CENTERS INC	3061 N MARKET AVE	FAYETTEVILLE	AR	72703	1.217865	C-2		UC
765-04001-000	MOHLER PROPERTIES LLC	3045 N MARKET AVE	FAYETTEVILLE	AR	72703	0.250064	C-2		UC
765-04002-000	MOHLER PROPERTIES LLC	3045 N MARKET AVE	FAYETTEVILLE	AR	72703	0.25497	C-2		UC
765-04003-000	CARTER, JOHN M JR & LINDA;	1010 E ROLLING HILLS DR	FAYETTEVILLE	AR	72703	0.893047	C-2		UC
765-04004-000	LINDEY, JE FAMILY LTD PTNRSH	125 E TOWNSHIP ST	FAYETTEVILLE	AR	72703	1.483511	C-2		UC
765-04005-000	TTM+R LLC	2358 N GREEN ACRES RD				0.752235	C-2		UC
765-04006-000	TTM+R LLC					0.036729	C-2		UC
765-04006-001	OZARK ORAL HEALTH PROPERTIES LLC	2386 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.615497	C-2		UC
765-04007-000	TTM+R LLC	57 E TOWNSHIP ST				1.02742	C-2		UC
765-04008-000	MBL PROPERTIES LLC	2397 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.690445	C-2		UC
765-04009-000	RUSH, CHARLES H TRUST	2389 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.582362	C-2		UC
765-04010-000	DELMEL LLC	5 W TOWNSHIP ST	FAYETTEVILLE	AR	72703	0.705204	C-2		UC
765-04011-000	GILMOUR, JOHN T	101 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.625669	C-2		UC
765-04012-000	VP RENTALS LLC	93 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	1.922015	C-2		UC
765-04013-000	HARLEY PROPERTIES LLC	83 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.25213	C-2		UC
765-04013-001	GOFF, D C REVOCABLE TRUST	89 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.25832	C-2		UC
765-04013-002	SHAW, BROOKE NEAL & JAMES; WILLIAMSON, MICHAEL	87 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.274442	C-2		UC
765-04014-000	JRC COMMERCIAL MANAGEMENT LLC	75 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.784898	C-2		UC

Parcel ID	First Owner Name	Site Address	Site City	Site State	Site Zip	Acres	Current Zoning	Current Zoning	Proposed ZD
765-04015-000	BLOCK, LESLIE	71 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.784889	C-2		UC
765-04016-000	FAYETTEVILLE CREATIVE SCHOOLS	57 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	2.912107	C-2		UC
765-04017-000	45 COLT SQUARE LLC	45 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.939955	C-2		UC
765-04018-000	TWIN RIVERS PACKAGING INC	1 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.943916	C-2		UC
765-04019-000	TWIN RIVERS PACKAGING INC	1 E COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.947876	C-2		UC
765-04020-000	COMMUNITY RESOURCE GROUP INC	3 E COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.951833	C-2		UC
765-04021-000	5 DOGS INVESTMENTS LLC	7 E COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.695804	C-2		UC
765-04022-000	HEALTH INITIATIVES RESEARCH	2233 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.536335	C-2		UC
765-04022-001	MOCKINGBIRD HILL LLC; KPIER HOLDINGS LLC	2241 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.354401	C-2		UC
765-04023-000	JIMINI PARTNERSHIP	157 E COLT DR	FAYETTEVILLE	AR	72703	0.844353	C-2		UC
765-04024-000	JIMINI PARTNERSHIP	145 E COLT DR	FAYETTEVILLE	AR	72703	0.783714	C-2		UC
765-04025-000	MATHIAS SHOPPING CENTERS INC	179 E COLT DR	FAYETTEVILLE	AR	72703	1.180641	C-2		UC
765-04026-000	TTM+R LLC	2340 N GREEN ACRES RD				1.05442	C-2		UC
765-04026-100	TTM+R LLC					0.579074	C-2		UC
765-04026-101	TTM+R LLC					0.644181	C-2		UC
765-04027-000	MATHIAS SHOPPING CENTERS INC					1.033272	C-2		UC
765-04028-000	TTM+R LLC	2361 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.370499	C-2		UC
765-04028-001	TTM+R LLC	2349 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.267499	C-2		UC
765-04028-002	SOSA PROPERTIES LLC	2367 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.69397	C-2		UC
765-04028-003	SOSA PROPERTIES LLC	104 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.694071	C-2		UC
765-04028-004	DUNN, JAMES ROBERT & KRISTINA DEANNE	88 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.462232	C-2		UC
765-04028-005	CROSS THERAPY SERVICES LTD	48 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.796414	C-2		UC
765-04028-006	FIFTY FIFTEEN PROPERTIES	34 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.69407	C-2		UC
765-04028-007	VAN DER MERWE HOLDINGS LLC	22 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.694171	C-2		UC
765-04028-008	STEWART, WILLIAM & NANCY M	16 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.331826	C-2		UC
765-04028-009	STEWART, WILLIAM & NANCY M	8 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.452872	C-2		UC
765-04028-010	WEALTHPATH PROPERTIES LLC	18 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.22969	C-2		UC
765-04028-011	GONZALEZ, ALFREDO R & ROSANN P	64 W COLT SQUARE DR	FAYETTEVILLE	AR	72703	0.334183	C-2		UC
765-04028-012	EVANS FAMILY INVESTMENTS LLC	2333 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.544515	C-2		UC
765-04028-013	TTM+R LLC	2355 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.326842	C-2		UC
765-04028-014	YEM LLC	2345 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.408311	C-2		UC
765-04074-000	THOMAS, ROBIN R REVOCABLE TRUST	2848 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.134008	R-O		UC
765-04075-000	LLOYD AGENCY LLC	607 W PEACH ST	FAYETTEVILLE	AR	72701	0.100519	RSF-4		UC
765-04076-000	THOMAS, ROBIN R REVOCABLE TRUST	2856 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.203256	R-O		UC
765-04077-000	HARDWICK, ETHAN; NEWBY, MALLORY					0.285137	RSF-4		UC
765-04078-000	HARDWICK, ETHAN; NEWBY, MALLORY	2890 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.310161	RSF-4		UC
765-04079-000	HARDWICK, ETHAN; NEWBY, MALLORY	2890 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.33844	RSF-4		UC
765-04094-000	KO, CHING-WHAN	2910 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.123584	RSF-4		UC
765-04095-000	EASTERLING PROPERTIES LLC	2920 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.034037	RSF-4		UC
765-04096-000	EASTERLING PROPERTIES LLC					0.393978	RSF-4		UC
765-04097-000	EASTERLING PROPERTIES LLC					0.543159	C-2		UC
765-04097-001	EASTERLING PROPERTIES LLC					0.227265	C-2		UC
765-04098-000	EASTERLING PROPERTIES LLC	2937 S HADDON AVE	FAYETTEVILLE	AR	72701	0.685287	RSF-4		UC
765-04099-000	EASTERLING PROPERTIES LLC	2925 S HADDON AVE	FAYETTEVILLE	AR	72701	0.456856	RSF-4		UC
765-04100-000	EASTERLING PROPERTIES LLC	615 W LESTER ST				0.228435	RSF-4		UC
765-04101-000	SCHILLER, MELINDA J	2944 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.375638	C-2		UC
765-04102-000	SCHILLER, MELINDA J	2944 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.438305	C-2		UC
765-04102-001	SCHILLER, MELINDA J	2976 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.410264	C-2	RSF-4	UC
765-04103-000	EDWARDS, J & J FAMILY PROPERTIES					0.668733	RSF-4		UC
765-04104-000	EMPEROR INVESTMENT LLC					0.194467	RSF-4		UC
765-04105-000	EMPEROR INVESTMENT LLC					0.198206	RSF-4		UC
765-04106-000	EMPEROR INVESTMENT LLC	654 W CHERRY ST	FAYETTEVILLE	AR	72701	0.788041	RSF-4		UC
765-04107-000	STARR, CYNTHIA D (ROBERTS)	600 W CHERRY ST	FAYETTEVILLE	AR	72701	0.659966	RSF-4		UC

Parcel ID	First Owner Name	Site Address	Site City	Site State	Site Zip	Acres	Current Zoning	Current Zoning	Proposed ZD
765-04108-000	STARR, CYNTHIA D (ROBERTS)					0.829573	RSF-4		UC
765-05183-000	EOFF, ROBERT C	1216 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.193817	C-2		UC
765-05189-000	EOFF, ROBERT C					0.330577	C-2		UC
765-05775-000	TFI LLC	2600 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.456343	C-2		UC
765-05776-000	CHEYENNE INVESTMENTS LLC	2642 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.344351	C-2		UC
765-05777-000	CHEYENNE INVESTMENTS LLC	2650 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.688705	C-2		UC
765-05778-000	BENVIV LLC	2716 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.344351	C-2		UC
765-05779-000	JEB PROPERTIES LLC	2756 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.344352	C-2		UC
765-05780-000	JEB PROPERTIES LLC					0.344353	C-2		UC
765-05781-000	SUNSET PROPERTIES LLC					0.344353	R-O		UC
765-05782-000	SUNSET PROPERTIES LLC	2824 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.344399	R-O		UC
765-05783-000	MIDWEST BONDING SERVICE INC	2826 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.276659	R-O		UC
765-05784-000	GILBERTSON, WAYNE GUY	2830 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.279591	RSF-4		UC
765-05785-000	KJ INVESTMENT GROUP OF NWA LLC	2846 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.200135	R-O		UC
765-05808-000	MCKINNEY, RICHARD P & LANITA T					0.696166	RMF-24		UC
765-05809-000	MCKINNEY, RICHARD P & LANITA T	556 W 26TH ST				0.859583	RMF-24		UC
765-05810-000	MCKINNEY, RICHARD P & LANITA T					0.368114	C-2		UC
765-05811-000	SHULER, FRANK & PEGGY TRUST					0.254615	C-2		UC
765-05812-000	MCKINNEY, RICHARD P & LANITA T					0.036454	C-2		UC
765-05813-000	SHULER, FRANK & PEGGY TRUST					0.296758	C-2		UC
765-05814-000	SHULER, FRANK & PEGGY TRUST					0.334674	C-2		UC
765-05815-000	COMMUNITY RESOURCE GROUP INC								
765-05816-000	MULLINS PROPERTY MANAGEMENT LLC	2143 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	1.415215	R-O		UC
765-05817-000	OLSEWSKI, JOANNE G & KONERT, MARGARET A	2141 N GREEN ACRES RD				0.861438	RSF-4	R-O	UC
765-05818-000	MCCLURE BASSETT PROPERTIES LLC	102 E ELM ST	FAYETTEVILLE	AR	72703	1.445742	R-O	RSF-4	RSF-4
765-05819-000	MCCLURE BASSETT PROPERTIES LLC	2101 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.531488	R-O		UC
765-05820-000	MARTIN, MARK L & ELIZABETH M	2109 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.348413	R-O		UC
765-05821-000	MARTIN, MARK L & ELIZABETH M	2059 N GREEN ACRES RD				0.287875	R-O		UC
765-05822-000	BROYLES PROPERTIES VII LLC	2059 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.388524	R-O		UC
765-05823-000	TS AGAINST THE GRAIN INC	2031 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.233847	R-O		UC
765-05824-000	GRACE, DAVID & PATTI REVOCABLE TRUST	2039 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	1.414649	R-O		UC
765-05825-000	KBR BENTONVILLE PROPERTIES LLC	2017 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.557299	R-O		UC
765-05826-000	NORTHSTAR PROPERTIES LLC	2025 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.410981	R-O		UC
765-05827-000	RBS INVESTMENTS LLC	2013 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.373491	R-O		UC
765-07401-000	HILLSTAR DEVELOPMENT LLC	2011 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.361128	R-O		UC
765-07402-000	HILLSTAR DEVELOPMENT LLC	E KENRAY ST				0.253954	UT		UC
765-07403-000	HILLSTAR DEVELOPMENT LLC	E KENRAY ST				0.253954	UT		UC
765-07404-000	HILLSTAR DEVELOPMENT LLC	KENRAY ST				0.253954	UT		UC
765-07674-000	CLUB CAR WASH					0.054145	C-2		UC
765-07675-000	CLUB CAR WASH	3287 N LEE AVE				0.190339	C-2		UC
765-07676-000	CLUB CAR WASH					0.325148	C-2		UC
765-07677-000	WLH PROPERTIES LLC					0.225809	C-2		UC
765-07678-000	WATKINS, SARAH G; WATKINS, KEVIN	3255 N LEE AVE	FAYETTEVILLE	AR	72703	0.292692	RSF-4	C-2	UC
765-07679-000	HONEY PROPERTIES LLC	N LEE AVE				0.258262	RSF-4	C-2	UC
765-07680-000	THRIVE FIRE DEPOT LLC	1020 E HAROLD ST	FAYETTEVILLE	AR	72703	0.516523	R-O	C-2	UC
765-07701-000	OMNI CENTER FOR PEACE, JUSTICE &	3274 N LEE AVE	FAYETTEVILLE	AR	72703	0.239096	R-O		UC
765-07702-000	OMNI CENTER FOR PEACE, JUSTICE &					0.062809	R-O		UC
765-07703-000	STARFISH DEL SOL LLC					0.060373	R-O		UC
765-07704-000	DORTCH, JOHN M	3290 N LEE AVE	FAYETTEVILLE	AR	72703	0.358898	R-O		UC
765-08977-000	MATHIAS SHOPPING CENTERS INC	3184 N COLLEGE AVE				0.344335	C-2		UC
765-08978-000	SOUTHWESTERN BELL TELEPHONE CO	1133 E HAROLD ST	FAYETTEVILLE	AR	72703	1.331904	R-O		UC
765-08978-001	TRINITY FELLOWSHIP ASSEMBLY OF					0.162709	R-O		UC
765-10775-000	SWEETSER FAMILY LIMITED PARTNERSHIP	510 E TOWNSHIP ST	FAYETTEVILLE	AR	72703	0.216984	C-2	RMF-40	UC

Parcel ID	First Owner Name	Site Address	Site City	Site State	Site Zip	Acres	Current Zoning	Current Zoning	Current Zoning	Proposed ZD
765-10776-000	SWEETSER FAMILY LIMITED PARTNERSHIP					0.251447	C-2	RMF-40		UC
765-10777-000	SWEETSER FAMILY LIMITED PARTNERSHIP					0.249586	C-2	RMF-40		UC
765-10778-000	SWEETSER FAMILY LIMITED PARTNERSHIP					0.251178	C-2	RMF-40		UC
765-10779-000	SWEETSER FAMILY LIMITED PARTNERSHIP	2406 N SHILEY DR				0.273294	C-2	RMF-40		UC
765-10779-011	TOWNSHIP PLAZA LLC	2410 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.179859	C-2			UC
765-10779-012	BEN LYNCH HOLDING LLC	E TOWNSHIP ST				0.792378	C-2			UC
765-10791-000	BMJAB PROPERTIES LLC	3090 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.411815	C-2			UC
765-10792-000	OZARK RESEARCH INSTITUTE INC	744 W SKELTON ST	FAYETTEVILLE	AR	72701	0.344353	C-2			UC
765-10805-000	HABITAT FOR HUMANITY OF NORTHWEST ARKANSAS	715 W CHERRY ST	FAYETTEVILLE	AR	72701	1.824252	NC			UC
765-10805-001	BEN AND MARIKO LLC	3000 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.433908	C-2			UC
765-10807-000	KO, CHING-WHAN; KO, CHING-MING	3054 S SCHOOL AVE	FAYETTEVILLE	AR	72701	1.151279	RSF-4	C-2		UC
765-10807-001	CARDVILLE LLC	3050 S SCHOOL AVE				0.349332	C-2			UC
765-10808-000	BROCK VENTURES LLC	3062 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.628134	C-2			UC
765-10973-000	755 MILLSAP ROAD LLC	755 MILLSAP RD	FAYETTEVILLE	AR	72703	2.212157	C-2			UC
765-10973-001	PENDRAGON DEVELOPMENT CORP	859 E MILLSAP RD	FAYETTEVILLE	AR	72703	0.978627	C-2			UC
765-11831-000	SILL, JULIE	1104 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.478154	C-2			UC
765-11832-000	MCKINNEY, HAROLD & HELEN REVOCABLE TRUST	1108 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.312484	C-2			UC
765-11833-000	PARTI INVESTMENTS LLC	1150 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.606594	UT			UC
765-11834-000	KESTER HOLDINGS I LLC	1160 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.147012	C-2			UC
765-13390-000	RMS LLC	2372 N JANE AVE	FAYETTEVILLE	AR	72703	0.389518	C-2			UC
765-13394-000	LB GRANATA INC	2332 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.144209	C-2			UC
765-13395-000	HU FAMILY REVOCABLE TRUST	2243 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.570223	C-2			UC
765-13396-000	GRANATA, JOHN THOMAS & MARY A	2300 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.226866	C-2	RSF-4		UC
765-13397-000	RIZZO, VINCENT J & DORIS	2218 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.224652	C-2			UC
765-13398-000	RIZZO, VINCENT J & DORIS	2218 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.249508	C-2			UC
765-13398-001	ROGERS, SHELBY E REVOCABLE TRUST	2228 N COLLEGE AVE				1.753808	C-2	RSF-4		UC
765-13398-002	GILLESPIE, DARRYL H	2202 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.252132	C-2			UC
765-13399-000	M & N HOLDINGS LLC					0.480561	C-2			UC
765-13400-000	S DOGS INVESTMENTS LLC	2380 N JANE AVE	FAYETTEVILLE	AR	72703	0.414445	C-2			UC
765-13401-000	M & N HOLDINGS LLC	2388 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.399113	C-2			UC
765-13402-000	M & N HOLDINGS LLC	2388 N COLLEGE AVE				0.718914	C-2			UC
765-13403-000	GRANATA, JOHN THOMAS & MARY A	2300 N COLLEGE AVE				1.295365	C-2	RSF-4		UC
765-13404-000	ABBEY FUND LLC	245 E TOWNSHIP ST	FAYETTEVILLE	AR	72703	0.701018	C-2			UC
765-13405-000	THRIVE FAYETTEVILLE LLC	257 E TOWNSHIP ST	FAYETTEVILLE	AR	72703	1.432567	UT			UC
765-13406-000	HOPMANN PROPERTIES I LLC	2333 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.730867	C-2			UC
765-13407-000	MONTE, MELTON	2356 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.597149	C-2			UC
765-13407-001	NWARC REAL ESTATE HOLDINGS LLC	2365 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.378184	C-2			UC
765-13408-000	KAMINSKY, JO ANN & ELIOT H	2227 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.486973	C-2			UC
765-13409-000	WHITFIELD, WILLIAM C & RUTH A REVOCABLE TRUST	2345 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.561841	C-2			UC
765-13410-000	ARVEST BANK	291 E TOWNSHIP ST				0.467956	C-2			UC
765-13411-000	ARVEST BANK	2389 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.353258	C-2			UC
765-13412-000	E & E PROPERTY HOLDINGS LLC	2221 N COLLEGE AVE	FAYETTEVILLE	AR	72703	4.111683	C-2			UC
765-13413-000	HU FAMILY REVOCABLE TRUST	N COLLEGE AVE				0.156769	C-2			UC
765-13414-000	BRANNON, TIM & VICKIE TRUST	2309 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.809949	C-2			UC
765-13415-000	SAMAVATI, HASSAN & NORBERTA; SAMAVATI, OMID	2325 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.525365	C-2			UC
765-13416-000	REORISO LLC	2242 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.375514	C-2			UC
765-13436-001	PITTS FAMILY TRUST					7.145838	R-O	RSF-4		RSF-4
765-13438-000	FAYETTEVILLE OVERLOOK LLC					16.59612	RSF-4	R-O	C-2	P-1
765-13439-000	ROGERS, SHELBY E REVOCABLE TRUST	2190 N COLLEGE AVE				0.495962	C-2	RSF-4		UC
765-13440-001	MIARA HOLDINGS LLC	2180 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.185264	RSF-4	C-2		UC
765-13444-000	WAR EAGLE REAL ESTATE LLC	2100 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.669595	C-2	RSF-4		UC
765-13445-000	FAY 2140 LLC	2140 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.99432	C-2			UC
765-13446-000	THEODORE, MICHAEL LEE & CATHERINE	2136 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.946406	C-2	RSF-4		UC

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765-13447-000	ROBBIE & CHRIS CORPORATION	2120 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.746635	C-2	RSF-4	UC
765-13449-000	GAM FAMILY LLC	1998 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.104951	C-2	RSF-4	UC
765-13450-000	NEW LIFE CHURCH OF ARKANSAS INC	2035 N COLLEGE AVE	FAYETTEVILLE	AR	72703	2.529184	C-2		UC
765-13451-000	DEWESEE, LARRY JOHN	2075 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.356633	C-2		UC
765-13452-000	THE NEW SCHOOL	GREEN ACRES RD				1.293907	C-2		UC
765-13452-001	SCMD HOLDINGS LLC	2100 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	1.260748	C-2		UC
765-13453-000	LEE FAMILY TRUST	2183 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.952867	C-2		UC
765-13453-001	COLTER MOUNTAIN LLC	2195 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.255358	C-2		UC
765-13454-000	HU FAMILY REVOCABLE TRUST	2101 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.67115	C-2		UC
765-13455-000	NWARC REAL ESTATE HOLDINGS LLC	2127 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.598593	C-2		UC
765-13456-000	LEE FAMILY TRUST	2141 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.724721	C-2		UC
765-13457-000	RBS INVESTMENTS LLC	200 E POPLAR ST	FAYETTEVILLE	AR	72703	0.265089	C-2		UC
765-13457-001	BLACK BARN MANAGEMENT LLC	1985 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.325591	C-2		UC
765-13458-000	NEW LIFE CHURCH OF ARKANSAS INC	N COLLEGE AVE				0.667585	C-2		UC
765-13459-000	GT MANAGEMENT LLC	1947 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.894331	C-2		UC
765-13462-000	HOKU PROPERTIES LLC	1949 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.620918	R-O		UC
765-13462-001	FOURNET PROPERTIES LLC	1953 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.471778	R-O		UC
765-13463-000	FLOSSBOSS LLC	2001 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.567646	R-O		UC
765-13465-000	SPRINGHILL RANCH LLC	160 E POPLAR ST	FAYETTEVILLE	AR	72703	0.861816	R-O		UC
765-13466-000	DHARWADKER, MANISH NARAYAN &	N COLLEGE AVE				0.466255	C-2	RSF-4	UC
765-13466-002	SCHNEIDER, COREY J	COLLEGE AVE				0.93149	C-2	RSF-4	UC
765-13466-003	HERMEZ HOLDINGS LLC	2020 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.913532	C-2	RSF-4	UC
765-13466-004	KMAJ LLC	2036 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.621264	C-2		UC
765-13467-000	CUMMINGS, STEPHEN J REVOCABLE					0.556613	C-2	RSF-4	UC
765-13468-000	RY & BRIAN LLC	2050 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.978889	C-2		UC
765-13469-000	KLFW LLC	1930 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.754177	C-2	RSF-4	UC
765-13470-000	ARKANSAS BAPTIST STATE CONVEN-	1925 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.396045	R-O		UC
765-13472-000	FRECKLED HEN PROPERTIES LLC	1904 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.266823	C-2		UC
765-13473-000	MOLDENHAUER, GREG & MARGIE TRUST	338 E SYCAMORE ST	FAYETTEVILLE	AR	72703	0.726314	RSF-4	C-2	RSF-4
765-13474-000	FRECKLED HEN PROPERTIES LLC					0.650377	C-2	RSF-4	UC
765-13475-000	TRISTATE OUT DOOR ADVERTISING CO	N COLLEGE AVE				0.383332	C-2		UC
765-13476-000	TRISTATE OUT DOOR ADVERTISING CO	1925 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.546982	C-2		UC
765-13477-000	TRISTATE OUT DOOR ADVERTISING CO	1889 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.358389	C-2		UC
765-13478-000	TRI-STATE OUTDOOR ADV CO	1827 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.55178	C-2		UC
765-13479-000	THE EXCLUSIVE SVT PLLC	1810 N COLLEGE AVE	FAYETTEVILLE	AR	72703	2.669191	C-2	RSF-4	UC
765-13481-000	HENDRIX REH LLC	1766 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.03162	C-2		UC
765-13481-001	THE EXCLUSIVE SVT PLLC	COLLEGE ST				0.8066	C-2	RSF-4	UC
765-13482-000	STANTON, DONALD W REVOCABLE TRUST	1817 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.729197	C-2		UC
765-13484-000	5 DOGS INVESTMENTS LLC	1815 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.639323	C-2		UC
765-13485-000	SPLASH COLLEGE LLC	1771 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.581945	C-2		UC
765-13486-000	SPLASH COLLEGE LLC	1765 N COLLEGE				0.496546	C-2		UC
765-13486-001	5 DOGS INVESTMENTS LLC	N COLLEGE				0.076081	C-2		UC
765-13487-000	VAR LLC	1915 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.179209	R-O		UC
765-13487-001	VAR LLC	1917 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.181339	R-O		UC
765-13488-000	MIDTOWN THERAPY LLC	1845 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.366713	R-O		UC
765-13489-000	5 DOGS INVESTMENTS LLC	1803 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.560656	C-2		UC
765-13490-000	PORTER MALLOY INVESTMENTS LLC	1831 N GREEN ACRES RD				0.257355	R-O	C-2	UC
765-13490-001	PORTER MALLOY INVESTMENTS LLC	1831 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.334589	C-2		UC
765-13491-000	THE EXCLUSIVE SVT PLLC	1772 N COLLEGE AVE				0.144512	C-2		UC
765-13492-000	THORNTON ENTERPRISES LLC	1772 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.299049	C-2		UC
765-13495-000	GANDHI INC	1818 N COLLEGE AVE	FAYETTEVILLE	AR	72703	2.677054	C-2	RSF-4	UC
765-13495-001	FRECKLED HEN PROPERTIES LLC	1904 N COLLEGE AVE				0.070547	C-2		UC
765-13496-000	VERMILLION TAX LLC	158 E SYCAMORE ST	FAYETTEVILLE	AR	72703	0.164752	C-2	R-O	UC

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765-13498-000	TOMLYNN PROPERTIES LLC	1705 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.456669	C-2		UC
765-13499-000	MATTHEWS FAMILY TRUST	1717 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.212713	C-2		UC
765-13499-001	VERMILLION TAX LLC	158 E SYCAMORE ST				0.070335	C-2	R-O	UC
765-13500-000	MOLDENHAUER, GREG & MARGIE TRUST	1717 N WALNUT AVE				0.880671	RSF-4	C-2	RSF-4
765-13510-000	KHAMOOSHI, SAM ; KHAMOOSHI, NIMA	1914 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.424895	C-2	RSF-4	UC
765-13511-000	JORY INVESTMENTS LLC	1742 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.506087	C-2		UC
765-13511-001	ANDROMEDA GROUP LLC	1754 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.733357	C-2		UC
765-13513-000	A & K COMMERCIAL LEASING LLC	1722 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.572964	C-2		UC
765-13514-000	FAYETTEVILLE GLASS CO INC	1725 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.271194	C-2	R-O	UC
765-13515-000	FAYETTEVILLE GLASS CO INC	1725 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.322145	C-2		UC
765-13516-000	KLBFW LLC	1946 N COLLEGE AVE				3.162513	C-2	RSF-4	UC
765-13517-000	PULSAR PROPERTIES LLC	1700 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.437746	C-2		UC
765-13520-000	MOLDENHAUER, GREG & MARGIE TRUST	7 W TOWNSHIP ST	FAYETTEVILLE	AR	72703	0.361833	RSF-4	C-2	RSF-4
765-13522-000	JOHNSON SQUARE PARTNERS LLC; SCA MANAGEMENT LLC	27 W TOWNSHIP ST	FAYETTEVILLE	AR	72703	0.99707	C-2		UC
765-13528-000	SEXTON, G A & ELISE D	128 E POPLAR ST	FAYETTEVILLE	AR	72703	0.301665	I-1		UC
765-13534-010	MONKEY DOODLE LLC	110 E MEMORIAL DR	FAYETTEVILLE	AR	72703	0.35277	RSF-4	R-O	UC
765-13901-000	ARTHURS, DAVID J & REBA L	1640 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.836324	C-2		UC
765-14113-000	JONLIN PROPERTIES LLC	1612 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.52428	C-2		UC
765-14114-000	LAFARGUE & CHANDLER LLC	1612 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.246944	C-2		UC
765-14114-001	LAFARGUE & CHANDLER LLC	1612 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.397979	C-2		UC
765-14114-003	CHEADLE, MATTHEW GENE & FRANKIE SANDVEN	1605 N HILLCREST AVE	FAYETTEVILLE	AR	72703	2.241832	C-2		UC
765-14116-000	KEYPORT SELF STORAGE-FAY	1660 N COLLEGE AVE	FAYETTEVILLE	AR	72703	2.933825	C-2		UC
765-14118-000	OVERLAND PROPERTIES LLC	1680 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.944588	C-2		UC
765-14119-000	MCDONALD'S REAL ESTATE COMPANY	1641 N COLLEGE AVE	FAYETTEVILLE	AR	72703	2.239579	C-2		UC
765-14120-000	BRASS POLE PROPERTIES LLC	1617 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.742448	C-2		UC
765-14121-000	1673 COLLEGE LLC	1673 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.500309	C-2		UC
765-14123-000	BRYAN HUNT LLC	1665 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.395803	C-2		UC
765-14123-002	GAIA PROPERTIES LLC	117 E SYCAMORE ST	FAYETTEVILLE	AR	72703	0.399876	C-2		UC
765-14125-000	HOPMANN PROPERTIES II LLC	1618 N COLLEGE AVE				0.020163	C-2		UC
765-14125-001	HOPMANN PROPERTIES II LLC	1618 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.608514	C-2		UC
765-14128-000	SEEBURG OF FAYETTEVILLE LLC	1595 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.512054	C-2		UC
765-14129-000	GOFF, D C REVOCABLE TRUST	1535 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.874137	C-2		UC
765-14130-000	JEET, VISHV & JAIN, SHILPA; AGRAHARI, HOMARIJUN;	1501 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.670218	C-2		UC
765-14135-010	ARTHURS, DAVID J & REBA L					0.900234	C-2		UC
765-14138-000	1200 NORTH COLLEGE FAYETTEVILLE LLC	1200 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.582822	C-2		UC
765-14994-000	UNIVERSITY OF ARKANSAS					0.156455	I-1		UC
765-14994-001	MEREDITH, DARREL & ETHEL FAMILY	1701 S SCHOOL AVE				2.966181	I-1		UC
765-14995-000	UNIVERSITY OF ARKANSAS	1700 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.337757	I-1	C-2	UC
765-14997-000	OZARK STEEL COMPANY	1748 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.766708	I-1		UC
765-14999-000	OZARK STEEL COMPANY	1749 S SCHOOL AVE	FAYETTEVILLE	AR	72701	7.090925	I-1	C-2	UC
765-15000-000	MEREDITH, DARREL & ETHEL FAMILY	1749 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.391954	I-1		UC
765-15001-000	MEREDITH, DARREL & ETHEL FAMILY	1585 S WEST AVE	FAYETTEVILLE	AR	72701	0.65	C-2		UC
765-15002-000	BUELL, BRIAN W & DONNA W	1585 S WEST AVE	FAYETTEVILLE	AR	72701	2.708331	I-1	C-2	UC
765-15002-001	STERLING HOLDINGS LLC	525 W 15TH ST	FAYETTEVILLE	AR	72701	1.005895	I-1	C-2	UC
765-15003-000	CARLTON, JERRY DALE JR & BRITTNEY J	1633 S WEST AVE	FAYETTEVILLE	AR	72701	0.849851	I-1		UC
765-15004-000	MASON RILEY PROPERTIES LLC	1645 S WEST AVE	FAYETTEVILLE	AR	72701	4.819755	C-2	I-1	UC
765-15004-001	SALVATION ARMY	1832 S SCHOOL AVE	FAYETTEVILLE	AR	72701	2.386738	I-1		UC
765-15007-000	SEVEN HILLS HOMELESS CENTER	364 W NONNAMAKER DR	FAYETTEVILLE	AR	72701	0.165037	C-1	I-1	UC
765-15008-000	STRODE, SHARON JEAN	2002 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.154444	I-1		UC
765-15008-001	FROG AND CROW ENTERPRISES LLC	328 W NONNAMAKER DR	FAYETTEVILLE	AR	72701	0.432839	C-1		UC
765-15009-000	STRODE, SHARON JEAN , WARD,	314 W NONNAMAKER DR	FAYETTEVILLE	AR	72701	5.945255	CS		UC
765-15010-000	SMITH, PAULA GAYLE; OSWALD, RHONDA RACHELLE;								UC
765-15011-000	OZARK STEEL COMPANY	W 19TH ST	FAYETTEVILLE	AR	72701	2.319669	I-1		UC

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765-15012-000	UNIVERSITY OF ARKANSAS					1.513496	I-1			UC
765-15013-000	UNIVERSITY OF ARKANSAS	1895 S SCHOOL AVE								UC
765-15016-000	UNIVERSITY OF ARKANSAS	1819 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.760073	C-2			UC
765-15017-000	UNIVERSITY OF ARKANSAS	440 W CATO SPRINGS RD	FAYETTEVILLE	AR	72701	0.394646	C-2			UC
765-15018-000	ZAFI, MEHDI	2099 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.314798	C-2			UC
765-15019-000	UNIVERSITY OF ARKANSAS	446 W CATO SPRINGS RD				0.346985	C-2			UC
765-15020-000	UNIVERSITY OF ARKANSAS	1935 S SCHOOL AVE				0.291166	C-2			UC
765-15021-000	UNIVERSITY OF ARKANSAS					0.493079	C-2			UC
765-15023-000	SERVE NORTHWEST ARKANSAS INC	251 W 19TH ST				4.791152	C-1			UC
765-15024-000	FROG AND CROW ENTERPRISES LLC					0.296654	I-1			UC
765-15025-000	MURIE, THOMAS O	2087 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.722474	C-2			UC
765-15026-000	SMITH, PAULA GAYLE; OSWALD, RHONDA RACHELLE;	293 W NONNAMAKER DR	FAYETTEVILLE	AR	72701	2.144459	CS			UC
765-15028-000	STRODE, SHARON JEAN	1863 S SCHOOL AVE	FAYETTEVILLE	AR	72701	1.130482	C-2			UC
765-15029-000	UNIVERSITY OF ARKANSAS	1905 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.60656	C-2			UC
765-15030-000	UNIVERSITY OF ARKANSAS	700 W RESEARCH CENTER BLVD	FAYETTEVILLE	AR	72701	35.49288	I-1	RSF-4		UC
765-15041-000	UNIVERSITY OF ARKANSAS					19.91615	I-1			UC
765-15045-000	UNIVERSITY OF ARKANSAS					7.523686	I-1			UC
765-15045-001	OZARK STEEL COMPANY					1.056765	I-1			UC
765-15328-000	TROZZY PROPERTIES LLC	2210 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.897846	I-1			UC
765-15329-000	WEBB FAMILY TRUST	2231 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.504064	C-2			UC
765-15333-000	WEBB FAMILY TRUST	2235 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.550157	C-2			UC
765-15335-000	PARKER FAMILY TRUST	2230 S SCHOOL AVE	FAYETTEVILLE	AR	72701	1.406937	C-2			UC
765-15336-000	DAVIDIAN, DAVID & JANE WIER	2262 S SCHOOL AVE	FAYETTEVILLE	AR	72701	1.028154	C-2			UC
765-15337-000	KILAMBI PROPERTIES LLC					0.395439	C-2			UC
765-15338-000	VAN DINE, CHRISTOPHER COREY					0.861404	C-2			UC
765-15339-000	RISK, MARK E LIVING TRUST	380 W 24TH ST	FAYETTEVILLE	AR	72701	2.07	C-2			UC
765-15340-000	BAKER, BARRY DEAN; BAKER, ELLA MAE					7.295883	RSF-4	C-2		UC
765-15343-000	MEARES, JOHN C & CYNTHIA Z	2241 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.659609	C-2			UC
765-15344-000	GRAHAM HOUSE LLC	2100 S SCHOOL AVE				1.078116	CS			UC
765-15346-000	HAWGFISH HOLDINGS LLC	2283 S SCHOOL AVE	FAYETTEVILLE	AR	72701	2.489275	C-2			UC
765-15347-000	D & G HOME SOLUTIONS RE LLC	2275 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.453481	C-2			UC
765-15349-000	KILAMBI PROPERTIES LLC					0.400033	C-2			UC
765-15349-001	CITY OF FAYETTEVILLE					0.058001	C-2			UC
765-15351-000	VAN DINE, CHRISTOPHER COREY	2316 S SCHOOL AVE	FAYETTEVILLE	AR	72701	1.167755	C-2			UC
765-15352-000	WEBB FAMILY TRUST	2201 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.579505	C-2			UC
765-15353-000	WEBB FAMILY TRUST	2215 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.173964	C-2			UC
765-15354-000	BASSETT, JOHN CARLON	2298 S SCHOOL AVE	FAYETTEVILLE	AR	72701	1.923667	C-2			UC
765-15355-000	MARTIN, TIMOTHY M	2237 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.278421	C-2			UC
765-15356-000	MILLER, BENJAMIN CHARLES	341 W 22ND ST	FAYETTEVILLE	AR	72701	0.376263	I-1			UC
765-15361-000	MCKINNEY, RICHARD P & LANITA T	2420 S SCHOOL AVE	FAYETTEVILLE	AR	72701	0.301652	C-2			UC
765-15361-001	SHULER, FRANK & PEGGY TRUST					0.004584	C-2			UC
765-15364-000	SOUTHGATE RV PARK LLC	2331 S SCHOOL AVE	FAYETTEVILLE	AR	72701	4.316769	C-2	RSF-4		UC
765-15366-000	CAMPBELL ELECTRIC INC	2301 S SCHOOL AVE	FAYETTEVILLE	AR	72701	1.290609	I-1	C-2		UC
765-15715-000	OZARK LUBES REALTY LLC	3460 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.878761	C-2			UC
765-15719-001	LAND JOURNEY LLC	1023 E MILLSAP RD	FAYETTEVILLE	AR	72703	0.687073	C-2			UC
765-15720-000	SCOTT PLAZA LLC	3422 N COLLEGE AVE	FAYETTEVILLE	AR	72703	2.190589	C-2	C-1		UC
765-15720-001	GX16 FAYETTEVILLE COLLEGE LLC	3448 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.398618	C-2			UC
765-15721-000	BANK OF ARKANSAS	3500 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.528533	C-2			UC
765-15723-000	ARR INVESTMENTS LLC	1130 E MILLSAP RD	FAYETTEVILLE	AR	72703	0.514627	C-2			UC
765-15723-001	TURNER PROPERTY MANAGEMENT LLC	1088 E MILLSAP RD	FAYETTEVILLE	AR	72703	0.775186	C-2			UC
765-15734-000	COLLEGE MARKETPLACE 16 LLC	3425 N COLLEGE AVE	FAYETTEVILLE	AR	72703	4.698356	C-2			UC
765-15738-000	MATHIAS SHOPPING CENTERS INC	3200 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.609041	C-2			UC
765-15739-000	MATHIAS SHOPPING CENTERS INC	3184 N COLLEGE AVE	FAYETTEVILLE	AR	72703	7.573875	C-2			UC

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765-15740-000	CLUB CAR WASH	3274 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.879351	C-2		UC
765-15741-000	STARFISH DEL SOL LLC	3340 N COLLEGE AVE	FAYETTEVILLE	AR	72703	5.178496	C-2		UC
765-15741-001	CARLTEX ASSOCIATES LLC	3358 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.459248	C-2		UC
765-15741-002	SHERWOOD/WALKER PROPERTIES LLC	3364 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.780354	C-2		UC
765-15743-000	WHEELER, TRACY LEIGH; WHEELER,	3244 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.57293	C-2		UC
765-15744-000	WLH PROPERTIES LLC	3270 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.595057	C-2		UC
765-15745-000	CRYSTAL AUTO PROPERTY LLC ;	3372 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.815077	C-2	RSF-4	UC
765-15746-000	WHITFIELD, ANNE JONES TRUST;	3264 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.6671	C-2		UC
765-15749-000	MILLER, RITA A REVOCABLE TRUST	710 E LONGVIEW ST	FAYETTEVILLE	AR	72703	0.623987	RSF-4		UC
765-15751-000	HILLSTAR DEVELOPMENT LLC	892 N PLAINVIEW AVE	FAYETTEVILLE	AR	72703	3.808899	UT		UC
765-15752-000	BLAKE HARRIS HOLDINGS LLC	E LONGVIEW ST				0.302934	C-2		UC
765-15752-001	RMS WAREHOUSE 1315 LLC	E LONGVIEW ST				0.096419	UT		UC
765-15753-000	COLLEGE MARKETPLACE 16 LLC	3379 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.896869	C-2		UC
765-15754-000	RMS WAREHOUSE 1315 LLC	3330 E LONGVIEW ST				1.016194	UT		UC
765-15755-000	BF NWA COMMERCIAL HOLDINGS LLC	3277 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.475047	C-2		UC
765-15755-001	JJM PROPERTIES LLC	E LONGVIEW ST				0.418426	C-2		UC
765-15756-000	MARY ZACCANTI BASSETT HOLDINGS LLC	3263 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.40625	C-2		UC
765-15757-000	HILLSTAR DEVELOPMENT LLC	3259 N PLAINVIEW AVE	FAYETTEVILLE	AR	72703	2.203612	UT		UC
765-15758-000	FALCONS LANDING LLC	3235 N PLAINVIEW AVE	FAYETTEVILLE	AR	72703	3.162219	Ri-12		UC
765-15759-000	SLONE, RAMAH SUE LIFETIME ASSET	3223 N COLLEGE AVE				0.542666	C-2		UC
765-15759-001	GOLD TOWN LLC	3223 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.787256	C-2		UC
765-15760-000	LEWIS BROTHERS LEASING CO INC	767 E LONGVIEW ST	FAYETTEVILLE	AR	72703	0.556314	C-2		UC
765-15761-000	BLAKE HARRIS HOLDINGS LLC	3311 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.118989	C-2		UC
765-15762-000	BLAKE HARRIS HOLDINGS LLC	760 E LONGVIEW ST	FAYETTEVILLE	AR	72703	0.416928	C-2		UC
765-15763-000	LEWIS BROTHERS LEASING CO INC	791 E LONGVIEW ST	FAYETTEVILLE	AR	72703	0.531348	C-2		UC
765-15764-000	NORTH COLLEGE AVE INVESTMENT LLC	3251 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.262221	C-2		UC
765-15765-000	RMS WAREHOUSE 1315 LLC	3330 N PLAINVIEW AVE	FAYETTEVILLE	AR	72703	0.554049	UT		UC
765-15766-000	CRAWFORD, MICHAEL C; CRAWFORD, ANGELA RENE	723 E LONGVIEW ST	FAYETTEVILLE	AR	72703	0.548528	RSF-4	C-2	UC
765-15767-000	CITY CENTER NORTH LLC	3373 N COLLEGE AVE	FAYETTEVILLE	AR	72703	7.268483	C-2	UT	UC
765-15768-000	LEWIS BROTHERS LEASING CO INC	845 E LONGVIEW ST				0.409837	C-2		UC
765-15769-000	SLONE, MICHAEL DAVID & RAMAH SUE					0.241228	C-2		UC
765-15770-000	SLONE, MICHAEL DAVID & RAMAH SUE					5.032054	RSF-4	C-2	UC
765-15772-011	CRYSTAL AUTO PROPERTY LLC ;	E MASONIC DR				0.747068	C-2		UC
765-15912-000	TRINITY FELLOWSHIP ASSEMBLY OF	1100 E ROLLING HILLS DR	FAYETTEVILLE	AR	72703	2.941603	RSF-4	R-O	UC
765-15913-000	MATHIAS SHOPPING CENTERS INC	3114 N COLLEGE AVE	FAYETTEVILLE	AR	72703	3.35804	C-2		UC
765-15914-000	MATHIAS SHOPPING CENTERS INC	962 E ROLLING HILLS DR	FAYETTEVILLE	AR	72703	1.839671	C-2		UC
765-15915-000	GTW 4 PROPERTIES LLC	3010 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.347511	C-2		UC
765-15915-010	TRINITY FELLOWSHIP ASSEMBLY OF	1100 E ROLLING HILLS DR	FAYETTEVILLE	AR	72703	4.071071	R-O		UC
765-15915-011	HUTCHISON, ROBERT A & NANCY E	3176 N SARA LN	FAYETTEVILLE	AR	72703	1.138903	R-O		UC
765-15916-000	HOSKINS FAMILY LIMITED PARTNERSHIP	3123 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.370378	C-2		UC
765-15916-001	PARADIGM BUILDING LLC	3155 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.701341	C-2		UC
765-15917-000	A JONES INC	3107 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.559139	C-2		UC
765-15917-001	MATHIAS SHOPPING CENTERS INC	3115 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.92785	C-2		UC
765-15918-000	CHIANG, KUEI & FENG TRUST	3101 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.585037	C-2		UC
765-15919-000	HAYES, THOMAS JR	3014 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.188214	C-2		UC
765-15921-000	RSB HOSPITALITY LLC	2980 N COLLEGE AVE	FAYETTEVILLE	AR	72703	2.886457	C-2	RSF-4	UC
765-15927-000	SLONE, MICHAEL DAVID & RAMAH SUE	3195 N COLLEGE AVE	FAYETTEVILLE	AR	72703	5.48666	C-2	R-A	UC
765-15927-001	MATHIAS SHOPPING CENTERS INC	N COLLEGE				3.70015	R-A		UC
765-15928-000	MATHIAS SHOPPING CENTERS INC	2992 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.819653	C-2		UC
765-15929-001	GOODWILL INDUSTRIES OF ARKANSAS INC	705 E APPLEBY RD	FAYETTEVILLE	AR	72703	2.438321	C-2		UC
765-15931-000	OZZYS PROPERTIES LLC	2785 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.639685	C-2		UC
765-15932-000	NELMS DYSLEXIA FOUNDATION	N COLLEGE AVE				0.12608	C-2		UC
765-15933-000	ZDDREG LLC	2887 N COLLEGE AVE				1.056857	C-2		UC

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765-15935-000	TUNE & TUNE INVESTMENT LDT COMPANY	2908 N COLLEGE AVE	FAYETTEVILLE	AR	72703	2.001804	C-2	RSF-4		UC
765-15936-000	OSMENT INVESTMENTS-2820 NORTH COLLEGE LLC	2844 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.893961	C-2			UC
765-15936-001	RNR INVESTMENTS LLC	2870 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.321552	C-2			UC
765-15936-002	BAYYARI 2020 IRREVOCABLE TRUST	2800 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.457535	C-2			UC
765-15937-000	ZDDREG LLC	2887 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.551213	C-2			UC
765-15938-000	PARKS, L DRENNAN	2940 N COLLEGE AVE	FAYETTEVILLE	AR	72703	4.135272	C-2	RSF-4		UC
765-15939-000	MA RUSH INC	2890 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.646506	C-2			UC
765-15941-000	HERMANS RIB HOUSE INC	2901 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.00876	C-2			UC
765-15941-001	OZZYS PROPERTIES LLC					0.024234	C-2			UC
765-15941-002	OZZYS PROPERTIES LLC	2797 N COLLEGE AVE				0.357649	C-2			UC
765-15942-000	ZDDREG LLC					0.1782	C-2			UC
765-15942-001	OZZYS PROPERTIES LLC					0.578911	C-2			UC
765-15943-000	NELMS DYSLEXIA FOUNDATION					0.235838	C-2			UC
765-15944-000	ZDDREG LLC	2889 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.563911	C-2			UC
765-15945-000	SAS PROPERTIES LLC					1.59206	C-2			UC
765-15945-001	SAS PROPERTIES LLC					5.146598	C-2			UC
765-15964-000	HOPPER, STEVEN L					2.747804	R-O	C-2		UC
765-15964-001	SAS PROPERTIES LLC	2790 N GOLDEN EAGLE DR	FAYETTEVILLE	AR	72703	0.507283	R-O	C-2		UC
765-15965-001	HOSKINS FAMILY LIMITED PARTNERSHIP					4.732664	C-2	R-O	RMF-24	UC
765-15965-002	FOWLER, NICOLE					2.429919	R-O	C-2		UC
765-15965-003	FOWLER, NICOLE					2.041218	C-2	R-O		UC
765-15966-000	CGF INVESTMENTS LLC	2768 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.805037	C-2			UC
765-15967-000	LGB PROPERTIES LLC	2783 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.149747	C-2			UC
765-15968-000	PINKERTON, CARL F; PINKERTON, CF	2720 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.276736	C-2			UC
765-15969-000	COGER, RANDY & BETTINNA REVOCABLE TRUST	2737 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.491878	C-2			UC
765-15970-000	SHULER, FRANK & PEGGY TRUST	2718 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.575502	C-2			UC
765-15970-001	HAYS, J B					0.052258	C-2			UC
765-15971-000	NELMS DYSLEXIA FOUNDATION	2781 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.197959	C-2			UC
765-15972-000	NELMS COLLEGE AVENUE LLC	2771 N COLLEGE AVE				0.103571	C-2			UC
765-15973-000	PINKERTON, CARL F; PINKERTON, CF	2722 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.566848	C-2			UC
765-15974-000	NELMS COLLEGE AVENUE LLC	2771 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.416508	C-2			UC
765-15976-000	LGB PROPERTIES LLC	2786 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.408203	C-2			UC
765-15977-000	DRAKE PROPERTIES LLC	2630 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.597143	C-2			UC
765-15977-001	HOSKINS FAMILY LIMITED PARTNERSHIP					0.07359	C-2	RMF-24		UC
765-15977-002	AL & EM PROPERTIES LLC	2600 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.524494	C-2			UC
765-15978-000	THOMAS, ROBIN R REVOCABLE TRUST					0.279788	C-2			UC
765-15978-001	THOMAS, ROBIN R REVOCABLE TRUST	2650 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.371471	C-2			UC
765-15979-000	GATOR GOLF OF FAYETTEVILLE LLC	2692 N COLLEGE AVE	FAYETTEVILLE	AR	72703	2.175986	C-2			UC
765-15979-001	SHULER, FRANK & PEGGY TRUST	N COLLEGE AVE				0.535673	C-2			UC
765-16001-000	MI CASA ACAMBARO INC	2605 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.482381	C-2			UC
765-16003-000	FAUCETTE, GEORGE C JR REVOCABLE TRUST;	2597 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.512464	C-2			UC
765-16007-000	SBW CAPITAL PARTNERS LLC	2548 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.783064	C-2	RMF-24		UC
765-16008-000	TOWNSHIP PLAZA LLC	2408 N COLLEGE AVE				0.465234	C-2			UC
765-16009-000	SNYDER, MICHELLE FAMILY TRUST	2415 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.196405	C-2			UC
765-16010-000	SWEETSER, SHARON TRUST	2472 N SHILEY DR	FAYETTEVILLE	AR	72703	0.901798	C-2			UC
765-16011-002	BELMONT FAYETTEVILLE LLC	2402 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.746996	C-2			UC
765-16012-000	MIDAS PROPERTIES INC	2570 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.529715	C-2			UC
765-16012-100	MONKEY DOODLE LLC	2580 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.486184	C-2	RMF-24		UC
765-16012-110	BROPHY-SHIPLEY, JIMMIE TRUST;	N COLLEGE AVE				0.198763	C-2	RMF-24		UC
765-16013-000	BEAUTY WORLD INC	2564 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.384512	C-2	RMF-24		UC
765-16014-000	FAY 2530 LLC	2530 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.821477	C-2	RMF-24		UC
765-16015-000	RETAIL BUILDINGS INC	2511 N COLLEGE AVE	FAYETTEVILLE	AR	72703	1.260869	C-2	RMF-24		UC
765-16016-000	HILLCREST HOLDINGS LLC	380 E SUNBRIDGE DR	FAYETTEVILLE	AR	72703	0.844179	C-2			UC

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765-16017-000	HOUNDS PROPERTIES LLC	2407 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.469516	C-2		UC
765-16018-000	LENNOX REALTY LLC	2423 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.213295	C-2		UC
765-16019-000	THE NEW SCHOOL						0.449112	C-2	UC
765-16019-001	RUGGERA INCOME PROPERTIES LLC	300 E TOWNSHIP ST	FAYETTEVILLE	AR	72703	2.125342	C-2		UC
765-16020-000	CRYE, HAROLD E REVOCABLE LIVING TRUST	2518 N COLLEGE AVE	FAYETTEVILLE	AR	72703	2.314675	C-2	RMF-24	UC
765-16022-000	TARASKA, STANLEY TRUST	2555 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.50706	C-2		UC
765-16022-001	BLAKE HARRIS HOLDINGS LLC	385 E SUNBRIDGE DR	FAYETTEVILLE	AR	72703	0.671715	C-2		UC
765-16023-000	THE NEW SCHOOL	294 E TOWNSHIP ST				1.521705	C-2		UC
765-16024-000	TOM CAT ENTERPRISES LLC	188 E TOWNSHIP ST	FAYETTEVILLE	AR	72703	1.482929	C-2		UC
765-16024-002	ELDER, BLAKELY JAMES REVOCABLE TRUST	216 E TOWNSHIP ST	FAYETTEVILLE	AR	72703	1.572684	C-2		UC
765-16031-000	TOBIN, PATRICK J REVOCABLE LIVING TRUST	48 E TOWNSHIP ST	FAYETTEVILLE	AR	72703	1.009374	C-2		UC
765-16031-001	TOBIN, PATRICK J REVOCABLE LIVING TRUST	60 E TOWNSHIP ST	FAYETTEVILLE	AR	72703	0.931991	C-2		UC
765-16032-000	TOBIN, PATRICK J REVOCABLE LIVING TRUST	20 E TOWNSHIP ST	FAYETTEVILLE	AR	72703	0.754737	C-2		UC
765-18093-000	KIFER PROPERTIES LLC	659 E APPLEBY RD	FAYETTEVILLE	AR	72703	0.601037	C-2		UC
765-18094-000	APPLEBY BUSINESS CENTER LLC	2928 N MCKEE CIR	FAYETTEVILLE	AR	72703	0.504234	C-2		UC
765-18095-000	HESS INVESTMENTS LLC	2910 N MCKEE CIR	FAYETTEVILLE	AR	72703	0.397533	C-2		UC
765-18096-000	APPLEBY BUSINESS CENTER LLC	2894 N MCKEE CIR	FAYETTEVILLE	AR	72703	0.488579	C-2		UC
765-18096-001	BKML PROPERTIES LLC	2897 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.590626	C-2		UC
765-18097-000	RG EQUIPMENT LLC	2893 N MCKEE CIR	FAYETTEVILLE	AR	72703	0.804986	C-2		UC
765-18098-000	SHANKLE PROPERTIES LLC	2911 N MCKEE CIR	FAYETTEVILLE	AR	72703	0.326688	C-2		UC
765-18099-000	WASHINGTON COUNTY REGIONAL	2927 N MCKEE CIR	FAYETTEVILLE	AR	72703	0.355836	C-2		UC
765-18100-000	LUCKE DENTAL LLC	615 E APPLEBY RD	FAYETTEVILLE	AR	72703	0.502867	C-2		UC
765-18532-000	TRENDS LLC	3420 N PLAINVIEW AVE	FAYETTEVILLE	AR	72703	0.773226	C-2		UC
765-18532-001	TRENDS LLC	N PLAINVIEW AVE				0.166841	C-2		UC
765-18532-002	BLACK HILLS ENERGY ARKANSAS INC	N PLAINVIEW AVE				0.975631	C-2		UC
765-18533-000	BLACK HILLS ENERGY ARKANSAS INC	655 E MILLSAP RD	FAYETTEVILLE	AR	72703	1.690965	C-2		UC
765-18534-000	BLACK HILLS ENERGY ARKANSAS INC	655 E MILLSAP RD	FAYETTEVILLE	AR	72703	1.856933	C-2		UC
765-21471-000	WALKER PROPERTIES II LIMITED PARTNERSHIP	255 E SUNBRIDGE DR	FAYETTEVILLE	AR	72703	1.643966	C-2	C-1	UC
765-21472-000	WALKER PROPERTIES II LIMITED PARTNERSHIP					1.548492	C-2	C-1	UC
765-21473-000	THE NEW SCHOOL INC	2502 N NEW SCHOOL PL	FAYETTEVILLE	AR	72703	6.110436	C-2	C-1	UC
765-24485-000	HOMETOWN PROPERTIES LTD	1753 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.794543	C-2	R-O	UC
765-28593-000	ROLIN PARK LLC; CENTRAL PROPERTIES INC;	1414 N COLLEGE AVE	FAYETTEVILLE	AR	72703	14.96869	C-2		UC
UNKNOWN001						0.29144	I-1		UC
UNKNOWN024						0.011104	C-2		UC
UNKNOWN029						0.755305	I-1		UC
UNKNOWN139						0.072063	C-2		UC

Bostick, Britin

From: Tim Moldenhauer <tim@sellingnwa.com>
Sent: Tuesday, August 27, 2024 7:29 AM
To: Bostick, Britin
Subject: Urban Corridor
Attachments: 0273_001.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Britin,

What if we would want these parcels included in the rezoning?

Is there a way these could be included?

Would rather not be stuck with RSf-4 here.



Sincerely,

Tim Moldenhauer

RE/MAX Associates

Broker/Owner

(479) 341-6478

tim@sellingnwa.com

www.YourNWAHomeSearch.com

From: Remax Scanner <remaxscans@sellingnwa.com>

Sent: Tuesday, August 27, 2024 7:25 AM

To: Tim Moldenhauer <tim@sellingnwa.com>

Subject: Attached Image

Bostick, Britin

From: Planning Shared
Sent: Tuesday, August 27, 2024 9:14 AM
To: Bostick, Britin
Subject: FW: Please forward to Bostik

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville
479-575-8267

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



From: Yolanda Nally <jodynally@gmail.com>
Sent: Monday, August 26, 2024 4:32 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Please forward to Bostik

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Your email was blocked for some reason.

This is Yolanda Nally @ 300 W 24th Street.

I would like to be included in the new re-zoning.

Thank you.

479-459-7341

Bostick, Britin

From: Robert K. Rhoads <rrhoads@hallestill.com>
Sent: Tuesday, September 3, 2024 2:54 PM
To: Bostick, Britin
Cc: Curth, Jonathan; Thomas Hennelly
Subject: 71 Corridor RZN and Matias properties.
Attachments: Rezoning By Parcel Exhibit - Mathias.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Britin, per our conversation at our last Wednesday meeting and as promised my client (Mathias) prefers to remain C-2 but as a alternative has studied UT, and:

Mathias currently owns a number of properties on College Ave that are zoned C-2 and R-A (see spreadsheet)
The City of Fayetteville is creating a new zoning classification called Urban Corridor which expands residential uses not currently included in C-2

It is the intent of the city to rezone Mathias' properties from the current C-2 zoning to the new UC zoning
The UC zoning adds residential uses to the properties but eliminates a number of commercial uses which are deemed necessary to Mathias' marketing.

Mathias would prefer to have all their properties on the spreadsheet rezoned to Urban Throughfare which would include all the uses sought after by the city and Mathias.

Mathias understands and concedes that the variations in density, setbacks, and height between the zoning districts are acceptable. Please, let me know Staff's position. Thanks in advance. RKR

Robert Rhoads

Shareholder

HALL
ESTILL
ATTORNEYS AT LAW

T: 479-973-5202
C: 479-236-1414
E: rrhoads@hallestill.com
75 N. East Ave.
Suite 500
Fayetteville, AR 72701
[Bio](#)

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Bostick, Britin

From: Jenelle McMann <jenellemcmann@gmail.com>
Sent: Monday, September 9, 2024 10:26 AM
To: Bostick, Britin
Cc: L Brandon
Subject: 2630 College Ave., Parcel # 765-15977-000

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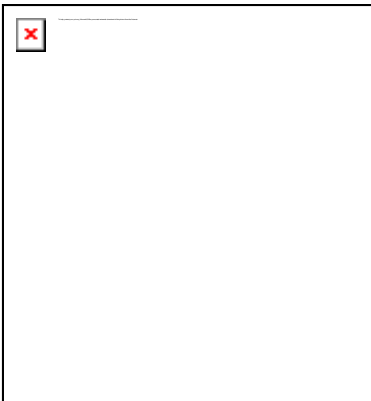
Britin,

Thank you again for returning my call this morning. As we discussed, the owners of the above parcel would like to opt out of the new rezoning proposed by the City. I appreciate that you will be presenting the request to the Council at the meeting this evening. I have copied Lan Brandon on this email if you need confirmation of this request directly from the owner.

I appreciate your request to consider Thoroughfare zoning for the parcel. I will take a look at that, alongwith Lan, and get back with you as soon as possible.

Thank you again, and again, Good Luck!

Jenelle



Bostick, Britin

From: Planning Shared
Sent: Thursday, August 22, 2024 10:25 AM
To: Cole, Kylee; Bostick, Britin
Subject: FW: Supporting the new UC zoning

For you

Thank you

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville
479-575-8267

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



From: DeLani B <d.r.bartlette@gmail.com>
Sent: Thursday, August 22, 2024 9:35 AM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Supporting the new UC zoning

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I just wanted to put it on the record that I wholeheartedly support the new Urban Corridor zoning for 71B. This is exactly what we need to both help fix the housing crisis as well as cultivate more businesses (and thereby, more tax revenue).

Thank you all for all of your hard work with this!

DeLani R. Bartlette

Bostick, Britin

From: Planning Shared
Sent: Thursday, August 22, 2024 10:25 AM
To: Cole, Kylee; Bostick, Britin
Subject: FW: I support the 71B Urban Corridor district!

Also for you

Thank you

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville
479-575-8267

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



From: Matthew Shultz <shultzmatthew23@gmail.com>
Sent: Thursday, August 22, 2024 9:49 AM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: I support the 71B Urban Corridor district!

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I live in Washington County and I support the proposed change of 71B to become an Urban Corridor district!
Let's revitalize this important area in Fayetteville!

Thanks,

Matthew Shultz
Member of Springdale Active Transport Committee

Bostick, Britin

From: Planning Shared
Sent: Monday, August 26, 2024 2:12 PM
To: Cole, Kylee; Bostick, Britin
Subject: FW: 71B rezoning

For you

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville
479-575-8267

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



From: Nicholas Falldine <nicholasfalldine@gmail.com>
Sent: Monday, August 26, 2024 12:18 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: 71B rezoning

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there,

My family and I live near Wilson park and I just wanted to send my strong support for rezoning 71b for higher density and more walkability and bike ability.

Sincerely,
Nicholas Falldine

Bostick, Britin

From: Planning Shared
Sent: Friday, September 6, 2024 9:02 AM
To: Bostick, Britin
Subject: FW: 71 B Corridor re-zoning

Follow Up Flag: Follow up
Flag Status: Flagged

For you

Thank you

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville
479-575-8267

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



From: Scott Hill <razorbackscott@gmail.com>
Sent: Friday, September 6, 2024 8:58 AM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: 71 B Corridor re-zoning

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, I live at 61 E. Elm St in Fayetteville. I have been in support of the 71 B corridor re-development project for the entirety of its discussion. I was very surprised to see that the entirety of Green Acres Rd, parts of our residential street Elm Street, and all of Colt Square are now included in this proposed rezoning. I have never seen this proposed on any of the 71 B corridor maps thus far.

To have parts of our residential neighborhood re-zoned for eight stories of apartments is, to say the least, a bit surprising, and feels like a bit of a bait and switch. I generally support more housing and density, but I can't imagine eight stories of potential development by right which would literally abut mine and my neighbors single family homes, and surround our residential neighborhood on two sides completely.

At minimum, there needs to be discussion about a lower-density classification for these areas, with lower height maximums.

I also see the types of projects which are allowed by right in certain development areas, and city development standards for these large-impact projects are minimal and disappointing. The Marshall on MLK and Razorback

is an 8 story building, which was allowed to be clad in the cheapest possible exterior materials--fiber cement lap siding.

If that is the type of development that will be allowed by right in this type of rezoning, it will not be an improvement to the city at all. Buildings over a certain height which make a significant visual impact on the surrounding areas should be held to a higher aesthetic standard than a single-family home. Currently, they are not.

Thank you.

Bostick, Britin

From: Cole, Kylee
Sent: Monday, September 9, 2024 10:18 AM
To: Bostick, Britin
Subject: FW: RZN-2024-003

Follow Up Flag: Follow up
Flag Status: Flagged

Just wanted to make sure you had this comment too.

Kylee Cole

Long Range & Historic Preservation Planner
City of Fayetteville, Arkansas
479-575-8327

kcole@fayetteville-ar.gov

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)

From: Planning Shared <planning@fayetteville-ar.gov>
Sent: Monday, September 9, 2024 10:08 AM
To: Cole, Kylee <kcole@fayetteville-ar.gov>
Subject: FW: RZN-2024-003

For you.

Thank you

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville
479-575-8267

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



CITY OF
FAYETTEVILLE
ARKANSAS

From: Erik Lentz <erik@eriklentz.com>
Sent: Friday, September 6, 2024 3:57 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: RZN-2024-003

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like to submit a public comment in support of this rezoning effort. College Dr was once described as one of the most beautiful streets in America, and due to heavy automotive accommodations it is mostly an unpleasant place to be. This can be changed with this rezoning. This rezoning will facilitate a more liveable, pleasant space, and a venue that will help Fayetteville improve as a vibrant city, rather than its current status as a crowded raceway.

Thanks for reading,
Erik Lentz
1343 N Caddo Ave, Fayetteville, AR 72704

Bostick, Britin

From: Castin, Nick
Sent: Monday, September 9, 2024 2:32 PM
To: Planning Shared; Bostick, Britin
Subject: Fw: New Beginnings Supports Rezoning 71B Corridor

You probably got this, too, but just in case, I'm forwarding it along!

Nick Castin
Planning Commissioner
City of Fayetteville, Arkansas



From: Solomon Burchfield <solomon@newbeginningsnwa.org>
Sent: Monday, September 9, 2024 2:31 PM
To: Solomon Burchfield <solomon@newbeginningsnwa.org>
Subject: New Beginnings Supports Rezoning 71B Corridor

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon, Planning Commission,

I am the Executive Director of New Beginnings and I am writing to strongly support item #14, rezoning our land to Urban Corridor. New Beginnings develops housing and grows community with people recovering from chronic homelessness. We own land on 251 W. 19th St, the western portion of which fronts S. School Ave and is within the 71B corridor rezoning proposal. I believe we will have *more* opportunity to realize a mixed use development with a focus on affordable housing on our land if ours and surrounding lots are re-zoned Urban Corridor. I am excited to see #14 pass!

Thanks very much for your consideration,

Solomon Burchfield
New Beginnings NWA

Notice: The communication and any attached documents within this email contain information from New Beginnings NWA Inc. The content may be confidential and/or legally privileged information therefore, the information is intended only for the use of the individual or entity to whom the documents are addressed. If you are not the intended recipient, you are hereby notified that any disclosures, copying, or distribution is strictly prohibited, and that all contents should be destroyed. In this regard, if you have received this email in error, please notify New Beginnings NWA, Inc. immediately.



September 30, 2024

City of Fayetteville

Long Range Planning
125 W Mountain Street
Fayetteville, AR 72701

Dear Ms. Britin Bostick,

I hope this letter finds you well. I am writing on behalf of our Client, City Center North, LLC, regarding the ongoing rezoning efforts along Highway 71B. While we understand and support the City's broader goals for this corridor, I would like to formally request the exclusion of certain parcels 765-15767-000, from the proposed rezoning due to active development efforts currently underway.

These parcels are part of a development project that has been meticulously planned, designed, and is moving forward through the development process. Rezoning at this stage could potentially have significant impacts on both the feasibility and success of the project, which aligns with many of the City's stated objectives for sustainable development, local economic growth, and placemaking. An exhibit outlining these areas requested to remain in its current zoning of C-2 (Thoroughfare Commercial) can be found below.

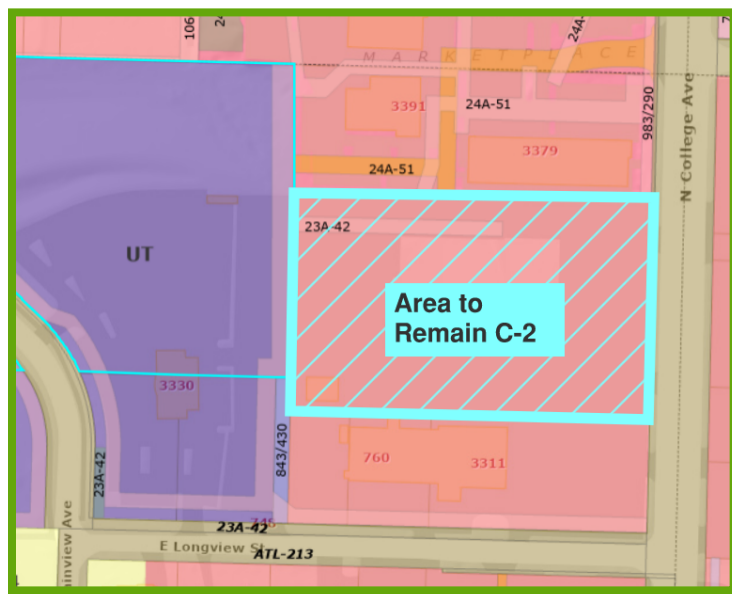


Figure 1. Property Location

We believe that rezoning these parcels may result in unintended consequences, including delays in project timelines, increased costs, and, more importantly, challenges to realizing the

full potential of this development for the community. Our efforts are in direct support of the City's vision for this area, and we hope to continue moving forward without disruption.

I would appreciate the opportunity to discuss this request in more detail with your office to ensure that our project and the City's vision for the Highway 71B corridor can be aligned to the mutual benefit of all parties.

Thank you for your attention to this matter. I look forward to your response and to continuing our partnership with the City of Fayetteville.

Sincerely,



Matthew Loos, PE
Olsson Vice President



MEETING OF OCTOBER 1, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff
Jonathan Curth, Development Services Director

FROM: Kylee Cole, Planner

SUBJECT: **RZN-2024-0039: Rezoning (193 W. LAFAYETTE ST/SKOKOS FAMILY LIMITED PARTNERSHIP, 484): Submitted by MOSES TUCKER PARTNERS for property located at 193 W. LAFAYETTE ST. in WARD 2. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.15 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL.**

RECOMMENDATION:

City Planning staff and the Planning Commission recommend approval of a request to rezone the subject property as described and shown in the attached Exhibits 'A' and 'B'.

BACKGROUND:

The subject property is in downtown Fayetteville, approximately 0.16 miles west of the intersection of W. Lafayette St. and N. College Ave. The property is zoned NC, Neighborhood Conservation, and contains approximately 0.15 acres. It is currently developed with a single-family dwelling constructed in 1952. It is included in the Downtown Master Plan area.

Request: The request is to rezone the subject property from NC, Neighborhood Conservation to NS-G, Neighborhood Services – General.

Public Comment: To date, staff has received no public comment on this item.

Land Use Compatibility: Staff finds the proposed rezoning from NC to NS-G to be compatible with the surrounding area. The subject property is adjacent to NC-zoned single-family properties to the north, west, and south. To the east are MSC commercial properties. W. Dickson St. is two blocks to the south of the subject property. A rezoning to NS-G would allow for a wider variety of medium intensity commercial and residential uses than those permitted under the property's current zoning designation. Specifically, a rezoning to NS-G would permit the development of a greater variety of dwellings, including the by-right development of two-, three-, and four-family dwellings. NS-G would also provide opportunities for small-scale commercial use. Additionally, and the NS-G zoning district is calibrated to compliment lower density residential areas by limiting building heights to the same three stories permitted within the adjacent single-family zoning districts.

Land Use Plan Analysis: Staff finds the proposed rezoning to be consistent with the City's adopted land

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

use plans, including its Future Land Use Map designation as Residential Neighborhood area and is within a Tier One Center. Staff finds that a rezoning to NS-G would support those designations as both Residential Neighborhood Areas and Tier One Centers exist to provide a mix of commercial and residential uses of varying scale. The property has a high infill score, with access to trails, parks, public schools, and grocery stores and other infill elements that make it appropriate for higher density infill development. Staff finds that the requested rezoning could allow for the creation of missing middle housing and meets City Goals 1 (appropriate infill), 3 (compact, complete, and connected development), and 6 (opportunities for attainable housing).

The subject property is also included in the Downtown Master Plan. This request would support Principle #2 for Downtown Living by providing opportunities for complete neighborhood development. The Downtown Master Plan also calls for a redevelopment of W. Lafayette St. which would be supported by providing an opportunity for a mix of residential and commercial uses on a prominent corner.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of **12**. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 1, 303 W. Center St.)
- Near Sewer Main (8-inch main, N. Saint Charles Ave.)
- Near Water Main (12-inch main, W. Lafayette St.; 12-inch main, N. Saint Charles Ave.)
- Near Grocery Store (Ozark Natural Foods, 380 N. College Ave.)
- Near Public School (Washington Elementary School)
- Near UA Campus
- Near City Park (Wilson Park)
- Near Paved Trail (Razorback Greenway; W. Lafayette St. Bike Lane)
- Near ORT Bus Stop (Lafayette St. & St. Charles)
- Near Razorback Bus Stop (UMC Garage)
- Downtown Master Plan Area
- Sufficient Intersection Density

DISCUSSION:

At the September 9, 2024 Planning Commission meeting, a vote of 5-2-0 forwarded the request to City Council with a recommendation of approval. The commissioners cited future land use compatibility and staff recommendations as noted in the report as reasons for approval. Commissioners Madden and Garlock were not in favor, with concerns about prioritizing higher density housing and compatibility with the surrounding residential properties. No public comment was made at the meeting.

BUDGET/STAFF IMPACT:

N/A

ATTACHMENTS: SRF (#3), Exhibit A (#4), Exhibit B (#5), Staff Report (#6)

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2024-520

RZN-2024-0039: Rezoning (193 W. LAFAYETTE ST/SKOKOS FAMILY LIMITED PARTNERSHIP, 484): Submitted by MOSES TUCKER PARTNERS for property located at 193 W. LAFAYETTE ST. in WARD 2. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.15 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL.

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-39 FOR APPROXIMATELY 0.15 ACRES LOCATED AT 193 WEST LAFAYETTE STREET IN WARD 2 FROM NC, NEIGHBORHOOD CONSERVATION TO NS-G, NEIGHBORHOOD SERVICES-GENERAL

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby changes the zone classification of the property shown on the map (Exhibit A) and the legal description (Exhibit B) both attached to the Planning Department's Agenda Memo from NC, Neighborhood Conservation to NS-G, Neighborhood Services-General.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends the official zoning map of the City of Fayetteville to reflect the zoning change provided in Section 1.

City of Fayetteville Staff Review Form

2024-520

Item ID

10/1/2024

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

Jonathan Curth

9/13/2024

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Submitted by MOSES TUCKER PARTNERS for property located at 193 W. LAFAYETTE ST. in WARD 2. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.15 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

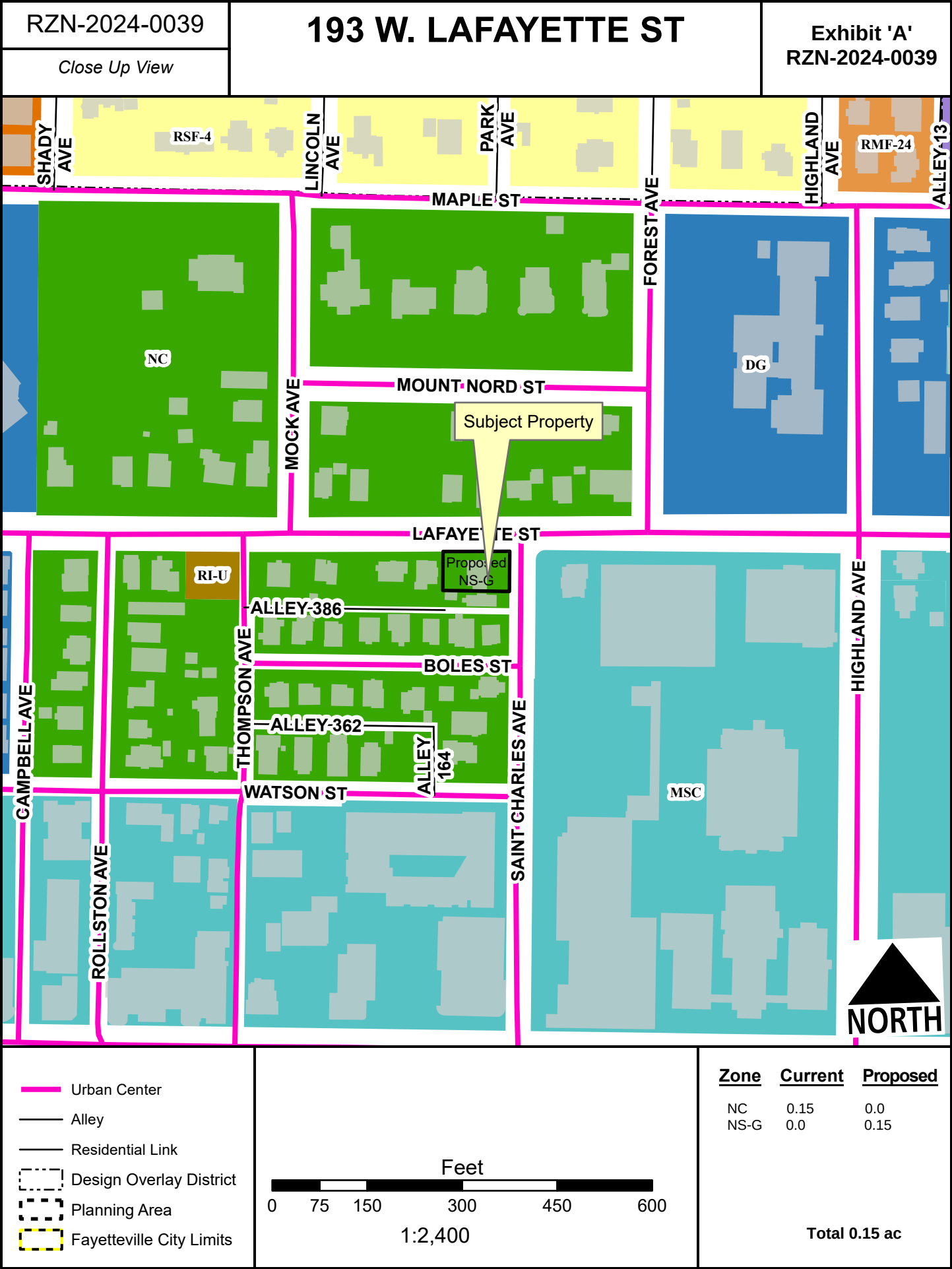
Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



A part of Lot 1, Block 8, County Court Addition, to the City of Fayetteville, Arkansas, as shown on plat of record in Plat Record Book 4 at Page 2, plat records of Washington County, Arkansas, and being more particularly described as follows: Beginning at a point 308.5 feet East of a point 229.0 yards North of the SW Corner of the NE1/4 of the NE1/4 of Section 16, Township 16 North, Range 30 West, and running East 100.0 feet more or less, to the West line of St. Charles Street; thence North 83.0 feet more or less, to the South line of Lafayette Avenue, thence West 100.0 feet more or less, to a point due North of the beginning point, thence South 83.0 feet to the Point of Beginning.

Less & Except the following tract of land: Apart of Lot 1, Block 8, County Court Addition, to the City of Fayetteville, Arkansas, being more particularly described as follows:

Commencing at the NE Corner of said Lot 1; thence S 00°01'17" W 61.05 feet (deed=56.5 feet) along the East line of said Lot 1 to a point; thence S 89°57'22" W 4.64 feet to a chiseled "X" on the West right of way line of St. Charles Avenue for the true Point of Beginning, said point being 20 feet West of the Centerline of said Street; thence S 00°01'17" W 26.50 feet to a set 1/2" iron rebar on the apparent North line of an existing Gravel Alley; thence leaving the West right of way line of said Street, S 89°57'22" W 100.00 feet to a set 1/2" iron rebar on the apparent North line of said alley; thence leaving said alley, N 00°01'17" E 26.50 feet to a set 1/2" iron rebar at the NW Corner of an existing garage; thence N 89°57'22" E 100.00 feet to the Point of Beginning, containing 2650.00 square feet, more or less.



TO: Fayetteville Planning Commission

THRU: Gretchen Harrison, Senior Planner

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: September 9, 2024 **updated w/ meeting results**

SUBJECT: **RZN-2024-0039: Rezoning (193 W. LAFAYETTE ST/SKOKOS FAMILY LIMITED PARTNERSHIP, 484):** Submitted by MOSES TUCKER PARTNERS for property located at 193 W. LAFAYETTE ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.15 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL.

RECOMMENDATION:

Staff recommend forwarding **RZN-2024-0039** to City Council with a recommendation of approval.

RECOMMENDED MOTION:

*"I move to forward **RZN-2024-0039** to City Council with a recommendation of approval."*

BACKGROUND:

The subject property is in downtown Fayetteville, approximately 0.16 miles west of the intersection of W. Lafayette St. and N. College Ave. The property is zoned NC, Neighborhood Conservation, and contains approximately 0.15 acres. It is currently developed with a single-family dwelling constructed in 1952. Surrounding land uses and zoning are listed in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	NC, Neighborhood Conservation
South	Single-Family Residential	NC, Neighborhood Conservation
East	Commercial	MSC, Main Street Center
West	Single-Family Residential	NC, Neighborhood Conservation

Request: The request is to rezone the subject property from NC, Neighborhood Conservation to NS-G, Neighborhood Services – General.

Public Comment: To date, staff has received no public comment on this item.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The property has frontage along W. Lafayette St., a fully improved Urban Center Street with asphalt paving, curb and gutter, and sidewalk. The property also has frontage along N. Saint Charles Ave., a partially improved Urban Center Street with asphalt paving and curb and gutter. Any street improvements required in these areas would be determined at the time of development proposal.

Water: Public water is available to the subject area. An existing 12-inch water main is present along W. Lafayette St. An existing 12-inch water main is present along N. Saint Charles Ave.

Sewer: Sanitary sewer is available to the subject area. An existing 8-inch sewer main is present along the north side of W. Lafayette St.

Drainage: No portion of the subject property lies within the Hillside/Hilltop Overlay District or a FEMA-designated floodplain and no protected streams or hydric soils are present. Any improvements or requirements for drainage would be determined at the time of development submittal.

Fire: Station 1, located at 303 W. Center St., protects this site. The property is located approximately 0.6 miles from the fire station with an anticipated drive time of approximately 3 minutes using existing streets. The anticipated response time would be approximately 5.2 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the city limits, the Fayetteville Fire Department has a response time goal of six minutes for an engine and eight minutes for a ladder truck. Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development.

Police: The Police Department did not comment on this request.

Tree Preservation:

The current zoning district of NC, Neighborhood Conservation, requires **20% minimum canopy preservation**. The proposed zoning district of NS-G, Neighborhood Services - General, requires **20% minimum canopy preservation**.

CITY PLAN 2040 FUTURE LAND USE PLAN: City Plan 2040 Future Land Use Plan designates the property within the proposed rezone as **Residential Neighborhood**.

Residential Neighborhood areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods. This designation recognizes the existing conventional subdivision developments that may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score range of 12 for this site with a weighted score of 13.5. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 1, 303 W. Center St.)
- Near Sewer Main (8-inch main, N. Saint Charles Ave.)
- Near Water Main (12-inch main, W. Lafayette St.; 12-inch main, N. Saint Charles Ave.)
- Near Grocery Store (Ozark Natural Foods, 380 N. College Ave.)
- Near Public School (Washington Elementary School)
- Near UA Campus

- Near City Park (Wilson Park)
- Near Paved Trail (W. Lafayette St. Bike Lane)
- Near ORT Bus Stop (Lafayette St. & St. Charles)
- Near Razorback Bus Stop (UMC Garage)
- Downtown Master Plan Area
- Sufficient Intersection Density

FINDINGS OF THE STAFF

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding: ***Land Use Compatibility:*** Staff finds the proposed rezoning from NC to NS-G to be compatible with the surrounding area. The subject property is adjacent to NC-zoned single-family properties to the north, west, and south. To the east are MSC commercial properties. W. Dickson St. is two blocks to the south of the subject property. A rezoning to NS-G would allow for a wider variety of medium intensity commercial and residential uses than those permitted under the property's current zoning designation. Specifically, a rezoning to NS-G would permit the development of a greater variety of dwellings, including the by-right development of two-, three-, and four-family dwellings. NS-G would also provide opportunities for small-scale commercial use. Staff finds the requested rezoning to be compatible with surrounding land use.

Land Use Plan Analysis: Staff finds the proposed rezoning to be consistent with the City's adopted land use plans, including its Future Land Use Map designation as Residential Neighborhood area and is within a Tier One Center. Staff finds that a rezoning to NS-G would support those designations as both Residential Neighborhood Areas and Tier One Centers exist to provide a mix of commercial and residential uses of varying scale. The property has a high infill score, with access to trails, parks, public schools, and grocery stores and other infill elements that make it appropriate for higher density infill development. Staff finds that the requested rezoning could allow for the creation of missing middle housing and meets City Goals 1 (appropriate infill), 3 (compact, complete, and connected development), and 6 (opportunities for attainable housing).

2. A determination of whether the proposed zoning is justified and/or needed at the time the rezoning is proposed.

Finding: Staff finds that there is sufficient justification to rezone the property from NC to NS-G since the rezoning would be consistent with the property's future land use designation and supports several goals of City Plan 2040.

3. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding: A rezoning from NC to NS-G does have the potential to slightly increase traffic danger and congestion due to a minor increase in density, however

the size of the parcel at 0.15 acres will limit the density on the site. Access management will be reviewed at the time of development.

4. A determination as to whether the proposed zoning would alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities.

Finding: The proposed rezoning has the potential to slightly alter the population density since it would allow for more intense residential development. However, the property currently has access to public streets, water, and sewers, and any necessary improvements would be determined at the time of development. Fayetteville Public Schools did not comment on this request.

5. If there are reasons why the proposed zoning should not be approved in view of considerations under b (1) through (4) above, a determination as to whether the proposed zoning is justified and/or necessitated by peculiar circumstances such as:
- a. It would be impractical to use the land for any of the uses permitted under its existing zoning classifications;
 - b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: N/A

RECOMMENDATION: Planning staff recommend forwarding RZN-2024-0039 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION:			
Required	YES		
Date: <u>September 9, 2024</u>	☐ Tabled	☒ Forwarded	☐ Denied
Motion: Brink			
Second: McGetrick			
Vote: 5-2-0 (Garlock and Madden voting 'no')			

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Unified Development Code
 - §161.19 Neighborhood Services - General
 - §161.29 Neighborhood Conservation
- Request Letter
- One Mile Map
- Close-Up Map

- Current Land Use Map
- Future Land Use Map

161.19 NS-G, Neighborhood Services - General

(A) *Purpose.* The Neighborhood Services, General district is designed to serve as a mixed use area of medium intensity. Neighborhood Services, General promotes a walkable, pedestrian-oriented neighborhood development form with sustainable and complementary neighborhood businesses that are compatible in scale, aesthetics, and use with surrounding land uses. For the purpose of Chapter 96: Noise Control the Neighborhood Services district is a residential zone.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 12b	General business
Unit 24	Home occupations
Unit 40	Sidewalk cafes
Unit 41	Accessory dwelling units
Unit 44	Cluster housing development
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 13	Eating places
Unit 16	Shopping goods
Unit 19	Commercial recreation, small sites
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 36	Wireless communication facilities
Unit 45	Small scale production

(C) *Density.* Eighteen (18) or less per acre.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

All dwellings	35 feet
All other uses	None

(2) *Lot Area Minimum.*

Single-family	4,000 square feet
Two (2) family or more	3,000 square feet per dwelling unit
All other uses	None

(E) *Setback regulations.*

Front	Side	Side-Zero Lot Line*	Rear	Rear when contiguous to a single-family residential district
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A build-to zone that is located between the front property line and a line 25 feet from the front property line.	5 feet	A setback of less than 5 feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed**. The remaining side setback(s) shall be 10 feet.	None	15 feet
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(F) *Building Height Regulations.*

Building Height Maximum	3 stories
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(G) *Minimum Buildable Street Frontage.* 50% of the lot width.

161.29 Neighborhood Conservation

(A) *Purpose.* The Neighborhood Conservation zone has the least activity and a lower density than the other zones. Although Neighborhood Conservation is the most purely residential zone, it can have some mix of uses, such as civic buildings. Neighborhood Conservation serves to promote and protect neighborhood character. For the purposes of Chapter 96: Noise Control, the Neighborhood Conservation district is a residential zone.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 12a	Limited business*
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communication facilities
Unit 44	Cluster Housing Development

(C) *Density.* Ten (10) Units Per Acre.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

All dwelling types	40 feet
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(2) *Lot Area Minimum.* 4,000 square feet

(E) *Setback Regulations.*

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	5 feet
Rear	5 feet
Rear, from center line of an alley	12 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories
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July 30, 2024

City of Fayetteville
Planning and Zoning Department
113 West Mountain Street
Fayetteville, AR 72701

RE: Rezoning Application for 193 W Lafayette St. Fayetteville, AR 72701

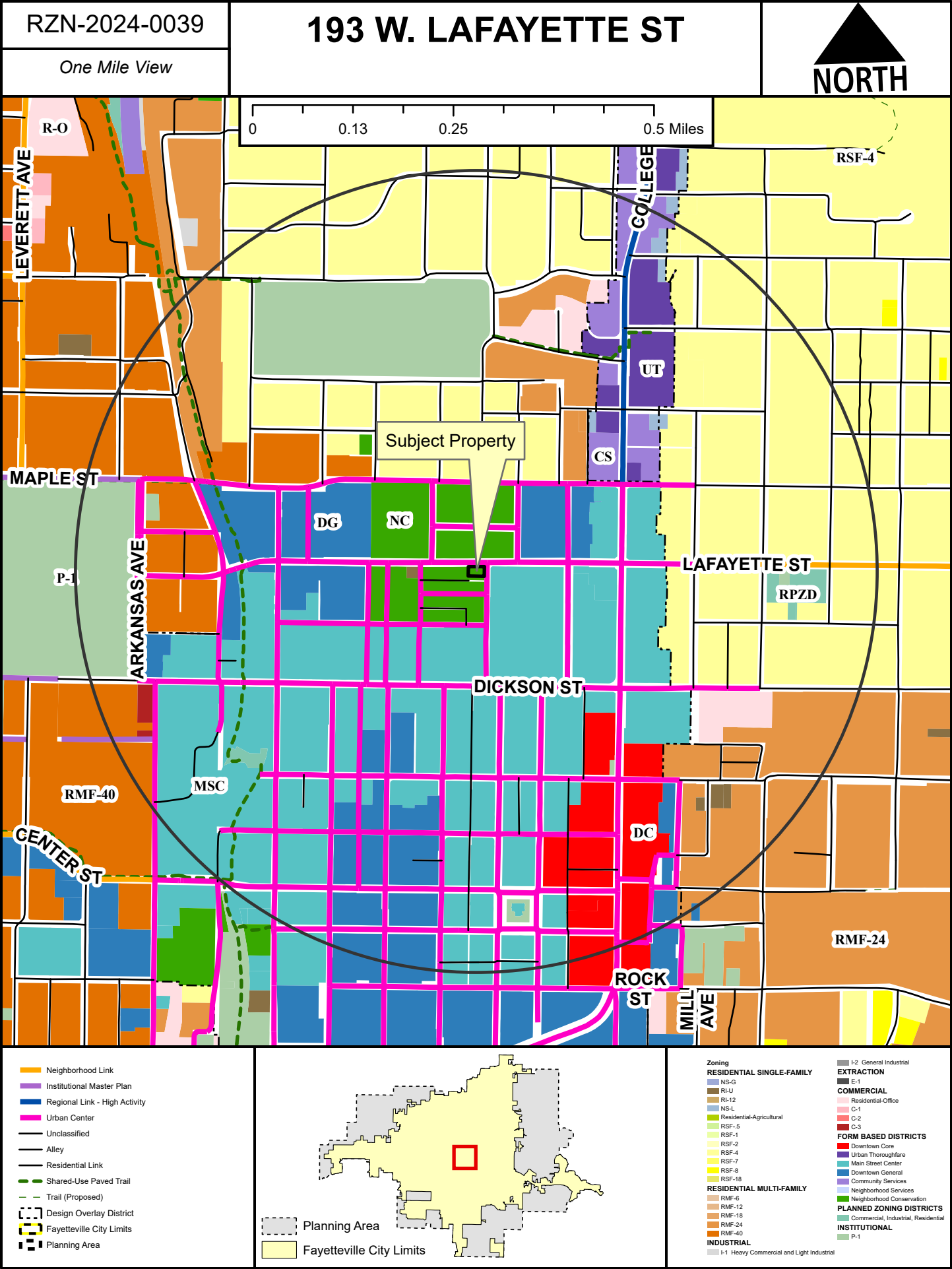
To whom it may concern,

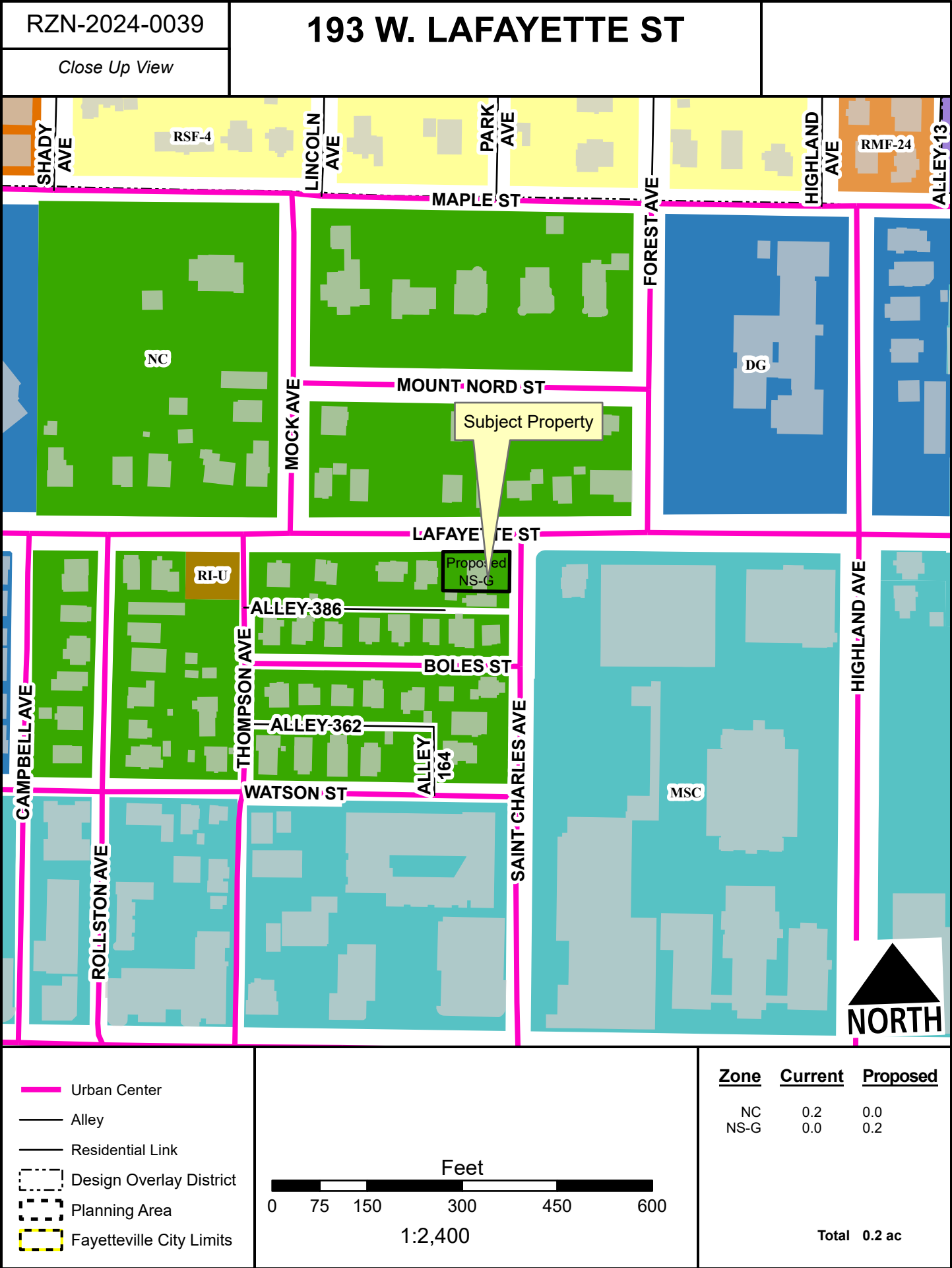
I am writing this letter as part of the rezoning application for 193 W Lafayette Street in Fayetteville, Arkansas 72701. The property is currently zoned Neighborhood Conservation (NC) and I am requesting the city change the zoning classification to Neighborhood Services- General (NS-G). The proposed zoning is compatible with existing land uses, particularly to the east of the property. The adjacent zoning in that direction allows for high density and intense development. Being a downtown corner property, this would make a great site for potential office use for the existing and future people working and living in that area. This property has an extremely high infill score, and the Future Land Use map shows this property as "Residential Neighborhood" with the adjacent properties shown as City Neighborhood. I feel that changing the zoning classification will conform to the surrounding zoning and use plans and should not adversely affect or conflict with surrounding properties.

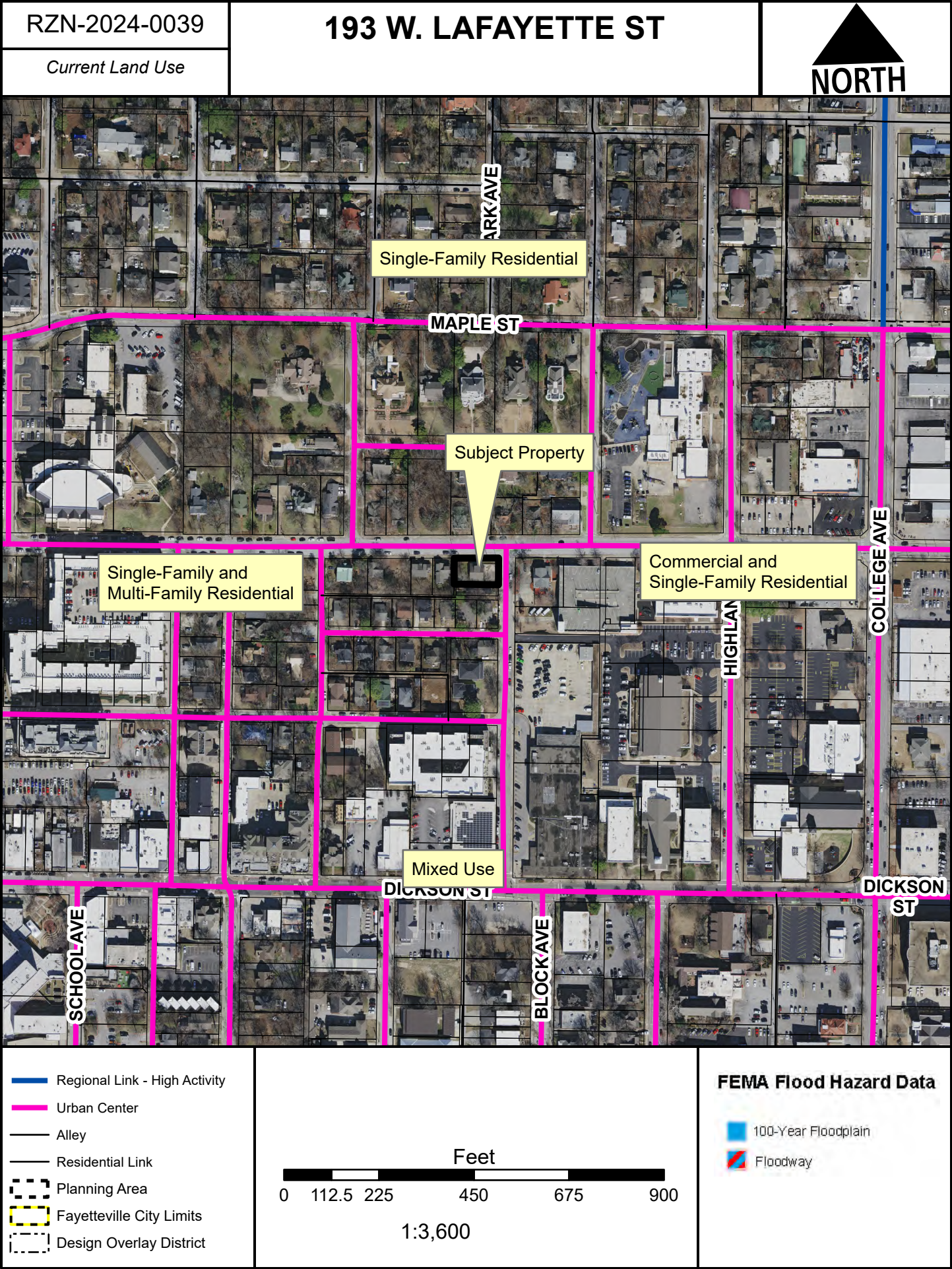
I appreciate your assistance.

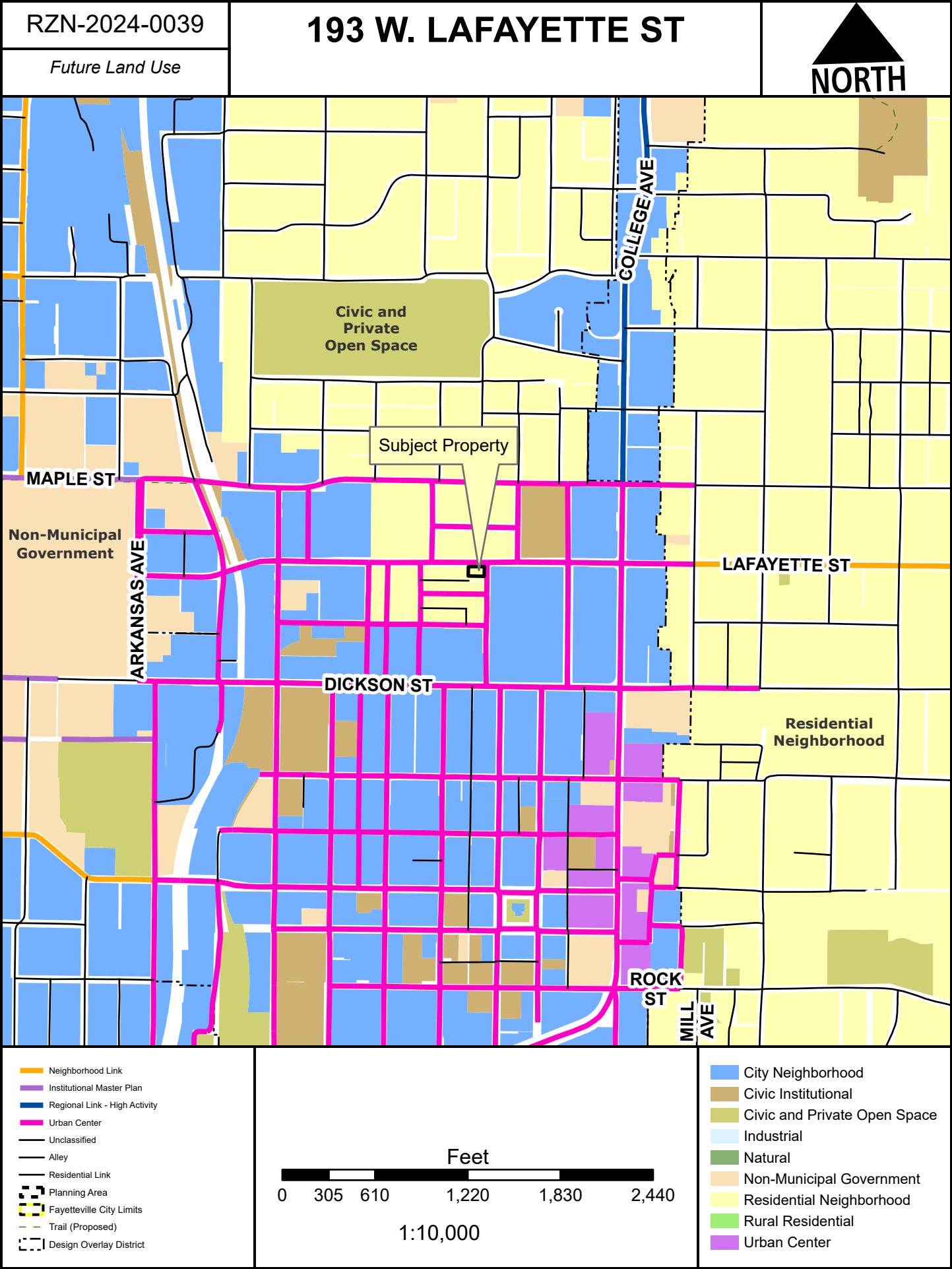
Sincerely,

Payne Phillips











MEETING OF OCTOBER 1, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff
Jonathan Curth, Development Services Director

FROM: Gretchen Harrison, Senior Planner

SUBJECT: **RZN-2024-0036: Rezoning (820 W. MONTGOMERY ST./WEBB, 678): Submitted by REBECCA WEBB for property located at 820 W. MONTGOMERY ST. in WARD 1. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.60 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL.**

RECOMMENDATION:

City planning staff recommends denial and the Planning Commission recommends approval of a request to rezone the subject property as described and shown in the attached Exhibits 'A' and 'B'.

BACKGROUND:

The subject property is located in south Fayetteville, just southwest of the intersection of School Avenue and the Fulbright Expressway on the north side of Montgomery Street. Although abutting School Avenue, Arkansas Department of Transportation controls prevent the property from accessing the street. The property contains one parcel totaling 0.60 acres which is developed with a single-family dwelling and accessory structures, and zoned RSF-4, Residential Single-Family, Four Units per Acre. A protected stream, hydric soils, and FEMA-designated floodplain are present on site.

Request: The request is to rezone the subject property from RSF-4, Residential Single-Family, Four Units per Acre to DG, Downtown General.

Public Comment: Prior to the request's first hearing on August 12th, staff received public comment from one individual stating opposition to the applicant's request to rezone their property to CS, Community Services, with concern for a loss of tranquility in the residential neighborhood that the property is located within. At the August 12th Planning Commission meeting, one member of the public spoke in support of the applicant's initial request. The public was not re-notified of the applicant's amended request to rezone their property to DG. Comment received at the September 9 Planning Commission meeting is summarized below.

Land Use Compatibility: While the subject property is located along School Avenue and is in close proximity to a variety of nonresidential uses, including a liquor store, event center, retail, and an industrial area, the property is located within a discrete residential subdivision just southwest of the intersection of School Avenue and the Fulbright Expressway. While the property is located along School Avenue, ARDOT has shared that the property's frontage is located within the Control of Access for the Fulbright Expressway, and no direct access would be permitted onto that street. Access to School Avenue would be limited to Montgomery Street, which largely serves the surrounding, single-family neighborhood. A rezoning to DG will allow more intense

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

residential development and commercial uses in a subdivision that is only developed with low-density single-family residences. The property's current zoning, RSF-4, allows for development that staff finds to be consistent with current development and zoning patterns in that area.

The subject property is largely encumbered by the presence of a protected stream, which runs along the north side of the site, and a FEMA-designated floodplain. Any future development on the property would likely be limited by the presence of those features. While RSF-4 would allow less dense development when compared to DG, one potential advantage of DG zoning is that it has a 0 to 25-foot build-to zone, which would allow development along the south side of the property further away from the stream. The existing house on the property appears to encroach into the front setback associated with the RSF-4 zoning district, so a rezoning could resolve that nonconformity. However, city code allows existing nonconforming structures to continue to exist, and be repaired or expanded, without requiring a rezoning action.

Land Use Plan Analysis: Staff finds that a rezoning to DG would not be consistent with the City's adopted land use plans. City Plan 2040's Future Land Use Map designates the property as Residential Neighborhood Area. While those areas are intended to support a wide variety of housing types, they are also designed to recognize existing subdivisions and development patterns that respond to features of the natural environment. Staff finds that a rezoning to DG may run afoul with that designation since it would allow for increased development that may be out of character with surrounding properties and adversely impact natural features. The property also has a low infill score of 3-4 which indicates that it may not be a suitable location for infill development to the degree DG permits.

City Plan 2040 Infill Matrix: City Plan 2040's Infill Matrix indicates a score range of 3-4 for this site. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 9, located at 2250 S. School Ave.)
- Near Sewer Main (8-inch main, Montgomery Street)
- Near Water Main (6-inch main, Montgomery Street)
- Near ORT Bus Stop (Route 20)

DISCUSSION:

At the September 9, 2024, Planning Commission meeting, a vote of 5-2-0 forwarded this request to City Council with a recommendation of approval. Commissioner Madden made the motion and Commissioner Cabe seconded it. Commissioners in favor of the request found a rezoning to DG to be compatible given the subject property's location along a major thoroughfare and the limitations associated with developing in a floodplain. Commissioner Madden expressed concerns about a denial of the rezoning being used as a way to limit development on the property. Commissioners opposed to the request expressed concerns about the property's lack of direct access to School Avenue and potential adverse impacts on the residential neighborhood to the west. One member of the public spoke at the meeting and said that the rezoning would be a net positive if the property is currently being used as a short-term rental.

BUDGET/STAFF IMPACT:

N/A

ATTACHMENTS: SRF (#3), Exhibit A (#4), Exhibit B (#5), Planning Commission Staff Report (#6)

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2024-522

RZN-2024-0036: Rezoning (820 W. MONTGOMERY ST./WEBB, 678): Submitted by REBECCA WEBB for property located at 820 W. MONTGOMERY ST. in WARD 1. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.60 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL.

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-36 FOR APPROXIMATELY 0.60 ACRES LOCATED AT 820 WEST MONTGOMERY STREET IN WARD 1 FROM RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE TO DG, DOWNTOWN GENERAL

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby changes the zone classification of the property shown on the map (Exhibit A) and the legal description (Exhibit B) both attached to the Planning Department's Agenda Memo from RSF-4, Residential Single-Family, Four Units per Acre to DG, Downtown General.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends the official zoning map of the City of Fayetteville to reflect the zoning change provided in Section 1.

City of Fayetteville Staff Review Form

2024-522

Item ID

10/1/2024

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

Jonathan Curth

9/13/2024

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN-2024-0036: Rezoning (820 W. MONTGOMERY ST./WEBB, 678): Submitted by REBECCA WEBB for property located at 820 W. MONTGOMERY ST. in WARD 1. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.60 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

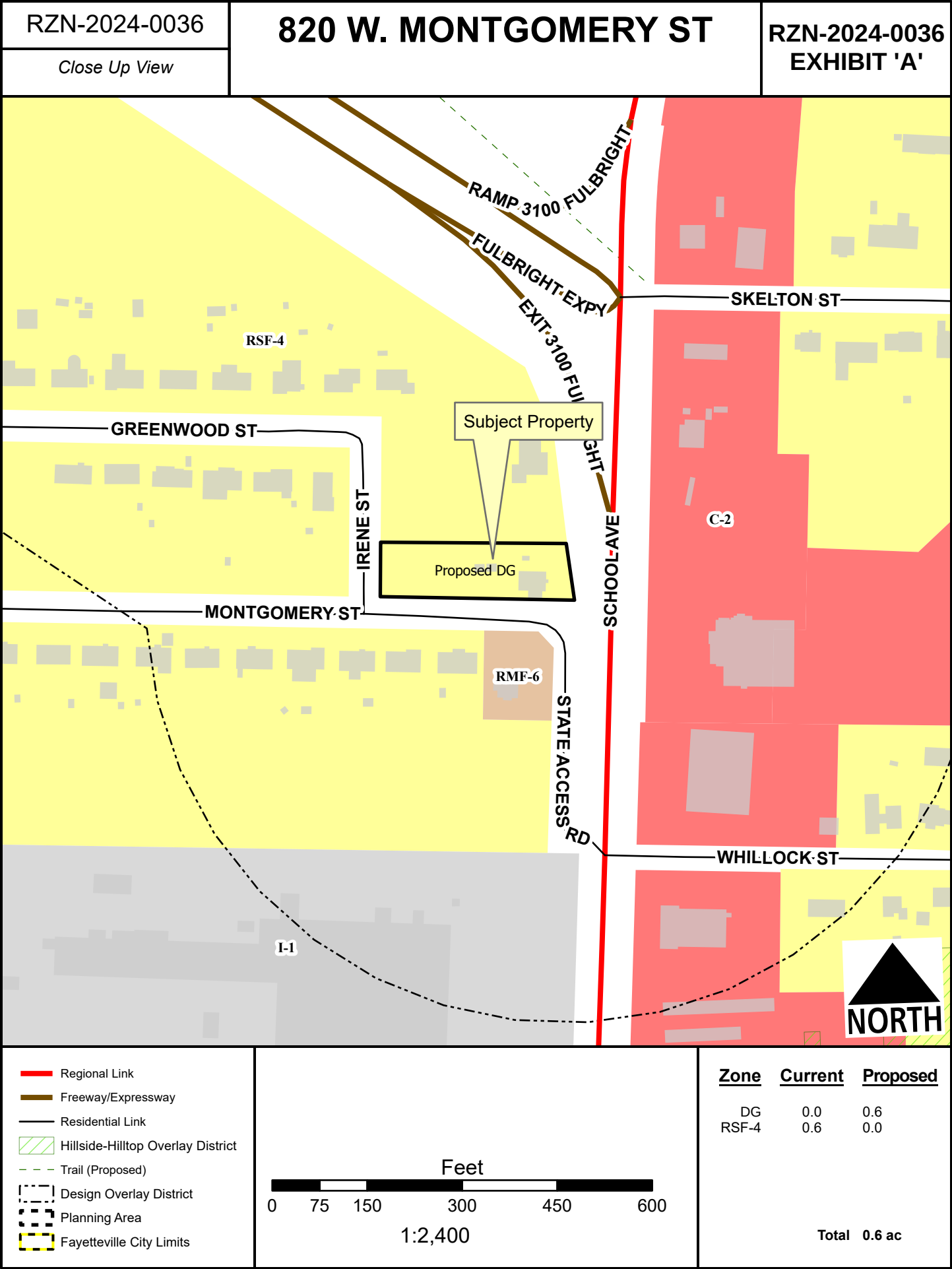
Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



The South 85 feet of Lot One (1), Block Two (2) Kinwood Addition to the City of Fayetteville, Washington County, Arkansas, as determined upon the recorded plat of said Addition.

LESS AND EXCEPT: All that part in the right of way of South Fulbright Expressway (School Street) on the East.

Subject to covenants, easements, rights-of-way, and other restrictions of record, if any. Subject to all prior mineral reservations and oil and gas leases.



TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Gretchen Harrison, Senior Planner

MEETING DATE: September 9, 2024 (updated with results)

SUBJECT: **RZN-2024-0036: Rezoning (820 W. MONTGOMERY ST./WEBB, 678):**
Submitted by REBECCA WEBB for property located at 820 W. MONTGOMERY ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.60 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL.

RECOMMENDATION:

Staff recommends denial of **RZN-2024-0036**.

RECOMMENDED MOTION:

*"I move to deny **RZN-2024-0036**."*

AUGUST 12, 2024 PLANNING COMMISSION MEETING:

The Planning Commission voted to table this item until the August 26, 2024, meeting to give the applicant time to meet with staff and discuss other rezoning options aside from CS, Community Services. In the interim, the applicant talked with staff about changing their request to rezone their property NS-L, NS-G, or DG, though no updated request has been formally provided so their request remains the same.

AUGUST 26, 2024 PLANNING COMMISSION MEETING:

The Planning Commission voted to table this item until the September 9, 2024, meeting to give the applicant time to meet with staff and discuss other rezoning options. In the interim, the applicant met with staff and provided a revised letter with a request to rezone their property to DG, Downtown General.

BACKGROUND:

The subject property is located in south Fayetteville, just southwest of the intersection of School Avenue and the Fulbright Expressway on the north side of Montgomery Street. The property contains one parcel totaling 0.60 acres which is developed with a single-family dwelling and accessory structures and zoned RSF-4, Residential Single-Family, Four Units per Acre. A protected stream, hydric soils, and FEMA-designated floodplain are present on site. Surrounding land uses and zoning are depicted below in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre

South	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre RMF-6, Residential Multi-Family, Six Units per Acre
East	Commercial	C-2, Thoroughfare Commercial
West	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre

Request: The request is to rezone the subject property from RSF-4, Residential Single-Family, Four Units per Acre to DG, Downtown General.

Public Comment: Staff received public comment from one individual who expressed their opposition to the applicant's request to rezone their property to CS, Community Services. They said that rezoning to a district that allows commercial uses could reduce the tranquility of the residential neighborhood that the property is located in. At the August 12 Planning Commission meeting, one member of the public spoke in support of the applicant's initial request. The public was not renotified of the applicant's amended request to rezone their property to DG.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The subject property has frontage along Montgomery Street. Montgomery Street is a partially improved Residential Link Street with asphalt paving and open ditches. The property also has frontage along School Avenue, a Regional Link Street, though the Arkansas Department of Transportation has confirmed that the property's frontage along School Avenue is located within the Control of Access for the Fulbright Expressway and no driveways would be permitted along the property's frontage. Any street improvements required in the area would be determined at the time of development proposal.

Water: Public water is available to the subject property. An existing six-inch water main is present along Montgomery Street.

Sewer: Sanitary sewer is available to the subject property. An existing eight-inch sewer main is present along Montgomery Street.

Drainage: The subject property lies within a FEMA-designated floodplain and a protected stream and hydric soils are present on site. A floodplain development review will be required at the time of permit or plan submittal. This will restrict the type of development and impact in flood zones and may require additional documentation, such as flood studies or elevation certificates, depending on the type of development. If a development impacts a floodplain, those impacts may require review and approval from FEMA.

Streamside protection zones generally consist of a protected area on each side of a stream or creek. This "protected area" is meant to preserve woody vegetation and natural areas along stream corridors to improve/protect stream health. At a minimum, it is 50 feet wide as measured from the top of bank but depending on the shape and extents of the floodway, it could be substantially more. Certain construction activities such as trails and some utilities are allowed in these zones, but in general, improvements such as parking lots or buildings are prohibited.

Hydric soils are a known indicator of wetlands. However, for an area to be classified as wetlands, it may also need other characteristics such as hydrophytes (plants that grow in water), and shallow water during parts of the year. Hydric soils

can be found across many areas of Fayetteville, including valleys, floodplains, and open prairies. It's important to identify these natural resources during development, so when these soils are identified on a property, further environmental studies will be required at the time of development. Before permits are issued for the property a statement/report from an environmental professional must be provided summarizing the existence of wetlands on the property. If this statement/report indicates that wetlands may be present on site, a USACE Determination of Jurisdictional Wetlands will be required at the time of development submittal. Any improvements or requirements for drainage will be determined at the time of development submittal.

Fire: Station 9, located at 2250 S. School Ave., protects this site. The property is located approximately 1.1 miles from the fire station with an anticipated drive time of approximately two minutes using existing streets. The anticipated response time would be approximately 4.2 minutes. Fire Department response time is calculated based on the drive time plus one minute for dispatch and 1.2 minutes for turn-out time. Within the city limits, the Fayetteville Fire Department has a response time goal of six minutes for an engine and eight minutes for a ladder truck. Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development.

Police: The Police Department did not comment on this request.

Tree Preservation:

The proposed zoning district, DG, Downtown General, requires **10% minimum canopy preservation**. The current zoning district, RSF-4, Residential Single-Family, Four Units per Acre, requires **25% minimum canopy preservation**.

CITY PLAN 2040 FUTURE LAND USE PLAN: City Plan 2040 Future Land Use Plan designates the property within the proposed rezone as **Residential Neighborhood Area**.

Residential Neighborhood areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods. This designation recognizes the existing conventional subdivision developments that may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score range of **3-4** for this site with a weighted score of **4.5** at the highest level. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 9, located at 2250 S. School Ave.)
- Near Sewer Main (8-inch main, Montgomery Street)
- Near Water Main (6-inch main, Montgomery Street)
- Near ORT Bus Stop (Route 20)

FINDINGS OF THE STAFF

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding: ***Land Use Compatibility:*** While the subject property is located along School Avenue and is in close proximity to a variety of nonresidential uses, including a liquor store, event center, retail, and an industrial area, the property is located within a secluded residential subdivision just southwest of the intersection of School Avenue and the Fulbright Expressway. While the property is located along School Avenue, ARDOT has shared that the property's frontage is located within the Control of Access for the Fulbright Expressway, and no direct access would be permitted onto that street. Access to School Avenue would be limited to Montgomery Street. A rezoning to DG, Downtown General, would allow more intense residential development and commercial uses in a subdivision that is only developed with low-density single-family residences. The property's current zoning, RSF-4, allows for development that staff finds to be consistent with current development and zoning patterns in that area.

The subject property is largely encumbered by the presence of a protected stream, which runs along the north side of the site, and a FEMA-designated floodplain. Any future development on the property would likely be limited by the presence of those features. While RSF-4 would allow less dense development when compared to DG, one potential advantage of DG zoning is that it has a 0 to 25-foot build-to zone, which would allow development along the south side of the property further away from the stream. The existing house on the property appears to encroach into the front setback associated with the RSF-4 zoning district, so a rezoning could resolve that nonconformity. However, city code allows existing nonconforming structures to continue to exist, and be repaired or expanded, without requiring a rezoning action.

Land Use Plan Analysis: Staff finds that a rezoning to DG would not be consistent with the City's adopted land use plans. City Plan 2040's Future Land Use Map designates the property as Residential Neighborhood Area. While those areas are intended to support a wide variety of housing types, they are also designed to recognize existing subdivisions and development patterns that respond to features of the natural environment. Staff finds that a rezoning to DG may run afoul with that designation since it would allow for increased development that may be out of character with surrounding properties and adversely impact natural features. The property also has a low infill score of 3-4 which indicates that it may not be a suitable location for infill development.

2. A determination of whether the proposed zoning is justified and/or needed at the time the rezoning is proposed.

Finding: Staff finds that there is insufficient justification for rezoning the property from RSF-4 to DG. Staff finds that the proposed rezoning is not compatible with surrounding properties or consistent with the City's future land use plans.

3. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding: A rezoning from RSF-4 to DG has the potential to increase vehicular traffic in the area when considering that DG would allow commercial uses and more dense residential development. Between 2019 and 2023, no traffic crashes were reported adjacent to the property and only one crash, with no apparent injury, was reported at the intersection of Montgomery Street and School Avenue.

4. A determination as to whether the proposed zoning would alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities.

Finding: Rezoning the property from RSF-4 to DG has the potential to alter the population density since DG would allow for increased residential development. Given the property's proximity to public streets, water, and sewer, staff finds that the proposed rezoning is not likely to undesirably increase the load on public services. Any necessary upgrades or improvements to existing infrastructure would be determined at the time of development. Fayetteville Public Schools did not comment on this request.

5. If there are reasons why the proposed zoning should not be approved in view of considerations under b (1) through (4) above, a determination as to whether the proposed zoning is justified and/or necessitated by peculiar circumstances such as:
- a. It would be impractical to use the land for any of the uses permitted under its existing zoning classifications;
 - b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: N/A

RECOMMENDATION: Planning staff denial of RZN-2024-0036.

PLANNING COMMISSION ACTION:		Required	<u>YES</u>
Date: <u>September 9, 2024</u>	☐ Tabled	☒ Forwarded	☐ Denied
Motion: Madden		with a recommendation of approval	
Second: Cabe			
Vote: 5-2-0			

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Unified Development Code
 - §161.07 District RSF-4, Residential Single-Family – Four (4) Units Per Acre
 - §161.28 Downtown General
- Request Letter
- Public Comment
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map

161.07 District RSF-4, Residential Single-Family - Four (4) Units Per Acre

(A) *Purpose.* The RSF-4 Residential District is designed to permit and encourage the development of low density detached dwellings in suitable environments, as well as to protect existing development of these types.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 9	Two-family dwellings
Unit 12a	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cluster Housing Development

(C) *Density.*

	Single-family dwellings	Two (2) family dwellings
Units per acre	4 or less	7 or less

(D) *Bulk and Area Regulations.*

	Single-family dwellings	Two (2) family dwellings
Lot minimum width	70 feet	80 feet
Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet
Hillside Overlay District Lot minimum width	60 feet	70 feet
Hillside Overlay District Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories
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(G) *Building Area.* On any lot the area occupied by all buildings shall not exceed 40% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

161.28 Downtown General

(A) *Purpose.* Downtown General is a flexible zone, and it is not limited to the concentrated mix of uses found in the Downtown Core or Main Street/Center. Downtown General includes properties in the neighborhood that are not categorized as identifiable centers, yet are more intense in use than Neighborhood Conservation. There is a mixture of single-family homes, rowhouses, apartments, and live/work units. Activities include a flexible and dynamic range of uses, from public open spaces to less intense residential development and businesses. For the purposes of Chapter 96: Noise Control, the Downtown General district is a residential zone.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 15	Neighborhood shopping goods
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
Unit 40	Sidewalk Cafes
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 19	Commercial recreation, small sites
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communication facilities

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Dwelling (all unit types)	18 feet
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(2) *Lot Area Minimum.* None.

(E) *Setback Regulations.*

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	None
Rear	5 feet
Rear, from center line of an alley	12 feet

(F) *Minimum Buildable Street Frontage.* 50% of lot width.

(G) *Building Height Regulations.*

Building Height Maximum	5 stories
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(Ord. No. 5028, 6-19-07; Ord. No. 5029, 6-19-07; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7—9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6223, §1, 9-3-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21)



Rezoning

820 West Montgomery St, Fayetteville, AR

Rebecca Webb, Property Owner

Goals

1. Rezone the property to allow for a flexible/mixed use of commercial residential
2. Create additional business spaces to allow the expansion and growth of South School

Rezone To Downtown General (DG)

Offer a variety of uses to accommodate the growing downtown area. Downtown General supports a walkable and mixed residential, commercial area.

This property directly faces:

- a liquor store
- a restaurant
- an event center
- Mailco
- local clothing store

To the left and right:

- Industrial

Description of 820 W Montgomery St.

- Directly faces South School
- Intersection of 2 four lane highways

- Direct access to Montgomery St from South School. The extender was added by the state to slow traffic exiting the highway.
- Able to access my property without ever going through the neighborhood
- Borders no other neighborhood properties
- Frontage along S. School Ave./Hwy 71

Properties surrounding 820 W Montgomery St.

- The residential property nearest to this to the south has been rezoned RMF-6 for up to a 4 story building.
- The properties directly across the street to the east are zoned C2-these all allow for liquor stores, adult entertainment, sexually oriented business, etc. These also are allowed for 6 Stories
- The properties to the north and south are zoned I-1 allowing restaurants, shopping, warehousing, manufacturing, which also allows for NO maximum height.
- There are currently approximately 20 acres for sale at the end of Montgomery street advertised as “development potential”, this will lead to an increase in roads and traffic in the nearby vicinity.



Residential - 820 W Montgomery St

- The proximity of home to School has had severe increase in the noise and traffic. This cannot remain a residential property, as it was intended to be in it's original construction in 1938.
- Due to the flood plain occupying the majority of the property, it is in the best interest to maximize limited existing buildable space, which is on the edge of the neighborhood and fronting the S. School Ave. right-of-way.
- Surrounding properties have been rezoned to have 4 to unlimitless levels
- Any large building would have to come through the planning committee, allowing the city to have continued input into the growth of the property

Make-Up of South School

The majority of properties facing South School have been rezoned to allow business. Residential properties are located behind these properties. This is consistent with my request.

Nearby Development Activity

I. Self Regulated Real Estate Group

They have been working to rebuild south School following the railroad line. Their goal is to bring business, arts, shopping, and restaurants.

II. Growth of South School

Multiple apartments, U of A Housing, as well as potential development continue to increase on South School. However there are very few areas to shop and eat from MLK to the 540 intersection. As additional housing is added there is an increased need for additional activities, entertainment, eating establishments, shops, etc. for local residents.

Re: Rezoning of 820 W. Montgomery Street, Fayetteville, AR from RSF-4 to CS

Teresa Blakley <tablakley63@gmail.com>

Tue 8/6/2024 10:06 AM

To:Harrison, Gretchen <gharrison@fayetteville-ar.gov>

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you Gretchen,

I appreciate the information. It seems her intent is to add more sheds to the property for AirBnB rentals. I'm not in favor of this. The property is beside the "creek/drainage" ditch and it is a flood zone. It is a small neighborhood that still has some of the original families residing there. It is quiet and peaceful and tucked in an area that feels safe for our daughter. Opening it up to commercial use would reduce the tranquility.

I am not familiar with the City of Fayetteville rules/laws regarding AirBnB operations nor do I know what it would really mean to multi-zone this neighborhood for the future. Would that mean it could open up the neighborhood homes for property "buy-outs" in the future for garden homes/multi-unit condo/apartment living? This is a new are of City Planning for me. I am so glad you shared the City Planning Staff's current opinion of the re-zoning.

Thank you all for the hard work you do to ensure our city is a great place to be and live.

Sincerely,

Teresa Blakley

On Aug 5, 2024, at 7:51 PM, Harrison, Gretchen <gharrison@fayetteville-ar.gov> wrote:

Hi Teresa,

Thank you for reaching out to ask about this and I apologize for the slow response from me.

I've attached a copy of the request letter that we received from the property owner for this rezoning. I am not sure how she intends to use the property, but her request is to rezone it to a mixed-use district that would allow residential uses and some commercial uses by right.

We (planning staff) have told the property owner that we will likely recommend denial of the rezoning since it would allow commercial uses, and increased density, in a residential neighborhood and on a site that is fully encumbered by floodplain.

Please let me know if you have any questions about the requested rezoning or would like more information.

Thanks again,

Gretchen Harrison

Senior Planner

City of Fayetteville, Arkansas

(479) 575-8263

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)

<[Outlook-cid_image0.png](#)>

From: Teresa Blakley <tablakley63@gmail.com>
Sent: Wednesday, July 31, 2024 9:42 AM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Rezoning of 820 W. Montgomery Street, Fayetteville, AR from RSF-4 to CS

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

My name is Teresa Blakley, Pixie Hollow, LLC who owns the property across the street from this rezoning request where my daughter currently lives. (3147 S. Irene Street, Fayetteville, AR). I am trying to locate the actual purpose for the rezoning to gain a better understanding of how the property will be used. Is there a document filed somewhere that I can read to gain a better understanding before the hearing takes place? The hearing is scheduled for August 12, 2024. I will be out of town that week, but could possibly join in online. I would just like to have more information ahead of time and don't know where to find any information.

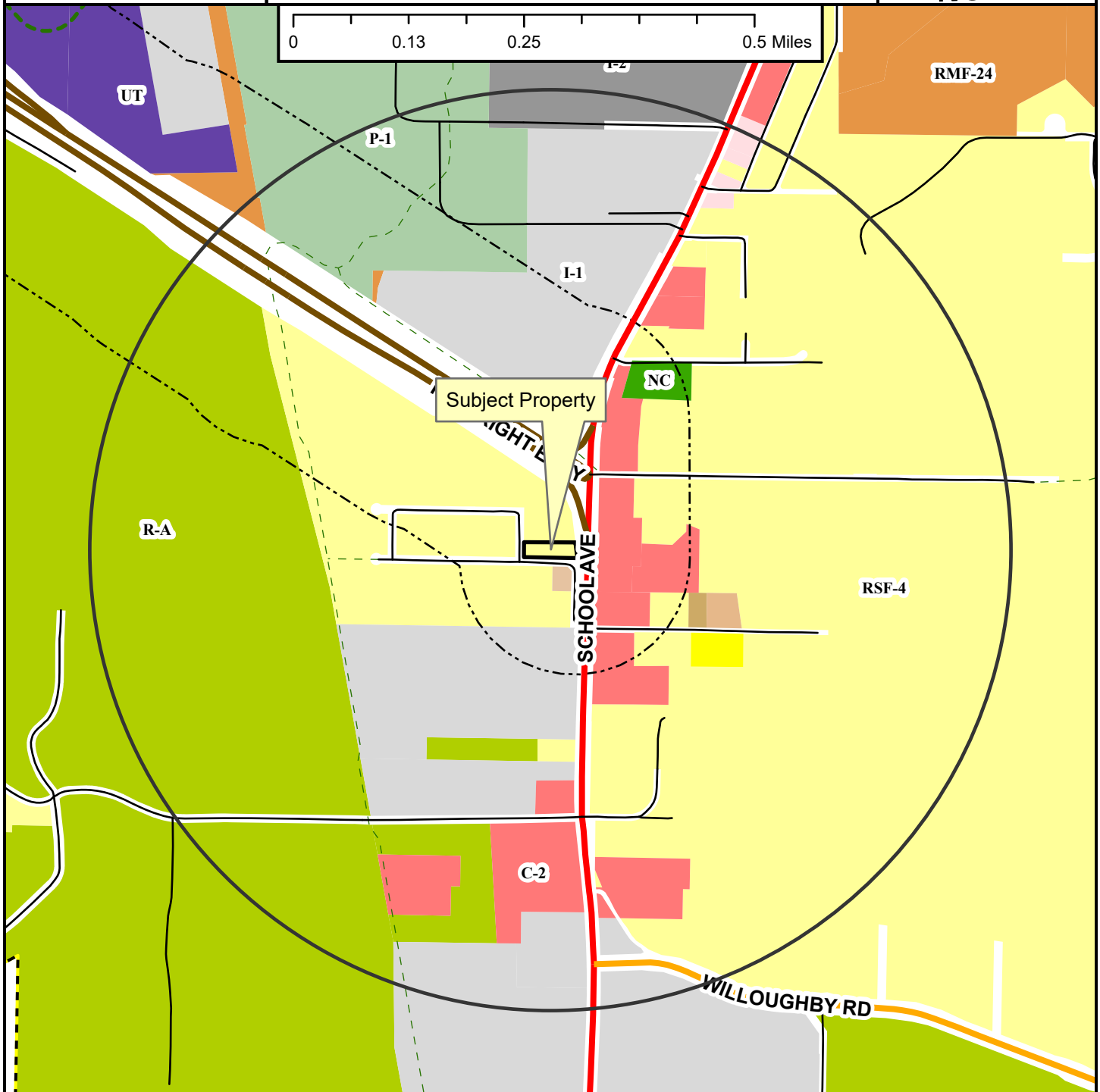
I appreciate your assistance in Advance.

Thank you,
Teresa Blakley
tablakley63@gmail.com
512/658-6808
3442 N. Sweet Osage Lane
Fayetteville, AR 72704
<Plan for 820 W Montgomery St (1)Origin.pdf>

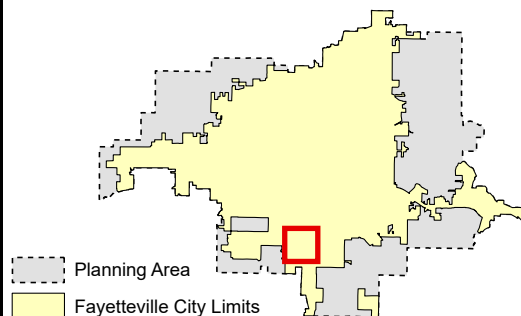
RZN-2024-0036

820 W. MONTGOMERY ST

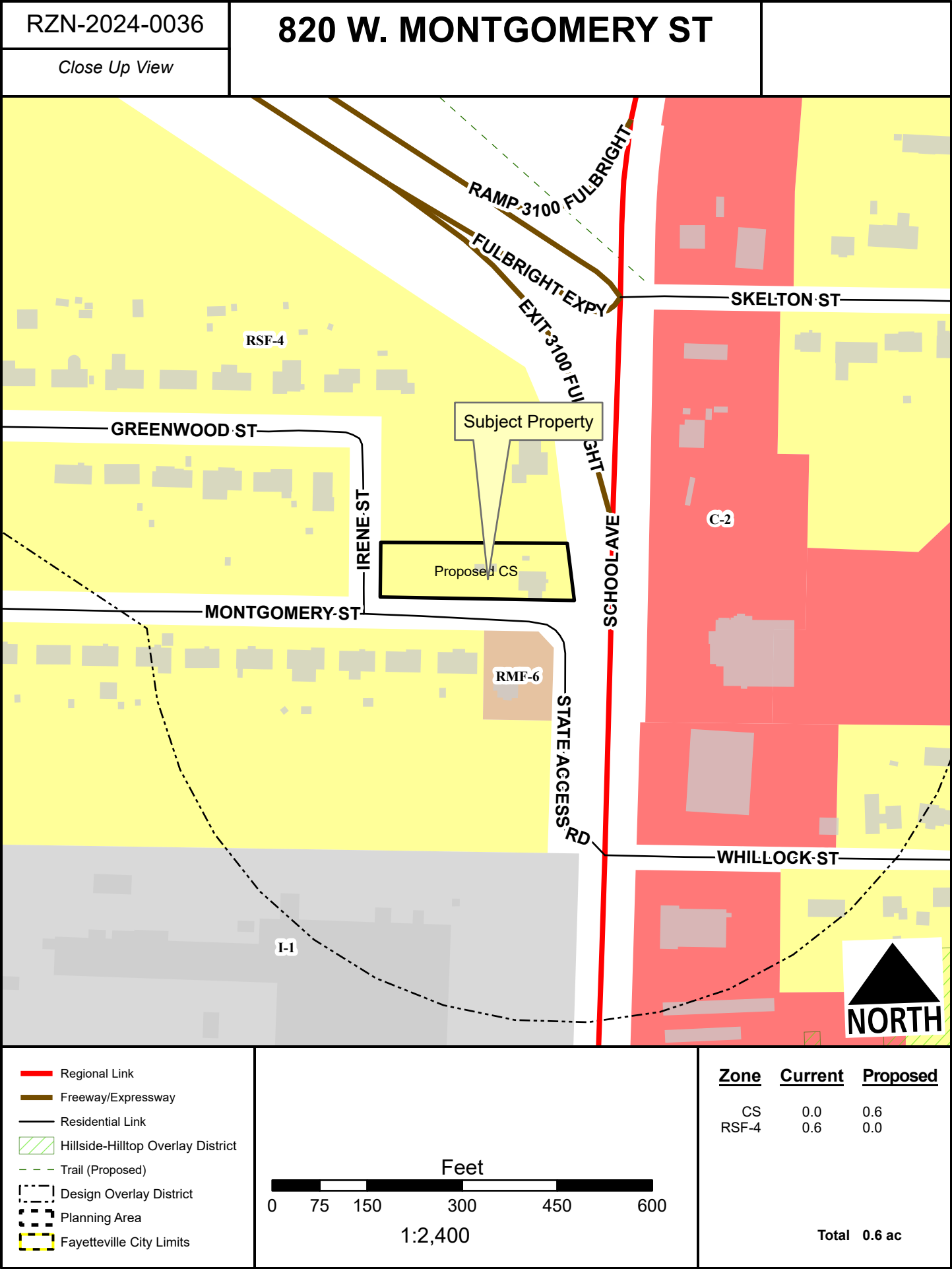
One Mile View



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



-
- Zoning**
- I-2 General Industrial
 - E-1
 - COMMERCIAL**
- RESIDENTIAL SINGLE-FAMILY**
- NS-G
 - RI-U
 - RI-12
 - NS-L
 - Residential-Agricultural
 - RSF-5
 - 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
- 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



RZN-2024-0036

820 W. MONTGOMERY ST

Current Land Use



- Regional Link
- Freeway/Expressway
- Unclassified
- Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits
- Design Overlay District



FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

