City of Fayetteville, Arkansas

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

City Council Final Agenda

Tuesday, October 15, 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: 852 4016 4006**
   PUBLIC REGISTRATION LINK: HTTPS://US06WEB.ZOOM.US/WEBINAR/REGISTER/WN_79F59FNSSWSVGREY3NAEFQ

   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

PROPOSED AGENDA ADDITIONS

1. **SALE OF LAND TO LEWIS BROTHERS LEASING COMPANY, INC. (RESOLUTION OF INTENT):**

   A RESOLUTION TO PROVIDE PUBLIC NOTICE THAT THE CITY COUNCIL IS CONSIDERING THE SALE OF APPROXIMATELY 0.057 ACRES OF LAND ON WEST MOORE LANE IN WARD 4 TO LEWIS BROTHERS LEASING COMPANY, INC. FOR THE SUM OF $100.00 (2024-651)

A. CONSENT

A.1. APPROVAL OF THE OCTOBER 1, 2024 CITY COUNCIL MEETING MINUTES

A.2. VERIZON WIRELESS (AMENDMENT NO. 6):

A RESOLUTION TO APPROVE THE SIXTH AMENDMENT TO THE WATER TOWER ATTACHMENT COMMUNICATIONS SITE AGREEMENT WITH ALLTEL CORPORATION D/B/A VERIZON WIRELESS TO ALLOW VERIZON TO ADD NEW CELLULAR COMMUNICATIONS EQUIPMENT AND REPLACE OLD EQUIPMENT ON THE GULLEY ROAD ELEVATED WATER STORAGE TANK (2024-540)

A.3. SHRED-IT SHREDDING (SERVICE CONTRACT):

A RESOLUTION TO AUTHORIZE THE DESTRUCTION OF CERTAIN DOCUMENTS LISTED ON THE ATTACHED AFFIDAVIT PURSUANT TO RELEVANT SECTIONS OF THE ARKANSAS CODE RELATED TO

MAINTENANCE AND DESTRUCTION OF ACCOUNTING AND OTHER CITY RECORDS (2024-518)

A.4. TOOLE DESIGN GROUP (SERVICE CONTRACT):

A RESOLUTION TO AWARD RFQ #24-03 AND APPROVE A CONTRACT WITH TOOLE DESIGN GROUP IN THE AMOUNT OF $124,932.00 FOR DEVELOPMENT OF A SAFE ROUTES TO SCHOOL PLAN IN COORDINATION WITH FAYETTEVILLE PUBLIC SCHOOLS (2024-555)

A.5. WASHINGTON REGIONAL MEDICAL CENTER (AMENDMENT NO.1):

A RESOLUTION TO APPROVE AMENDMENT NO. 1 TO THE COST SHARE AGREEMENT WITH WASHINGTON REGIONAL MEDICAL CENTER IN THE AMOUNT OF $50,000.00 FOR THE FUTRALL RAILROAD CROSSING SIGNALIZATION PROJECT, AND TO APPROVE A BUDGET ADJUSTMENT – 2019 ECONOMIC DEVELOPMENT BOND PROJECT (2024-576)

A.6. 2024 BOSTON MOUNTAIN RECYCLING GRANT (GRANT ACCEPTANCE):

A RESOLUTION TO AUTHORIZE ACCEPTANCE OF A 2024 BOSTON MOUNTAIN RECYCLING GRANT IN THE AMOUNT OF $10,000.00 FOR THE PURCHASE OF COMPOST COLLECTION CONTAINERS FOR RESIDENTIAL FOOD WASTE COLLECTION, AND TO APPROVE A BUDGET ADJUSTMENT (2024-588)

A.7. OLSSON, INC. (RAILROAD CROSSING ELIMINATION STUDY AGREEMENT):

A RESOLUTION TO APPROVE AN ENGINEERING SERVICES AGREEMENT IN THE AMOUNT OF $720,000.00 WITH OLSSON, INC. PURSUANT TO RFQ 24-10 FOR THE RAILROAD CROSSING ELIMINATION STUDY, AND TO APPROVE A BUDGET ADJUSTMENT (2024-548)

A.8. ARKANSAS DEPARTMENT OF AERONAUTICS (GRANT APPLICATION):

A RESOLUTION TO AUTHORIZE AN APPLICATION FOR AN ARKANSAS DEPARTMENT OF AERONAUTICS (ADA) GRANT APPLICATION IN THE AMOUNT OF $50,812.00 TO FUND 90% OF THE COSTS FOR THE DESIGN AND CONSTRUCTION OF THE FYV WILDLIFE FENCE REHABILITATION PROJECT AT DRAKE FIELD AIRPORT, TO ACCEPT THE GRANT, AND TO APPROVE A BUDGET ADJUSTMENT (2024-512)

A.9. SPECIAL EVENT FEE (BUDGET ADJUSTMENT):

A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT RECOGNIZING REVENUE FROM THE SPECIAL EVENT FEE COLLECTED BY THE AIRPORT DURING HIGH TRAFFIC SPORTING EVENTS, A PORTION OF WHICH WILL BE USED TO OFFSET INCREASED OPERATIONAL COSTS AND EXPENSES (2024-578)

A.10. ARKANSAS MUNICIPAL LEAGUE MUNICIPAL DEFENSE PROGRAM (ENROLLMENT):

A RESOLUTION TO AUTHORIZE PAYMENT TO THE ARKANSAS MUNICIPAL LEAGUE MUNICIPAL DEFENSE PROGRAM IN THE AMOUNT OF $95,123.36 FOR PRIOR LOSS COVERAGE, TO AUTHORIZE ENROLLMENT INTO THE DEFENSE PROGRAM, AND TO APPROVE A BUDGET ADJUSTMENT (2024-600)

B. UNFINISHED BUSINESS

B.1. 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)

AT THE OCTOBER 1, 2024 CITY COUNCIL MEETING THIS ORDINANCE WAS LEFT ON THE FIRST READING.

B.2. 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)

AT THE OCTOBER 1, 2024 CITY COUNCIL MEETING THIS ORDINANCE WAS LEFT ON THE FIRST READING.

C. NEW BUSINESS

C.1. ORDINANCE TO AMEND § 161.36 URBAN CORRIDOR (ENACTING USE UNIT 38 MINI-STORAGE UNITS AS A CONDITIONAL USE):

AN ORDINANCE TO AMEND § 161.36 URBAN CORRIDOR BY ENACTING USE UNIT 38 MINI-STORAGE UNITS AS A CONDITIONAL USE FOR URBAN CORRIDOR IN SECTION (B) (2) (2024-614)

C.2. T-HANGAR (REVISED LEASE & RATE INCREASE):

A RESOLUTION TO APPROVE A REVISED T-HANGAR LEASE FORMAT UPDATING TERMS AND CONDITIONS, INCREASING RENT FOR 2025 BY 15%, AND ADOPTING A YEARLY 3% INFLATION ADJUSTMENT BEGINNING

IN 2026, AND TO AUTHORIZE MAYOR JORDAN TO SIGN THE T-HANGAR LEASES (2024-579)

C.3. ECONOMIC VITALITY MASTER PLAN (ADOPTION):

A RESOLUTION TO APPROVE AND ADOPT THE 2024 ECONOMIC VITALITY MASTER PLAN (2024-582)

C.4. REZONING-2024-0040: (2400 E. TOWNSHIP ST. /TOWNSHIP BAPTIST CHURCH, 292):

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-40 FOR APPROXIMATELY 1.17 ACRES LOCATED AT 2400 EAST TOWNSHIP STREET IN WARD 3 FROM RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, TO NS-G, NEIGHBORHOOD SERVICES-GENERAL (2024-577)

C.5. FIRST REPAIR, INC. (SERVICE CONTRACT):

RESOLUTION APPROVING A CONTRACT WITH FIRST REPAIR, INC. OF EVANSTON, ILLINOIS TO TRAIN FAYETTEVILLE LEADERS TO REPAIR HARM DONE TO AFRICAN AMERICANS IN FAYETTEVILLE (2024-589)

C.6. ENACT CHAPTER 120.03 (ORDINANCE):

AN ORDINANCE TO ENACT § 120.03 LIMITATIONS ON RENTAL APPLICATION AND BACKGROUND CHECK FEES (2024-587)

D. CITY COUNCIL AGENDA SESSION PRESENTATIONS

E. CITY COUNCIL TOUR

F. ANNOUNCEMENTS

G. 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, appellant from a final decision of the Planning Commission or City Staff, 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 on all items of unfinished and new business and subjects of public hearings. Amendments may receive public comments only if approved by the City Council by unanimous consent or majority vote. Speakers present in the City Council Chambers shall be recognized before speakers participating by electronic means. Speakers shall be limited to a maximum of three (3) minutes to discuss the agenda item or amendment being considered by the City Council. The City Council may allow a speaker additional time 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.

Cell Phones and Pagers: Cell phones must be turned off or put in silent mode and not used within the City Council Chambers during City Council meetings. Pagers must be turned off or put in silent mode within the City Council Chambers during City Council meetings. These restrictions also apply during Agenda Sessions.

Smoking Prohibited: There will be no smoking allowed in the City Council Chambers during City Council meetings.

Virtual City Council Meetings Authorized: After proper notice has been provided to the public, City

Council Members are authorized to assemble, gather, meet, and conduct open public meetings (including speaking, voting and passing ordinances and resolutions) through appropriate electronic means which ensure the public's right to attend by being able to listen to the proceedings and discussions. These open public meetings include City Council meetings and agenda sessions as well as City Council Member Committee meetings.

Interpreters or Telecommunications Devices 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.

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-651

MEETING OF OCTOBER 15, 2024

TO: Mayor Jordan and City Council

THRU:

FROM: Lioneld Jordan, Mayor

SUBJECT: **Intent to Sell Approximately 0.057 acres of city-owned land to Lewis Brothers Leasing Company, Inc.**

RECOMMENDATION:
Mayor Jordan requests that the City Council approve a resolution notifying the public of the City's intention to sell approximately 0.057 acres of city owned land on West Moore Lane to Lewis Brothers Leasing Company, Inc.

BACKGROUND:
See attached staff memo

DISCUSSION:

BUDGET/STAFF IMPACT:
Lewis Brothers Leasing Company, Inc. has offered compensation in the amount of $100.00 for the land.

ATTACHMENTS: Mayor Approval - Lewis Bros Land Sale (#3), Lewis Land Sale CC Packet (#4), Lewis Bros - Corr to Mayor Jordan (#5)

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

File #: 2024-651

Intent to Sell Approximately 0.057 acres of city-owned land to Lewis Brothers Leasing Company, Inc.

A RESOLUTION TO PROVIDE PUBLIC NOTICE THAT THE CITY COUNCIL IS CONSIDERING THE SALE OF APPROXIMATELY 0.057 ACRES OF LAND ON WEST MOORE LANE IN WARD 4 TO LEWIS BROTHERS LEASING COMPANY, INC. FOR THE SUM OF $100.00

WHEREAS, West Moore Lane was originally built and dedicated as a county road and became City of Fayetteville right of way when the land was annexed in 1967; and

WHEREAS, as properties developed in the area, the City acquired additional right of way through dedication and by deed; and

WHEREAS, on November 21, 2023, at the request of Lewis Brothers Leasing Company, Inc., the City Council vacated portions of the West Moore Lane right of way adjacent to properties the company owned; and

WHEREAS, by operation of law, most of the vacated right of way reverted to Lewis Brothers Leasing Company, Inc. but a portion that had been conveyed to the City by deed reverted to the City; and

WHEREAS, Lewis Brothers Leasing Company, Inc. has requested that the City sell the small portion of land so that it may proceed with its plans for development and has offered to pay $100.00 for the land.

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 notifies the public that the City may sell approximately 0.057 acres of land to Lewis Brothers Leasing Company, Inc. for the sum of $100.00.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby determines that the property does not need to be rezoned at this time and that no appraisal is necessary as the remnant piece of land is unusable to anyone but Lewis Brothers Leasing Company, Inc.

Section 3: That the City Council of the City of Fayetteville, Arkansas hereby informs the public that the City Council may consider a City Council resolution to approve a contract to sell this property to Lewis Brothers Leasing Company, Inc. during the November 7, 2024 City Council Meeting.

Section 4: That the City Council of the City of Fayetteville, Arkansas hereby determines that this

property adjacent to the land owned by Lewis Brothers Leasing Company, Inc. is no longer needed for municipal purposes because the City has sufficient right of way for West Moore Lane and because the property lies in the middle of land owned by Lewis Brothers Leasing Company, Inc.

Civic Clerk Item No.: 2024-651

AGENDA REQUEST FORM

FOR: Council Meeting of October 15, 2024

FROM: Mayor Lioneld Jordan

ORDINANCE OR RESOLUTION TITLE AND SUBJECT:

A RESOLUTION TO PROVIDE PUBLIC NOTICE THAT THE CITY COUNCIL IS CONSIDERING THE SALE OF APPROXIMATELY 0.057 ACRES OF LAND ON WEST MOORE LANE IN WARD 4 TO LEWIS BROTHERS LEASING COMPANY, INC. FOR THE SUM OF $100.00

APPROVED FOR AGENDA:

Lioneld Jordan
Mayor

10/15/24
Date

Blake Pennington
Senior Assistant City Attorney
Approved as to form

10/15/2024
Date

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL AGENDA MEMO

MEETING OF OCTOBER 15, 2024

TO: Mayor, Fayetteville City Council

THRU: Susan Norton, Chief of Staff

FROM: Jonathan Curth, Development Services Director

DATE: October 14, 2024

SUBJECT: **Resolution of Intent to sell land to Lewis Brothers Leasing Co.**

RECOMMENDATION:
Mayor Jordan recommends the City Council approve a resolution to provide public notice that the City Council is considering the sale to Lewis Brothers Leasing Co., of approximately 0.057 acres of land which adjoins the recently-developed Lewis Automotive Mall.

BACKGROUND:
The subject property includes approximately 0.057 acres of former right-of-way located adjacent to 2491 N. Shiloh Drive. The property was previously developed with a portion of West Moore Lane prior to its realignment in the late 2010s.

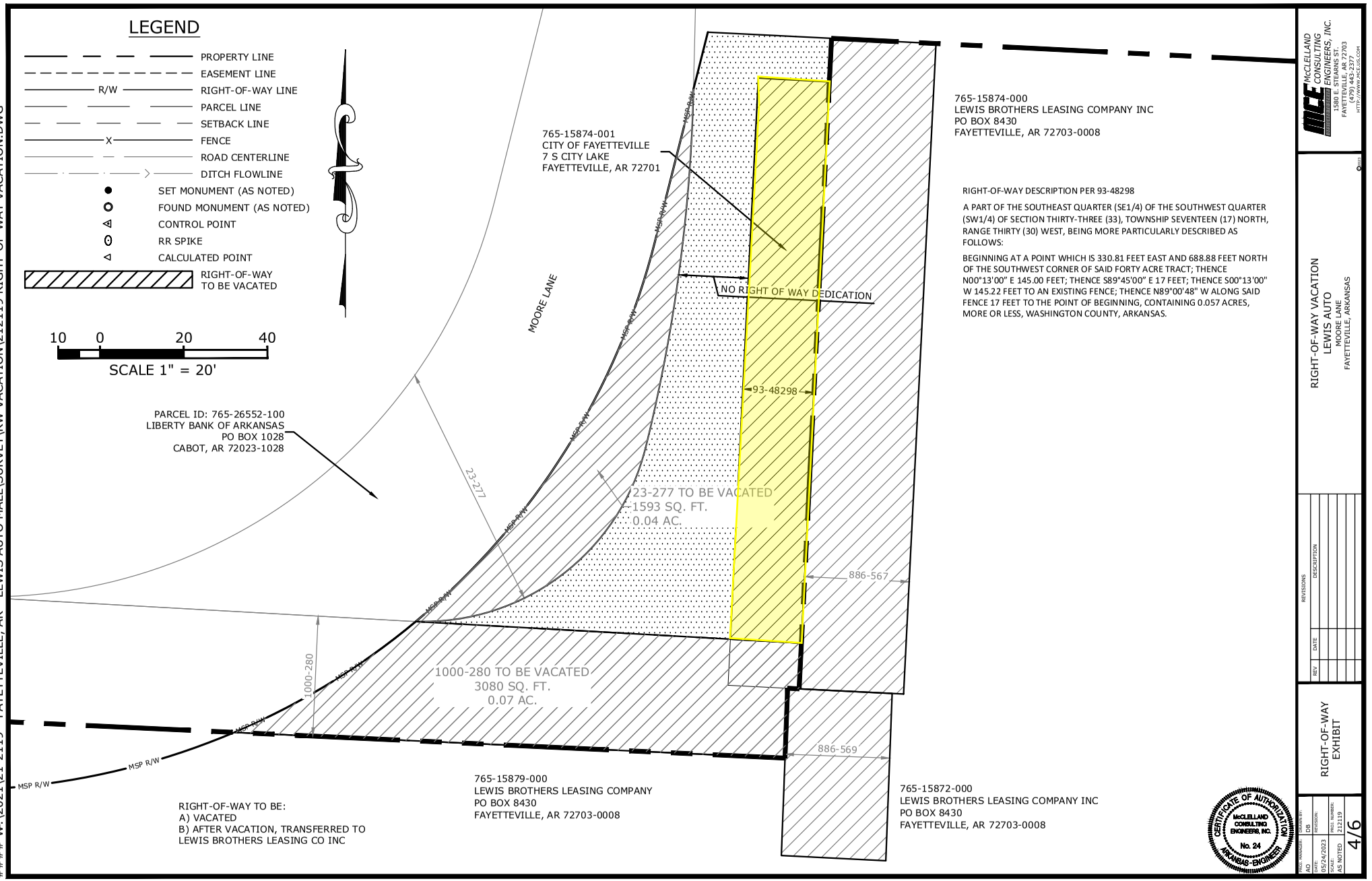
DISCUSSION:
In 2023, Clark Law Firm, LLC, submitted a right-of-way vacation request on behalf of Lewis Brothers Leasing Co. to vacate a larger 0.28 portion of right-of-way. Initial review indicated that the full extent of the area was eligible for right-of-way vacation and subsequent transference to the adjoining property. After evaluating utility franchise consent of the request and the right-of-way for ongoing public purpose, both staff and the Planning Commission recommended in favor of vacating the subject property. City Council approved the vacation on November 21, 2023.

Additional review during construction permitting indicated that one portion (attached in highlight) was deeded, rather than dedicated, and still under City of Fayetteville ownership. This was communicated to the developer's civil engineering representative in June of 2024, along with guidance on how the property may be purchased.

Should the City Council approve the resolution, staff will perform public notice and return with a resolution to approve a land sale contract.

Attachments:
- Exhibit A – 2023 Vacation request with land sale area in highlight
- October 3, 2024 Correspondence to Mayor Jordan

Exhibit A



McCLELLAND CONSULTING ENGINEERS, INC.
1580 E. STEARNS ST.
FAYETTEVILLE, AR 72703
(479) 443-2377
HTTP://WWW.MCE-US.COM

RIGHT-OF-WAY VACATION
LEWIS AUTO
MOORE LANE
FAYETTEVILLE, ARKANSAS

REV	DATE	DESCRIPTION

REVISIONS

RIGHT-OF-WAY EXHIBIT

PROJ. MANAGER	DRAWN BY:
AO	DB
DATE:	REVISION:
5/24/2023	
SCALE:	PROJ. NUMBER:
AS NOTED	212119

4/6

©2023

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CLARK LAW FIRM
PLLC

121 West South Street
PO Box 4248
Fayetteville, Arkansas 72702-4248

Tel: (479) 856-6380
Fax: (479) 856-6381

Suzanne G. Clark
sclark@clark-firm.com

OCTOBER 3, 2024

Mayor Lioneld Jordan
City of Fayetteville
113 West Mountain Street
Fayetteville, Arkansas 72701

Re: Property Transfer – Lewis Brothers Leasing Co., Inc.

Dear Mr. Mayor,

I represent Lewis Brothers Leasing Company, Inc. ("Lewis Bros.") regarding its work with the City for property located at the new Lewis Automotive complex. We are requesting your assistance because Lewis Bros. is currently being prohibited from completing their driveway and parking lot due to a property issue that Lewis Bros. believed was resolved when the City vacated the right-of-way of "Old Moore Lane" on December 23, 2023. The City owns a very small piece of land in that right-of-way that needs to be transferred to Lewis Bros. There is not a dispute that this needs to happen. However, the fact that the property has not been transferred is preventing Lewis Bros. from further development. The matter has become urgent.

Background

This issue is a bit convoluted, therefore, some background information may be helpful. The ROW vacation of "Old Moore Lane" involved five (5) different parcels of property. ROW #93-48298 was deeded to the City in 1993 and transferred 0.057 acres of real property, rather than transferring easement rights for the right of way. I have attached a copy of the 1993 warranty deed with the legal property description as Exhibit "A."

During the application process for the ROW vacation, because this deed added a unique complication, Planning requested more information regarding the 1993 transaction to ensure the City had not paid for the property. My firm obtained a title search, which was provided to the City, and all agreed there was no evidence the City had paid for the property.

At the time, communication with Planning, attached as Exhibit "B," appeared to indicate my client did not need to take any further action, other than proceeding with the right-of-way vacation. However, no actual transfer of the property occurred during the ROW vacation in

December of 2023. In the last few months, while Matt Lewis has worked with Planning to get approval to continue work on the dealership's driveway and parking lot, he's been prevented from doing so because the City still owns this land.

We respect that City staff must ensure compliance with code. Section 34.27 of our municipal code requires that the City Council pass a resolution authorizing the sale of any real property. We are requesting your assistance to obtain the necessary resolution to make the property transfer and allow Lewis Bros. to get on with their business.

Offer and Requested Action

Chris Brown recently suggested to Matt Lewis, in the email correspondence attached as Exhibit "C," that he write to you with an offer for the property. That is the purpose of this letter. As noted in Mr. Brown's email, because there is no evidence that the City paid anything for this small section of land, he expected the City "would not expect any payment in this case." Therefore, Lewis Bros. offers the nominal amount of $100 to transfer the property in question from the City of Fayetteville to Lewis Bros.

Obviously, the City has no need for this small section of land. Neither could anyone other than Lewis Bros. have a need, desire, or purpose for this land. This is more of a paperwork issue at this point, but one that must be dealt with so Lewis Bros. may continue with the development of its dealership.

I am happy to provide any additional information you may require. My client and I would both appreciate expediting this matter through the City Council and will be available to answer questions or provide anything further that may be necessary. Thank you for your time and attention to this matter.

Sincerely,

/s/ Suzanne G. Clark

Suzanne G. Clark

cc. Matt Lewis

WARRANTY DEED

Project: Moore Lane Improvements

KNOW ALL MEN BY THESE PRESENTS:

THAT Chris King and Karen King, Husband and Wife, for and in the consideration of the sum of One Dollars ($1.00), and other goods and valuable consideration, the receipt of which is hereby acknowledged, hereby grant, bargain, sell and convey unto the City of Fayetteville, Arkansas, a municipal corporation, and unto its successors and assigns forever, the following lands lying and being situated in the County of Washington, State of Arkansas, to-wit:

A part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Thirty-three (33), Township Seventeen (17) North, Range thirty (30) West, being more particularly described as follows: Beginning at a point which is 330.81 feet East and 688.88 feet North of the Southwest corner of said forty acre tract; thence N00°13'00" E 145.00 feet; thence S89°45'00" E 17 feet; thence S00°13'00" W 145.22 feet to an existing fence; thence N89°00'48" W along said fence 17 feet to the point of beginning, containing 0.057 acres, more or less, Washington County, Arkansas.

TO HAVE AND TO HOLD the same unto the said City of Fayetteville, Arkansas, a municipal corporation, and unto its successors and assigns forever.

And we hereby covenant with the said City of Fayetteville that we will forever warrant and defend the title to said lands and property against the lawful claims of any and all persons whomsoever.

WITNESS our hands on this 16th day of August, 1993.

Chris King

Karen King

FILED FOR RECORD
'93 AUG 24 AM 9 03
WASHINGTON CO AR
A. KOLLMEYER

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) SS
COUNTY OF WASHINGTON)

BE IT REMEMBERED, that on this date, before the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, Chris King and Karen King, to me well known as the Grantors in the foregoing Deed and stated that they had executed the same for the consideration and purposes therein mentioned and set forth. WITNESS my hand and seal as such Notary Public on this 16th day of August, 1993.

Carol L Drain
Notary Public

My Commission Expires:
August 15 2003

CAROL L. DRAIN NOTARY PUBLIC WASHINGTON COUNTY, ARK. COMM. EXP. AUG. 15, 2003

93 48298

Exhibit A

From: Suzanne Clark
To: Curth, Jonathan
Cc: Williams, Kit; Payton C. Bentley
Subject: RE: Lewis Automotive ROW
Date: Thursday, January 26, 2023 3:21:59 PM
Attachments: image002.png

Thanks Jonathan. We'll have several ROWs that we will need to request be vacated, but the parcel that had the associated deed to the City was confusing the issue. We'll be working on the applications and proceed accordingly.

Thanks,
Suzanne

Suzanne G. Clark
CLARK LAW FIRM, PLLC
121 W. South Street
P.O. Box 4248
Fayetteville, AR 72702-4248
Tel: 479-856-6380
Fax: 479-856-6381
sclark@clark-firm.com
www.clark-firm.com

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From: Curth, Jonathan <jcurth@fayetteville-ar.gov>
Sent: Thursday, January 26, 2023 2:11 PM
To: Suzanne Clark <sclark@clark-firm.com>
Cc: Williams, Kit <kwilliams@fayetteville-ar.gov>
Subject: RE: Lewis Automotive ROW

Suzanne,

Thank you for the update and confirmation of dedication rather than payment. With that in mind, the request follows the process for a right-of-way vacation. This includes approximately 9-12 weeks with hearings at the Planning Commission and then, assuming its forwarded, City Council. As with our other development applications, please use the online portal here. Under "Apply", you will find the "Street and Alley Right-of-Way Vacation" application with prompts on what to submit. Public notification is required, but only once the application's completeness has been verified.

Exhibit B

Moving forward, please confirm the exact area proposed for vacation. From what I see in the provided legal description (the piece indicated with the blue circle below) it appears to differ from the parcel number later in the search. If so, and understand that this is my non-surveyor read of the description, that excludes the pieces to the east and south, 886/567 and 886/569 respectively.



Whatever the area ultimately intended for vacation, the next step is to assess whether it still bears any public purpose. Once you have confirmed the area proposed for vacation, I can get it to Planning to evaluate and share whether staff can support the proposal. From our previous conversation, the only item that remains of some potential concern to me is whether the existing drainage ditch in that area performs a function prior to stormwater entering the City's system to the north.

Thanks,

Jonathan Curth, AICP
Development Services Director
Development Services Department
City of Fayetteville, Arkansas
jcurth@fayetteville-ar.gov
479.575.8308

Website | Facebook | Twitter | Youtube

From: Suzanne Clark <sclark@clark-firm.com>
Sent: Thursday, January 26, 2023 11:14 AM
To: Curth, Jonathan <jcurth@fayetteville-ar.gov>
Cc: Williams, Kit <kwilliams@fayetteville-ar.gov>
Subject: Lewis Automotive ROW

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 Jonathan and Kit,

We got the title search back on the property transfers related to that right of way on the property Lewis Automotive is occupying. I've attached it here. There is nothing evidencing payment for the property itself. Look it over and let me know process-wise, how I need to proceed. Obviously with vacation of the ROW, but not quite sure how we need to handle the request to transfer/buy the property itself.

Thanks,
Suzanne

Suzanne G. Clark
CLARK LAW FIRM, PLLC
121 W. South Street
P.O. Box 4248
Fayetteville, AR 72702-4248
Tel: 479-856-6380
Fax: 479-856-6381
sclark@clark-firm.com
www.clark-firm.com



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From: Brown, Chris <cbrown@fayetteville-ar.gov>
Sent: Monday, September 30, 2024 8:40 PM
To: Matt Lewis <mlewis@lewisautogroup.com>
Cc: Jordan, Lioneld <ljordan@fayetteville-ar.gov>; Norton, Susan <snorton@fayetteville-ar.gov>; Mayor <Mayor@fayetteville-ar.gov>; Guild, Douglas <dguild@fayetteville-ar.gov>; Boccaccio, Joshua <jboccaccio@fayetteville-ar.gov>; Carte, Jason <jcarte@fayetteville-ar.gov>; Curth, Jonathan <jcurth@fayetteville-ar.gov>; Harrison, Gretchen <gharrison@fayetteville-ar.gov>
Subject: RE: Lewis Auto Mall - LSD 2022-000005

Hi Matt,

As discussed, this email is your authorization to complete the work on Moore Lane across the proposed driveway. You may construct the curb, sidewalk, and driveway approach between curb and sidewalk as designed and in accordance with City standards and details.

Approval of work on the driveway and parking lot is pending the resolution of the city property. I have attached a summary of that item as a reminder. Our suggestion at this point is to send a letter to the Mayor with an offer to purchase the property (Unless we can find evidence that the City paid anything for the property, we would not expect any payment in this case)…once we have that we can prepare the Council item that will authorize the "sale" and get this taken care of.

Please pass this along to your project representation as needed.

Chris

Chris Brown, P.E.
Public Works Director/City Engineer
Public Works Department
City of Fayetteville, Arkansas
479-575-8207
fayetteville-ar.gov
<image003.png>

From: Mayor <Mayor@fayetteville-ar.gov>
Sent: Thursday, September 26, 2024 10:10 PM
To: Brown, Chris <cbrown@fayetteville-ar.gov>
Cc: Jordan, Lioneld <ljordan@fayetteville-ar.gov>; Norton, Susan <snorton@fayetteville-ar.gov>
Subject: FW: Couple of Items.

fyi

From: Matt Lewis <mlewis@lewisautogroup.com>
Sent: Thursday, September 26, 2024 4:39 PM

Exhibit C

To: Mayor <Mayor@fayetteville-ar.gov>
Subject: RE: Couple of Items.

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.

Mr. Mayor,

I am following back up on this. Anything else I can do to help? What should I do next? For some reason this piece is also holding us up from completing all the road improvements on Moore. I was informed that engineering will not allow us to finish up on the sidewalks until Planning figures this out. Mainly because we are not going to curb and sidewalk where the entrance goes just to tear it back out. We should be able to just block the section out.

Matthew M. Lewis
Vice President
Lewis Automotive Group
479-582-6231
<image005.jpg>

From: Matt Lewis
Sent: Wednesday, September 18, 2024 9:32 AM
To: mayor@fayetteville-ar.gov
Subject: RE: Couple of Items.

Mr. Mayor,

Thank you for your help with the TCO issue for our commercial building.

I am following up on the right of way issue on Moore ln. Attached is a timeline, corresponding emails, and all the documents we have researched and provided the City since 2022. I truly feel that this is just a clerical error that was missed after City Council meeting on November 21, 2023. The screen shot attached does show that the vacay of right of way got recorded. However, the small piece in the middle of the parcel was missed. Please let me know what I should do to get this issued resolved. Feel free to reach out to my cell phone to discuss, 479-466-6411. Below is an image that gives reference to what we are talking about. Thank you for your help.

<image006.jpg>

Matthew M. Lewis
Vice President
Lewis Automotive Group
479-582-6231
<image012.jpg>

From: Matt Lewis
Sent: Friday, September 6, 2024 2:15 PM
To: mayor@fayetteville-ar.gov
Subject: Couple of Items.

Mr. Mayor,

I hope all is well with you. I need help with a couple items on our project. I have tried to do everything possible to not get you involved because I know you are busy, however I seam to be running into a road blocks.

We are trying to get the TCO on our Commercial repair building. The building was finished mid-July and signed off by everyone except the engineering department. I can explain more in detail but the hold up was the road improvements on Moore ln. We have put these improvements in place as requested but ran into an issue with the road itself. Not anything we couldn't work through but we can not get the engineering team to communicate with McCelland Engineering, Nabholz construction or myself. It's going on 45 days of this retail location not being open for business. I am not trying to complain, I just need advice on what I should do.

The second piece is a small section of land on Moore ln. Almost 2 years ago we started the process with the city to vacay a right of way. This request took some time because no one at the city could find records. After hiring Susan Clark and McCelland to do all the searches and surveys we were able to get it in front of council. I thought everything was fixed until we tried to pull a permit. Somehow in the middle off transfer of land it was missed that there was a small piece in the middle of the parcel that was originally deeded to the city but not transferred over to Lewis. I have all the documents and timeline to help get everyone up to speed. This piece is merely for parking of employees and was supposed to be finished by now.

Please feel free to give me a call at 479-466-6411. I can also send you any documentation that you need. Thank you for your time.

Matthew M. Lewis
Vice President
Lewis Automotive Group
479-582-6231
<image013.jpg>

Received From Suzanne Clark 10/14/2024 11:16 AM

CLARK LAW FIRM PLLC

121 West South Street
PO Box 4248
Fayetteville, Arkansas 72702-4248

Tel: (479) 856-6380
Fax: (479) 856-6381

Suzanne G. Clark
sclark@clark-firm.com

OCTOBER 3, 2024

Mayor Lioneld Jordan
City of Fayetteville
113 West Mountain Street
Fayetteville, Arkansas 72701

Re: Property Transfer – Lewis Brothers Leasing Co., Inc.

Dear Mr. Mayor,

I represent Lewis Brothers Leasing Company, Inc. ("Lewis Bros.") regarding its work with the City for property located at the new Lewis Automotive complex. We are requesting your assistance because Lewis Bros. is currently being prohibited from completing their driveway and parking lot due to a property issue that Lewis Bros. believed was resolved when the City vacated the right-of-way of "Old Moore Lane" on December 23, 2023. The City owns a very small piece of land in that right-of-way that needs to be transferred to Lewis Bros. There is not a dispute that this needs to happen. However, the fact that the property has not been transferred is preventing Lewis Bros. from further development. The matter has become urgent.

Background

This issue is a bit convoluted, therefore, some background information may be helpful. The ROW vacation of "Old Moore Lane" involved five (5) different parcels of property. ROW #93-48298 was deeded to the City in 1993 and transferred 0.057 acres of real property, rather than transferring easement rights for the right of way. I have attached a copy of the 1993 warranty deed with the legal property description as Exhibit "A."

During the application process for the ROW vacation, because this deed added a unique complication, Planning requested more information regarding the 1993 transaction to ensure the City had not paid for the property. My firm obtained a title search, which was provided to the City, and all agreed there was no evidence the City had paid for the property.

At the time, communication with Planning, attached as Exhibit "B," appeared to indicate my client did not need to take any further action, other than proceeding with the right-of-way vacation. However, no actual transfer of the property occurred during the ROW vacation in

December of 2023. In the last few months, while Matt Lewis has worked with Planning to get approval to continue work on the dealership's driveway and parking lot, he's been prevented from doing so because the City still owns this land.

We respect that City staff must ensure compliance with code. Section 34.27 of our municipal code requires that the City Council pass a resolution authorizing the sale of any real property. We are requesting your assistance to obtain the necessary resolution to make the property transfer and allow Lewis Bros. to get on with their business.

Offer and Requested Action

Chris Brown recently suggested to Matt Lewis, in the email correspondence attached as Exhibit "C," that he write to you with an offer for the property. That is the purpose of this letter. As noted in Mr. Brown's email, because there is no evidence that the City paid anything for this small section of land, he expected the City "would not expect any payment in this case." Therefore, Lewis Bros. offers the nominal amount of $100 to transfer the property in question from the City of Fayetteville to Lewis Bros.

Obviously, the City has no need for this small section of land. Neither could anyone other than Lewis Bros. have a need, desire, or purpose for this land. This is more of a paperwork issue at this point, but one that must be dealt with so Lewis Bros. may continue with the development of its dealership.

I am happy to provide any additional information you may require. My client and I would both appreciate expediting this matter through the City Council and will be available to answer questions or provide anything further that may be necessary. Thank you for your time and attention to this matter.

Sincerely,

/s/ Suzanne G. Clark

Suzanne G. Clark

cc. Matt Lewis

WARRANTY DEED

Project: Moore Lane Improvements

KNOW ALL MEN BY THESE PRESENTS:

THAT Chris King and Karen King, Husband and Wife, for and in the consideration of the sum of One Dollars ($1.00), and other goods and valuable consideration, the receipt of which is hereby acknowledged, hereby grant, bargain, sell and convey unto the City of Fayetteville, Arkansas, a municipal corporation, and unto its successors and assigns forever, the following lands lying and being situated in the County of Washington, State of Arkansas, to-wit:

A part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Thirty-three (33), Township Seventeen (17) North, Range thirty (30) West, being more particularly described as follows: Beginning at a point which is 330.81 feet East and 688.88 feet North of the Southwest corner of said forty acre tract; thence N00°13'00" E 145.00 feet; thence S89°45'00" E 17 feet; thence S00°13'00" W 145.22 feet to an existing fence; thence N89°00'48" W along said fence 17 feet to the point of beginning, containing 0.057 acres, more or less, Washington County, Arkansas.

TO HAVE AND TO HOLD the same unto the said City of Fayetteville, Arkansas, a municipal corporation, and unto its successors and assigns forever.

And we hereby covenant with the said City of Fayetteville that we will forever warrant and defend the title to said lands and property against the lawful claims of any and all persons whomsoever.

WITNESS our hands on this 16th day of August, 1993.

Chris King

Karen King

FILED FOR RECORD
'93 AUG 24 AM 9 03
WASHINGTON CO AR
A. KOLLMEYER

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) SS
COUNTY OF WASHINGTON)

BE IT REMEMBERED, that on this date, before the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, Chris King and Karen King, to me well known as the Grantors in the foregoing Deed and stated that they had executed the same for the consideration and purposes therein mentioned and set forth. WITNESS my hand and seal as such Notary Public on this 16th day of August, 1993.

Carol L Drain
Notary Public

My Commission Expires:
August 15 2003

CAROL L. DRAIN
NOTARY PUBLIC
WASHINGTON COUNTY, ARK.
COMM. EXP. AUG. 15, 2003

93 48298

Exhibit A

From: Suzanne Clark
To: Curth, Jonathan
Cc: Williams, Kit; Payton C. Bentley
Subject: RE: Lewis Automotive ROW
Date: Thursday, January 26, 2023 3:21:59 PM
Attachments: image002.png

Thanks Jonathan. We'll have several ROWs that we will need to request be vacated, but the parcel that had the associated deed to the City was confusing the issue. We'll be working on the applications and proceed accordingly.

Thanks,
Suzanne

Suzanne G. Clark
CLARK LAW FIRM, PLLC
121 W. South Street
P.O. Box 4248
Fayetteville, AR 72702-4248
Tel: 479-856-6380
Fax: 479-856-6381
sclark@clark-firm.com
www.clark-firm.com



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From: Curth, Jonathan <jcurth@fayetteville-ar.gov>
Sent: Thursday, January 26, 2023 2:11 PM
To: Suzanne Clark <sclark@clark-firm.com>
Cc: Williams, Kit <kwilliams@fayetteville-ar.gov>
Subject: RE: Lewis Automotive ROW

Suzanne,

Thank you for the update and confirmation of dedication rather than payment. With that in mind, the request follows the process for a right-of-way vacation. This includes approximately 9-12 weeks with hearings at the Planning Commission and then, assuming its forwarded, City Council. As with our other development applications, please use the online portal here. Under "Apply", you will find the "Street and Alley Right-of-Way Vacation" application with prompts on what to submit. Public notification is required, but only once the application's completeness has been verified.

Exhibit B

Moving forward, please confirm the exact area proposed for vacation. From what I see in the provided legal description (the piece indicated with the blue circle below) it appears to differ from the parcel number later in the search. If so, and understand that this is my non-surveyor read of the description, that excludes the pieces to the east and south, 886/567 and 886/569 respectively.



Whatever the area ultimately intended for vacation, the next step is to assess whether it still bears any public purpose. Once you have confirmed the area proposed for vacation, I can get it to Planning to evaluate and share whether staff can support the proposal. From our previous conversation, the only item that remains of some potential concern to me is whether the existing drainage ditch in that area performs a function prior to stormwater entering the City's system to the north.

Thanks,

Jonathan Curth, AICP
Development Services Director
Development Services Department
City of Fayetteville, Arkansas
jcurth@fayetteville-ar.gov
479.575.8308

Website | Facebook | Twitter | Youtube

From: Suzanne Clark <sclark@clark-firm.com>
Sent: Thursday, January 26, 2023 11:14 AM
To: Curth, Jonathan <jcurth@fayetteville-ar.gov>
Cc: Williams, Kit <kwilliams@fayetteville-ar.gov>
Subject: Lewis Automotive ROW

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Hi Jonathan and Kit,

We got the title search back on the property transfers related to that right of way on the property Lewis Automotive is occupying. I've attached it here. There is nothing evidencing payment for the property itself. Look it over and let me know process-wise, how I need to proceed. Obviously with vacation of the ROW, but not quite sure how we need to handle the request to transfer/buy the property itself.

Thanks,
Suzanne

Suzanne G. Clark
CLARK LAW FIRM, PLLC
121 W. South Street
P.O. Box 4248
Fayetteville, AR 72702-4248
Tel: 479-856-6380
Fax: 479-856-6381
sclark@clark-firm.com
www.clark-firm.com



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Subject: RE: Lewis Auto Mall - LSD 2022-000005

Hi Matt,

As discussed, this email is your authorization to complete the work on Moore Lane across the proposed driveway. You may construct the curb, sidewalk, and driveway approach between curb and sidewalk as designed and in accordance with City standards and details.

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Please pass this along to your project representation as needed.

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Chris Brown, P.E.
Public Works Director/City Engineer
Public Works Department
City of Fayetteville, Arkansas
479-575-8207
fayetteville-ar.gov
<image003.png>

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Sent: Thursday, September 26, 2024 10:10 PM
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Cc: Jordan, Lioneld <ljordan@fayetteville-ar.gov>; Norton, Susan <snorton@fayetteville-ar.gov>
Subject: FW: Couple of Items.

fyi

From: Matt Lewis <mlewis@lewisautogroup.com>
Sent: Thursday, September 26, 2024 4:39 PM

Exhibit C

To: Mayor <Mayor@fayetteville-ar.gov>
Subject: RE: Couple of Items.

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Mr. Mayor,

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Matthew M. Lewis
Vice President
Lewis Automotive Group
479-582-6231
<image005.jpg>

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Sent: Wednesday, September 18, 2024 9:32 AM
To: mayor@fayetteville-ar.gov
Subject: RE: Couple of Items.

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Vice President
Lewis Automotive Group
479-582-6231
<image012.jpg>

From: Matt Lewis
Sent: Friday, September 6, 2024 2:15 PM
To: mayor@fayetteville-ar.gov
Subject: Couple of Items.

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Matthew M. Lewis
Vice President
Lewis Automotive Group
479-582-6231
<image013.jpg>

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-540

MEETING OF OCTOBER 15, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff

FROM: Tim Nyander, Utilities Director

SUBJECT: **Verizon - Sixth Amendment to Communications Lease for the Gulley Road Water Tank**

RECOMMENDATION:
Staff recommends the approval of a Sixth Amendment to the Water Tower Attachment Communications Site Agreement with Alltel Corporation d/b/a Verizon Wireless to allow Verizon to add new equipment and replace existing equipment on the older of the two Gulley Road elevated water storage tanks.

BACKGROUND:
Since October 1999, Verizon has leased space on the Gulley water tank for their cell antennas and associated equipment. There have been five amendments to the original lease, most of which were equipment modifications like this proposed Sixth Amendment.

DISCUSSION:
The Sixth Amendment outlines a new exhibit C-4 with a revised equipment list. Three new antennas will be installed on the railing of the water tank. An Antenna Mount Analysis is attached to confirm the railing will support the weight of the three new antennas. Existing antennas and other equipment will also be replaced as well as some cabling work.

City Staff negotiated a $300/month increase to the rental amount based on the three new antennas that will be added. The current monthly rental amount that Verizon pays the City for this lease is $2,427.41, and after the $300 increase the rental amount will be $2,727.41.

Staff recommends approval of the Sixth Amendment to the current communications lease with Verizon to allow them to add three new antennas and replace some existing equipment on the older of the two Gulley elevated storage tanks.

BUDGET/STAFF IMPACT:
This amendment will increase the monthly rental amount paid by Verizon by $300.00.

ATTACHMENTS: SRF (#3), Amendment No. 6 (#4), Antenna Mount Analysis Report 9-19-24 (#5)

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

File #: 2024-540

Verizon - Sixth Amendment to Communications Lease for the Gulley Road Water Tank

A RESOLUTION TO APPROVE THE SIXTH AMENDMENT TO THE WATER TOWER ATTACHMENT COMMUNICATIONS SITE AGREEMENT WITH ALLTEL CORPORATION D/B/A VERIZON WIRELESS TO ALLOW VERIZON TO ADD NEW CELLULAR COMMUNICATIONS EQUIPMENT AND REPLACE OLD EQUIPMENT ON THE GULLEY ROAD ELEVATED WATER STORAGE TANK

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 Sixth Amendment to the Water Tower Attachment Communications Site Agreement with Alltel Corporation d/b/a Verizon Wireless, a copy of which is attached to this Resolution, to allow Verizon to add new cellular communications equipment and replace old equipment on the older of the two Gulley Road elevated water storage tanks.

City of Fayetteville Staff Review Form

2024-540

Item ID

10/1/2024

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

Tim Nyander	9/13/2024	WATER SEWER (720)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

Staff recommends the approval of a Sixth Amendment to the Water Tower Attachment Communications Site Agreement with Alltel Corporation d/b/a Verizon Wireless to allow Verizon to add new equipment and replace existing equipment on the older of the two Gulley Road elevated water storage tanks.

Budget Impact:

N/A	N/A
Account Number	Fund
N/A	N/A
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:

Docusign Envelope ID: DE0F9502-9FB5-40B1-A2B8-A15F19349B2F

SIXTH AMENDMENT TO WATER TOWER ATTACHMENT COMMUNICATIONS SITE AGREEMENT

This Sixth Amendment to Water Tower Attachment Communications Site Agreement ("**Amendment**") is entered into this _____ day of _____, 20____, by and between **City of Fayetteville** ("**OWNER**"), with a mailing address of 113 West Mountain Street, Fayetteville, Arkansas 72701, and **Alltel Corporation d/b/a Verizon Wireless** ("**TENANT**"), with its principal office located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920. The OWNER and TENANT are at times collectively referred to hereinafter as the "**Parties**" or individually as the "**Party**".

WHEREAS, OWNER and TENANT, as successor in interest to Fayetteville MSA Limited Partnership, are Parties to that certain Water Tower Attachment Communications Site Agreement dated October 20, 1999, as amended by that certain First Amendment to Water Tower Attachment Communications Site Agreement dated January 19, 2010, as amended by that certain Second Amendment to Water Tower Attachment Communications Site Agreement dated November 16, 2010, as amended by that certain Third Amendment to Water Tower Attachment Communications Site Agreement dated July 19, 2011, as amended by that certain Fourth Amendment to Water Tower Attachment Communications Site Agreement dated October 1, 2019, and as amended by that certain Fifth Amendment to Water Tower Attachment Communications Site Agreement dated October 4, 2022 (collectively, the "**Agreement**"), pursuant to which OWNER leases to TENANT a portion of OWNER's property located at 3265 Gulley Road, Fayetteville, Arkansas 72703; and

WHEREAS, the Parties desire to amend the Agreement to modify the TENANT'S equipment as set forth herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Any capitalized terms used in this Amendment that are not defined herein have the meanings given those terms in the Agreement.

2. OWNER and TENANT agree to modify TENANT's equipment as described on **Exhibit C-4**, attached hereto and incorporated herein by reference.

3. Exhibit C-3 of the Agreement is deleted in its entirety and replaced with **Exhibit C-4**, attached hereto and incorporated herein by reference. All references to Exhibit C, Exhibit C-1, Exhibit C-2 or Exhibit C-3 in the Agreement are hereafter references to Exhibit C-4.

4. Commencing on the first (1st) day of the month following installation of TENANT's modified equipment ("Rent Increase Commencement Date"), the monthly rent paid by TENANT to OWNER shall increase by Three Hundred and No/100 Dollars ($300.00). The Parties agree to acknowledge the Rent Increase Commencement Date in writing.

5. OWNER and TENANT each hereby warrant to the other that the person executing this Amendment on behalf of the warranting Party has the full right, power and authority to enter

Docusign Envelope ID: DE0F9502-9FB5-40B1-A2B8-A15F19349B2F

into, and execute, this Amendment on that Party's behalf, and that no consent from any other person or entity is necessary as a condition precedent to the legal effect of this Amendment.

6. Except as specifically provided in this Amendment, the Agreement shall remain in full force and effect and shall continue to be binding upon, and enforceable against, OWNER and TENANT in accordance with its terms. All covenants, terms and obligations of the Agreement not modified by this Amendment are hereby ratified and affirmed. The terms and provisions of this Amendment shall control in the event of any inconsistency or discrepancy between the Agreement and this Amendment.

[Signature Pages Follow]

Docusign Envelope ID: DE0F9502-9FB5-40B1-A2B8-A15F19349B2F

IN WITNESS WHEREOF, the Parties have executed this Amendment effective as of the day and year first above written.

OWNER:

City of Fayetteville

By: _____

Printed Name: _____

Title: _____

Date: _____

TENANT:

Alltel Corporation d/b/a Verizon Wireless

By: DocuSigned by: Jeremy Katzenberger E2B0C7302C004F9...

Printed Name: Jeremy Katzenberger

Title: Associate Director - Network Real Estate

Date: Aug 30, 2024

Docusign Envelope ID: DE0F9502-9FB5-40B1-A2B8-A15F19349B2F

Exhibit C-4

EQUIPMENT DESCRIPTION

Antenna/Tower Equipment:

- Three (3) Samsung MT6413-77A Antennas (or like kind)
- Six (6) CommScope NHH-65C-R2B antennas (or like kind)
- Three (3) Samsung B2/B66A RRH ORAN (RF4439d-25A) (or like kind)
- Three (3) Samsung RF4461d-13A (or like kind)
- One (1) Raycap RVZDC-6627-PF-48 (or like kind)
- Two (2) hybrid cables
- Five (5) 7/8" coaxial cables

Ground Equipment:

- Equipment Shelter: 27'6" x 11'5"
- Generator Pad: 4' x 10'

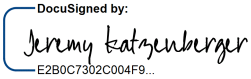
DocuSign

Certificate Of Completion

Envelope Id: DE0F95029FB540B1A2B8A15F19349B2F
Status: Completed
Subject: Complete with Docusign: Verizon-2056644MallBeta.pdf
Source Envelope:
Document Pages: 4
Signatures: 1
Envelope Originator:
Certificate Pages: 5
Initials: 0
Tanya Turner-Belton
AutoNav: Enabled
Tanya.Turner-Belton@VerizonWireless.com
EnvelopeId Stamping: Enabled
IP Address: 192.76.82.73
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Record Tracking

Status: Original
8/30/2024 6:57:44 AM
Holder: Tanya Turner-Belton
Tanya.Turner-Belton@VerizonWireless.com
Location: DocuSign

Signer Events	Signature	Timestamp
Jeremy Katzenberger jeremy.katzenberger@verizonwireless.com Associate Director - Network Real Estate Security Level: Email, Account Authentication (None)	DocuSigned by:  E2B0C7302C004F9... Signature Adoption: Pre-selected Style Using IP Address: 69.78.66.90	Sent: 8/30/2024 7:02:45 AM Viewed: 8/30/2024 7:09:40 AM Signed: 8/30/2024 7:09:46 AM

Electronic Record and Signature Disclosure:
Accepted: 2/19/2024 3:35:47 PM
ID: 66011257-8636-4f27-bff8-01623bd0b249

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
Kathy Taylor ktaylor@foresitetowers.com Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign	COPIED	Sent: 8/30/2024 7:02:43 AM
Kelli Cantey kcantey@bakerdonelson.com Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign	COPIED	Sent: 8/30/2024 7:02:43 AM
Summer Hall smhall@bakerdonelson.com Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign	COPIED	Sent: 8/30/2024 7:02:44 AM Viewed: 8/30/2024 7:17:18 AM

Carbon Copy Events	Status	Timestamp
Thomas Paine thomas.paine@verizonwireless.com Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign	COPIED	Sent: 8/30/2024 7:02:44 AM

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	8/30/2024 7:02:44 AM
Certified Delivered	Security Checked	8/30/2024 7:09:40 AM
Signing Complete	Security Checked	8/30/2024 7:09:46 AM
Completed	Security Checked	8/30/2024 7:09:46 AM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

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Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact VBG Network Real Estate:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:
To contact us by email send messages to: tricsha.fatakia@verizonwireless.com

To advise VBG Network Real Estate of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at tricsha.fatakia@verizonwireless.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

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To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to tricsha.fatakia@verizonwireless.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with VBG Network Real Estate

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to tricsha.fatakia@verizonwireless.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: https://support.docusign.com/guides/signer-guide-signing-system-requirements.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify VBG Network Real Estate as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by VBG Network Real Estate during the course of your relationship with VBG Network Real Estate.

Paul J. Ford and Company
250 East Broad Street Suite 600
Columbus, OH 43215
(614) 221-6679
PJFmount@pauljford.com

Antenna Mount Analysis Report with Hardware Upgrades and PMI Requirements

Mount Analysis

SMART Tool Project #: 10219851

Paul J. Ford Project #: 21624-0019.001.8188 Rev1

September 19, 2024

Site Information	*Site ID:*	*5000001247-VZW / MALL BETA*
	Site Name:	*MALL BETA*
	Carrier Name:	*Verizon Wireless*
	Address:	*1.5 Mi. N of Hwy 45 & 800' W of Gulley Rd. Fayetteville, Arkansas 72703, Washington County*
	Latitude:	*36.110256°*
	Longitude:	*-94.089739°*
Structure Information	*Tower Type:*	*123-Ft Water Tank*
	Mount Type:	*13.00-Ft Corral*

FUZE ID # 16618508

Analysis Results

13.00-Ft Corral: **88.7%** **Pass w/ Hardware Upgrades***

*** Antennas and equipment to be installed in compliance with PMI Requirements of this mount analysis.**

******Contractor PMI Requirements***:
Included at the end of this MA report
Available & Submitted via portal at https://pmi.vzwsmart.com
For additional questions and support, please reach out to: pmisupport@pauljford.com

Report Prepared By: Kyle Jamison, EI



09/19/2024

Executive Summary:

The objective of this report is to determine the capacity of the antenna support mount at the subject facility for the final wireless telecommunications configuration, per the applicable codes and standards. Any modification listed under Sources of Information was assumed completed and was included in this analysis.

This analysis is inclusive of the mount structure only and does not address the structural capacity of the supporting structure. This mounting frame was not analyzed as an anchor attachment point for fall protection. All climbing activities are required to have a fall protection plan completed by a competent person.

Sources of Information:

Document Type	Remarks
Mount Mapping	*SGS Project # 417486, dated 02/13/2024*
Radio Frequency Data Sheet (RFDS)	*Verizon RFDS, 16618508, dated 01/05/2024*

Analysis Criteria:

Codes and Standards:	ANSI/TIA-222-H	
Wind Parameters:	Basic Wind Speed (Ultimate 3-sec. Gust), V_{ULT}:	114 mph
	Ice Wind Speed (3-sec. Gust):	30 mph
	Design Ice Thickness:	2.00 in
	Risk Category:	III
	Exposure Category:	C
	Topographic Category:	5
	Topographic Feature Considered:	Hill
	Topographic Method:	Method 2
	Ground Elevation Factor, K_e:	0.946
Seismic Parameters:	S_S:	0.164
	S_1:	0.093
Maintenance Parameters:	Wind Speed (3-sec. Gust):	30 mph
	Maintenance Live Load, Lv:	250 lbs.
	Maintenance Live Load, Lm:	500 lbs.
Analysis Software:	RISA-3D (V17.0.3)	

Final Loading Configuration:

The following equipment has been considered for the analysis of the mount:

Mount Elevation (ft)	Equipment Elevation (ft)	Quantity	Manufacturer	Model	Status
123.00 +/-	123.00	3	Samsung	MT6413-77A	Added
		6	Commscope	NHH-65C-R2B	
		3	Samsung	B2/B66A RRH ORAN (RF4439d-25A)	
		3	Samsung	RF4461d-13A	
		1	Raycap	RVZDC-6627-PF-48	

The recent mount mapping reported existing OVP units. It is acceptable to install up to any three (3) of the OVP model numbers listed below as required at any location other than the mount face without affecting the structural capacity of the mount. If OVP units are installed on the mount face, a mount re-analysis may be required unless replacing an existing OVP.

Model Number	Ports	AKA
RHSDC-1064-PF-48	2	OVP-2
RC3DC-3315-PF-48	6	OVP-6
RC3DC-3300-PF-48	6	OVP-6
RC3DC-4750-PF-48	6	OVP-6
RHSDC-6627-PF-48	12	OVP-12
RHSDC-6600-PF-48	12	OVP-12

Standard Conditions:

1. All engineering services are performed on the basis that the information provided to Paul J. Ford and used in this analysis is current and correct. The existing equipment loading has been applied at locations determined from the supplied documentation. Any deviation from the loading locations specified in this report shall be communicated to Paul J. Ford to verify deviation will not adversely impact the analysis.

2. The mount was checked up to, and including, the bolts that fasten it to the mount collar/attachment and threaded rod connections in collar members if applicable. Local deformation and interaction between the mount collar/attachment and the supporting tower structure are outside the scope of this analysis.

3. Structural Steel Grades have been assumed as follows, if applicable, unless otherwise noted in this analysis:
   - Channel, Solid Round, Angle, Plate — ASTM A36 (Gr. 36)
   - HSS (Rectangular) — ASTM 500 (Gr. B-46)
   - Pipe — ASTM A53 (Gr. B-35)
   - Threaded Rod — F1554 (Gr. 36)
   - Bolts — ASTM A325

Analysis Results:

Component	Utilization %	Pass/Fail
Vertical Post	*53.7%*	*Pass*
Top Support Rail	*58.4%*	*Pass*
Middle Support Rail	*43.7%*	*Pass*
Toe Plate	*25.4%*	*Pass*
Mount Pipe	*88.7%*	*Pass*

Structure Rating – *(Controlling Utilization of all Components)*	**88.7%**

***** Results valid after hardware upgrades noted in the PMI Requirements are installed.

Horizontal Shear (k)	Vertical Shear (k)	Axial (k)	Horizontal Moment (k-ft)	Vertical Moment (k-ft)	Torque (k-ft)
0.667	1.646	0.617	0.00	0.00	0.00

Reactions provided for the supporting structure EOR to evaluate as needed. Reaction is for a single node.

Mount Steel (EPA)a per ANSI/TIA-222-H Section 2.6.11.2:

Ice Thickness (In)	Mount Pipes Excluded		Mount Pipes Included	
	Front (EPA)a (Sq. Ft.)	Side (EPA)a (Sq. Ft.)	Front (EPA)a (Sq. Ft.)	Side (EPA)a (Sq. Ft.)
0	36.8	33.5	57.9	54.6
0.5	48.4	50.5	82.0	77.7
1	60.7	63.3	104.2	98.8

Notes:
- (EPA)a values listed above may be used in the absence of more precise information
- (EPA)a values in the table above include 3 sector(s).
- Ka factors included in (EPA)a calculations

Requirements:

The existing mount will be **SUFFICIENT** for the final loading configuration shown in attachment 2 upon the completion of the requirements listed below.

Install new 96'' P2.0STD (2.375''x0.154'') mount pipe in position 3 on the gamma sector per the PDs. The pipe projection should match the existing 96'' long mount pipes. Use (2) new VZWSMART MSK-1 crossovers for the installation.

ANSI/ASSP rigging plan review services compliant with the requirements of ANSI/TIA 322 are available for a Construction Class IV site or other, if required. Separate review fees will apply.

Attachments:

1. **Contractor Required Post Installation Inspection (PMI) Report Deliverables**
2. Antenna Placement Diagrams
3. Mount Photos
4. Mount Mapping Report (for reference only)
5. Analysis Calculations

Mount Desktop – Post Modification Inspection (PMI) Report Requirements

Documents & Photos Required from Contractor – Passing Mount Analysis

Passing Mount Analysis requires a PMI due to a modification in loading.

Electronic pdf version of this can be downloaded at https://pmi.vzwsmart.com.

For additional questions and support, please reach out to pmisupport@pauljford.com

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MDG #: 5000001247 SMART Project #: 10219851 Fuze Project ID: 16618508

Purpose – to provide SMART Tool structural vendor the proper documentation in order to complete the required Mount Desktop review of the Post Modification Inspection Report.

- Contractor is responsible for making certain the photos provided as noted below provide confirmation that the installation was completed in accordance with this Passing Mount Analysis.
- Contractor shall relay any data that can impact the performance of the mount, this includes safety issues.

Base Requirements:

- If installation will cause damage to the structure, the climbing facility, or safety climb if present or any installed system, SMART Tool vendor to be notified prior to install. Any special photos outside of the standard requirements will be indicated on the drawings.
- Provide "as built mount drawings" showing contractor's name, contact information, preparer's signature, and date. Any deviations from the drawings (Proposed modification) shall be shown. NOTE: If loading is different than what is conveyed in the passing mount analysis (MA) contact the SMART Tool vendor immediately.
- Each photo should be time and date stamped
- Photos should be high resolution.
- Contractor shall ensure that the safety climb wire rope is supported and not adversely impacted by the install of the modification components. This may involve the install of wire rope guides, or other items to protect the wire rope. If there is conflict, contact the SMART Tool engineer for recommendations.
- The PMI can be accessed at the following portal: ***https://pmi.vzwsmart.com***

Photo Requirements:

- *Photos taken at ground level*
  - Photo of Gate Signs showing the tower owner, site name, and number.
  - Overall tower structure after installation.
  - Photos of the mount after installation; if the mounts are at different rad elevations, pictures must be provided for all elevations that equipment was installed.
- *Photos taken at Mount Elevation*
  - Photos showing the safety climb wire rope above and below the mount prior to installation.
  - Photos showing the climbing facility and safety climb if present.
  - Photos showing each individual sector after installation. Each entire sector shall be in one photo to show the interconnection of members.

        - These photos shall also certify that the placement and geometry of the equipment on the mount is as depicted in the antenna placement diagram in this form.
    - Photos that show the model number of each antenna and piece of equipment installed per sector.

Antenna & equipment placement and Geometry Confirmation:

- The contractor shall certify that the antenna & equipment placement and geometry is in accordance with the sketch and table as included in the mount analysis and noted below.

☐ The contractor certifies that the photos support and the equipment on the mount is as depicted on the sketch and table included in this form and with the mount analysis provided.

OR

☐ The contractor notes that the equipment on the mount is not in accordance with the sketch and has noted the differences below and provided photo documentation of any alterations.

Special Instructions / Validation as required from the MA or any other information the contractor deems necessary to share that was identified:

Issue:

Install new 96'' P2.0STD (2.375''x0.154'') mount pipe in position 3 on the gamma sector per the PDs. The pipe projection should match the existing 96'' long mount pipes. Use (2) new VZWSMART MSK-1 crossovers for the installation.

Response:

Special Instruction Confirmation:

☐ The contractor has read and acknowledges the above special instructions.

☐ All hardware listed in the Special Instructions above (if applicable) has been properly installed, and the existing hardware was inspected.

☐ The material utilized was as specified in the SMART Tool engineering vendor Special Instructions above (if applicable) and included in the material certification folder is a packing list or invoice for these materials.

OR

☐ The material utilized was approved by a SMART Tool engineering vendor as an “equivalent” and this approval is included as part of the contractor submission.

Comments:

Contractor certifies that the climbing facility / safety climb was not damaged prior to starting work:

☐ Yes ☐ No

Contractor certifies no new damage created during the current installation:

☐ Yes ☐ No

Contractor to certify the condition of the safety climb and verify no damage when leaving the site:

☐ Safety Climb in Good Condition ☐ Safety Climb Damaged

Contractor to provide measurement from top of the highest equipment/steel to the bottom of the lowest equipment/steel by documenting it using the most appropriate illustration below along with supporting photos:

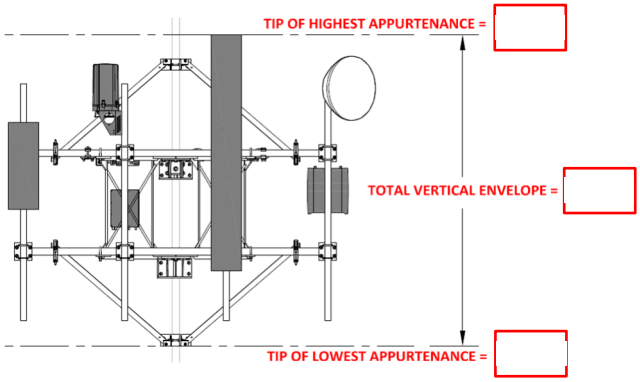


Illustration #1

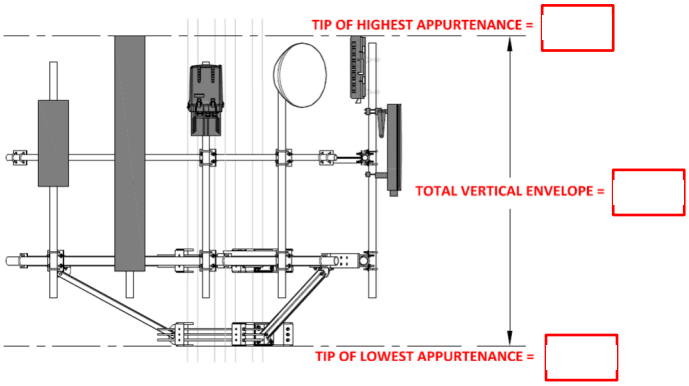


Illustration #2

Certifying Individual:

Company:	
Employee Name:	
Contact Phone:	
Email:	
Date:	

Sector: **A**

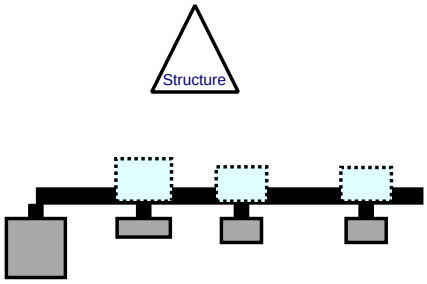
Structure Type: Water Tank

Mount Elev: 123.00

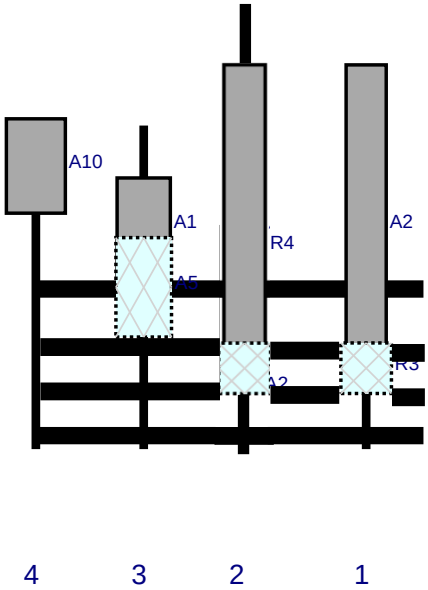
10219851

4/11/2024

Plan View



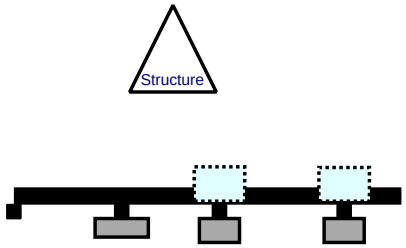
Front View - Looking at Structure



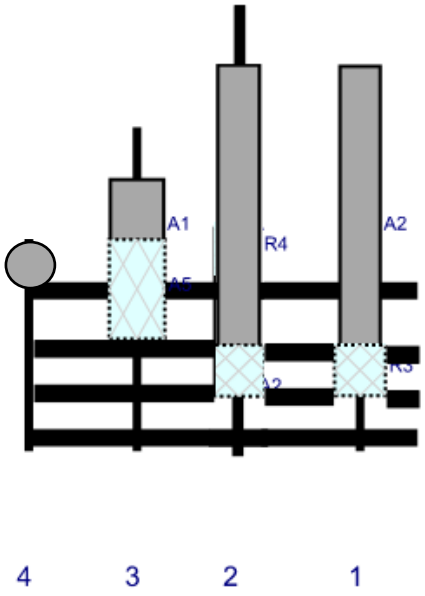
Ref#	Model	Height (in)	Width (in)	H Dist Frm L.	Pipe #	Pipe Pos V	Ant Pos	C. Ant Frm T.	Ant H Off	Status	Validation
A2	NHH-65C-R2B	96	11.9	98	1	a	Front	30	0	Added	
R3	B2/B66A RRH ORAN (RF4439d-25A)	15	15	98	1	a	Behind	72	0	Added	
A2	NHH-65C-R2B	96	11.9	61	2	a	Front	78	0	Added	
R4	RF4461d-13A	15	15	61	2	a	Behind	36	0	Added	
A1	MT6413-77A	28.9	15.8	32	3	a	Front	30	0	Added	
A5	RVZDC-6627-PF-48	29.5	16.5	32	3	a	Behind	48	0	Added	
A10	Beacon	28	17.5		4	a	Front	12	0	Retained	

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Plan View



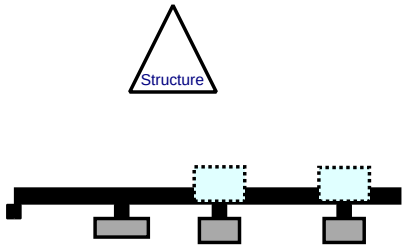
Front View - Looking at Structure



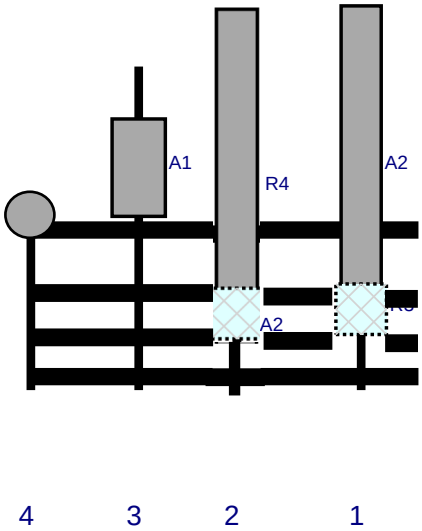
Ref#	Model	Height (in)	Width (in)	H Dist Frm L.	Pipe #	Pipe Pos V	Ant Pos	C. Ant Frm T.	Ant H Off	Status	Validation
A2	NHH-65C-R2B	96	11.9	98	1	a	Front	30	0	Added	
R3	B2/B66A RRH ORAN (RF4439d-25A)	15	15	98	1	a	Behind	72	0	Added	
A2	NHH-65C-R2B	96	11.9	61	2	a	Front	78	0	Added	
R4	RF4461d-13A	15	15	61	2	a	Behind	36	0	Added	
A1	MT6413-77A	28.9	15.8	32	3	a	Front	30	0	Added	
A11	16 inch dish	0	0		4	a	Front	12	0	Retained	

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Plan View



Front View - Looking at Structure



Ref#	Model	Height (in)	Width (in)	H Dist Frm L.	Pipe #	Pipe Pos V	Ant Pos	C. Ant Frm T.	Ant H Off	Status	Validation
A2	NHH-65C-R2B	96	11.9	98	1	a	Front	30	0	Added	
R3	B2/B66A RRH ORAN (RF4439d-25A)	15	15	98	1	a	Behind	72	0	Added	
A2	NHH-65C-R2B	96	11.9	61	2	a	Front	78	0	Added	
R4	RF4461d-13A	15	15	61	2	a	Behind	36	0	Added	
A1	MT6413-77A	28.9	15.8	32	3	a	Front	30	0	Added	
A11	16 inch dish	0	0		4	a	Front	12	0	Retained	

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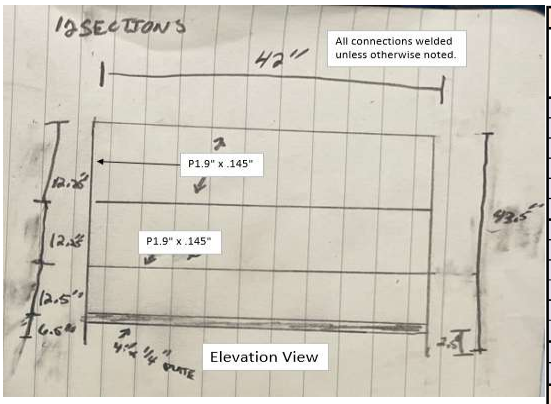

02/13/2024 02:59

Antenna Mount Mapping Form (PATENT PENDING)

FCC #: N/A

Tower Owner:	ATC	**Mapping Date:**	2/13/2024
Site Name:	5000001247-VZW	**Tower Type:**	Other
Site Number or ID:	417486	**Tower Height (Ft.):**	UNKNOWN
Mapping Contractor:	SGS Towers	**Mount Elevation (Ft.):**	125.5

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Mount Pipe Configuration and Geometries [Unit = Inches]

Sector / Position	Mount Pipe Size & Length	Vertical Offset Dimension "u"	Horizontal Offset "C1, C2, C3, etc."	Sector / Position	Mount Pipe Size & Length	Vertical Offset Dimension "u"	Horizontal Offset "C1, C2, C3, etc."
A1	2.375"x .154"x 96"	93.50	17.00	C1	3.5" x .216" x 144"	141.50	6.00
A2	3.5" x .216" x 144"	141.50	56.50	C2	2.375"x .154"x 96"	93.50	50.00
A3	2.375"x .154"x 96"	93.50	98.00	C3			
A4				C4			
A5				C5			
A6				C6			
B1	2.375"x .154"x 96"	93.50	17.00	D1			
B2	3.5" x .216" x 144"	141.50	56.50	D2			
B3	2.375"x .154"x 96"	93.50	98.00	D3			
B4				D4			
B5				D5			
B6				D6			

Distance from top of bottom support rail to lowest tip of ant./eqpt. of Carrier above. (N/A if > 10 ft.) :

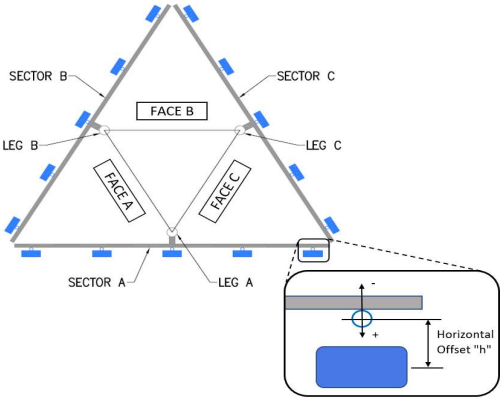
Distance from top of bottom support rail to highest tip of ant./eqpt. of Carrier below. (N/A if > 10 ft.) :

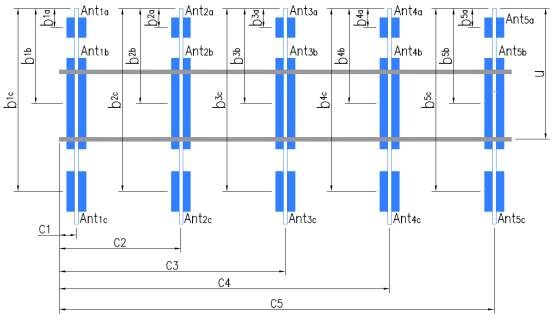
Please enter additional infomation or comments below.

Mount elevation taken from three internal measurements within water tower of 20', 40' and 65.5'.

MP horizontal offset taken from edge of first handrail panel of sector.

Tower Face Width at Mount Elev. (ft.): | Tower Leg Size or Pole Shaft Diameter at Mount Elev. (in.):



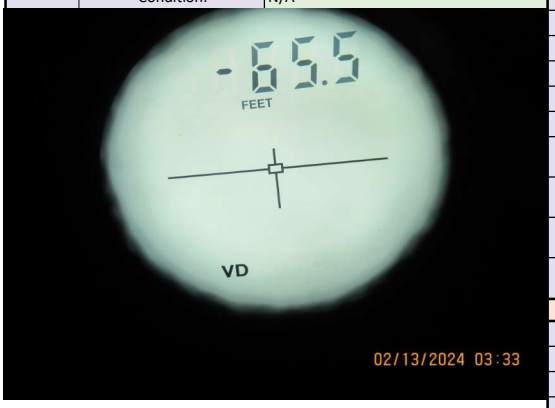


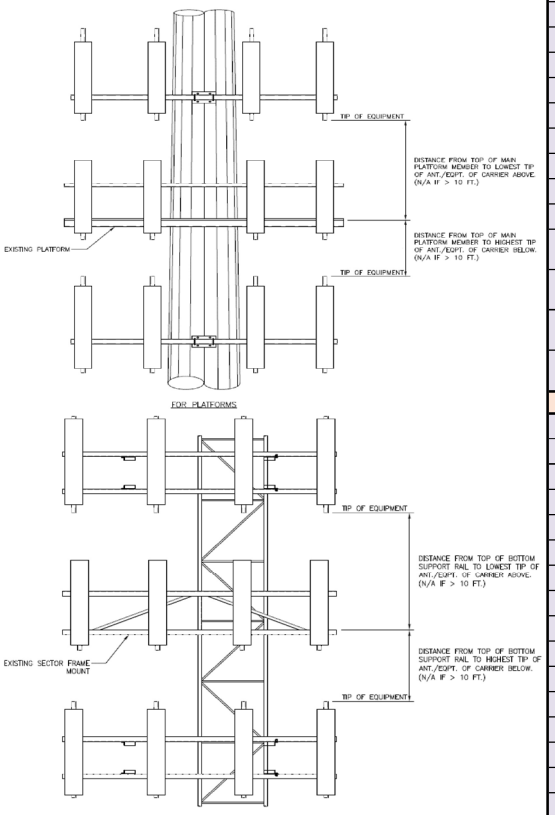
Antenna Layout (Looking Out From Tower)

Ants. Items	Enter antenna model. If not labeled, enter "Unknown". Antenna Models if Known	Width (in.)	Depth (in.)	Height (in.)	Coax Size and Qty	Antenna Center-line (Ft.)	Mounting Locations [Units are inches and degrees] Vertical Distances"b_{1a}, b_{2a}, b_{3a}, b_{1b}...." (Inches)	Horiz. Offset "h" (Use "-" if Ant. is behind)	Antenna Azimuth (Degrees)	Photos of antennas Photo Numbers
Sector A										
Ant_{1a}	UNKNOWN PANEL	11.00	5.75	47.00	(3) 5/8", (	125.5	27.00	10.00	0.00	195
Ant_{1b}	9442 RRH2X40-AWS-4	10.60	6.70	24.40			89.00	-9.00		206
Ant_{1c}										
Ant_{2a}	RHSDC-3315-PF-48	15.73	10.25	25.66			80.00	-9.00		224
Ant_{2b}										
Ant_{2c}										
Ant_{3a}	HTXCW631619R000G	12.00	7.10	89.50		125.5	32.00	-10.00	0.00	233
Ant_{3b}	9442 RRH2X40-AWS-4	10.60	6.70	24.40			89.00	-9.00		241
Ant_{3c}										
Ant_{4a}										
Ant_{4b}										
Ant_{4c}										
Ant_{5a}										
Ant_{5b}										
Ant_{5c}										
Ant on Standoff										
Ant on Standoff										
Ant on Tower										
Ant on Tower										

Mount Azimuth (Degree) for Each Sector			Tower Leg Azimuth (Degree) for Each Sector	
Sector A:	0.00	Deg	Leg A:	Deg
Sector B:	120.00	Deg	Leg B:	Deg
Sector C:	240.00	Deg	Leg C:	Deg
Sector D:		Deg	Leg D:	Deg

Climbing Facility Information		
Location:	160.00 Deg	N/A
Climbing Facility	Corrosion Type:	N/A
	Access:	N/A
	Condition:	N/A





Sector B										
Ant_{1a}	UNKNOWN PANEL	11.00	5.75	47.00		125.5	27.00	10.00	120.00	248
Ant_{1b}	9442 RRH2X40-AWS-4	10.60	6.70	24.40			89.00	-9.00		251
Ant_{1c}										
Ant_{2a}	EMPTY									
Ant_{2b}										
Ant_{2c}										
Ant_{3a}	HTXCW631619R000G	12.00	7.10	89.50		125.5	32.00	-10.00	120.00	272
Ant_{3b}										
Ant_{3c}										
Ant_{4a}										
Ant_{4b}										
Ant_{4c}										
Ant_{5a}										
Ant_{5b}										
Ant_{5c}										
Ant on Standoff										
Ant on Standoff										
Ant on Tower										
Ant on Tower										
Sector C										
Ant_{1a}	UNKNOWN PANEL	11.00	5.75	47.00		125.5	74.00	11.00	240.00	286
Ant_{1b}										
Ant_{1c}										
Ant_{2a}	HTXCW631619R000G	12.00	7.10	89.50		125.5	32.00	-10.00	240.00	300
Ant_{2b}										
Ant_{2c}										
Ant_{3a}										
Ant_{3b}										
Ant_{3c}										
Ant_{4a}										
Ant_{4b}										
Ant_{4c}										
Ant_{5a}										
Ant_{5b}										
Ant_{5c}										
Ant on Standoff										
Ant on Standoff										
Ant on Tower										
Ant on Tower										
Sector D										
Ant_{1a}										
Ant_{1b}										
Ant_{1c}										
Ant_{2a}										
Ant_{2b}										
Ant_{2c}										
Ant_{3a}										
Ant_{3b}										
Ant_{3c}										
Ant_{4a}										
Ant_{4b}										
Ant_{4c}										
Ant_{5a}										
Ant_{5b}										
Ant_{5c}										
Ant on Standoff										
Ant on Standoff										
Ant on Tower										
Ant on Tower										

Observed Safety and Structural Issues During the Mount Mapping		
Issue #	Description of Issue	Photo #
1		
2		
3		
4		
5		
6		
7		
8		

Mapping Notes
1. Please report any visible structural or safety issues observed on the antenna mounts (Damaged members, loose connections, tilting mounts, safety climb issues, etc.)
2. If the thickness of the existing pipes or tubing can't be obtained from a general tool (such as Caliper), please use an ultrasonic measurement tool (thickness gauge) to measure the thickness.
3. Please create all required detail sketches of the mounts and insert them into the "Sketches" tab.
4. Please measure and enter the bolt sizes and types under the Members Box in the spreadsheet of the mount type.
5. Take and label the photos of the tower, mounts, connections, antennas and all measurements. Minimum 50 photos are required.
6. Please measure and report the size and length of all existing antenna mounting pipes.
7. Please measure and report the antenna information for all sectors.
8. Don't delete or rearrange any sheet or contents of any sheet from this mapping form.

Standard Conditions
1. Obvious safety and structural issues/deficiencies noticed at the time of the mount mapping are to be reported in this mapping. However, this mount mapping is not a condition assessment of the mount.

V4.1 Updated on 12-17-2021

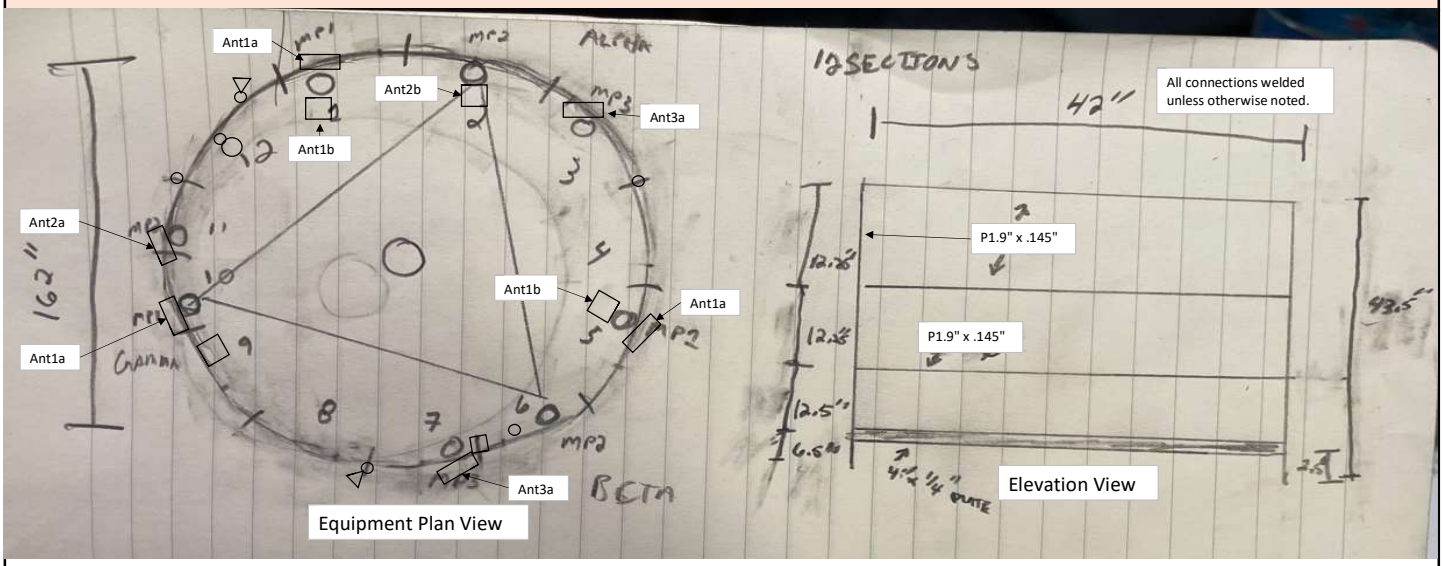
Antenna Mount Mapping Form (PATENT PENDING)

FCC #
N/A

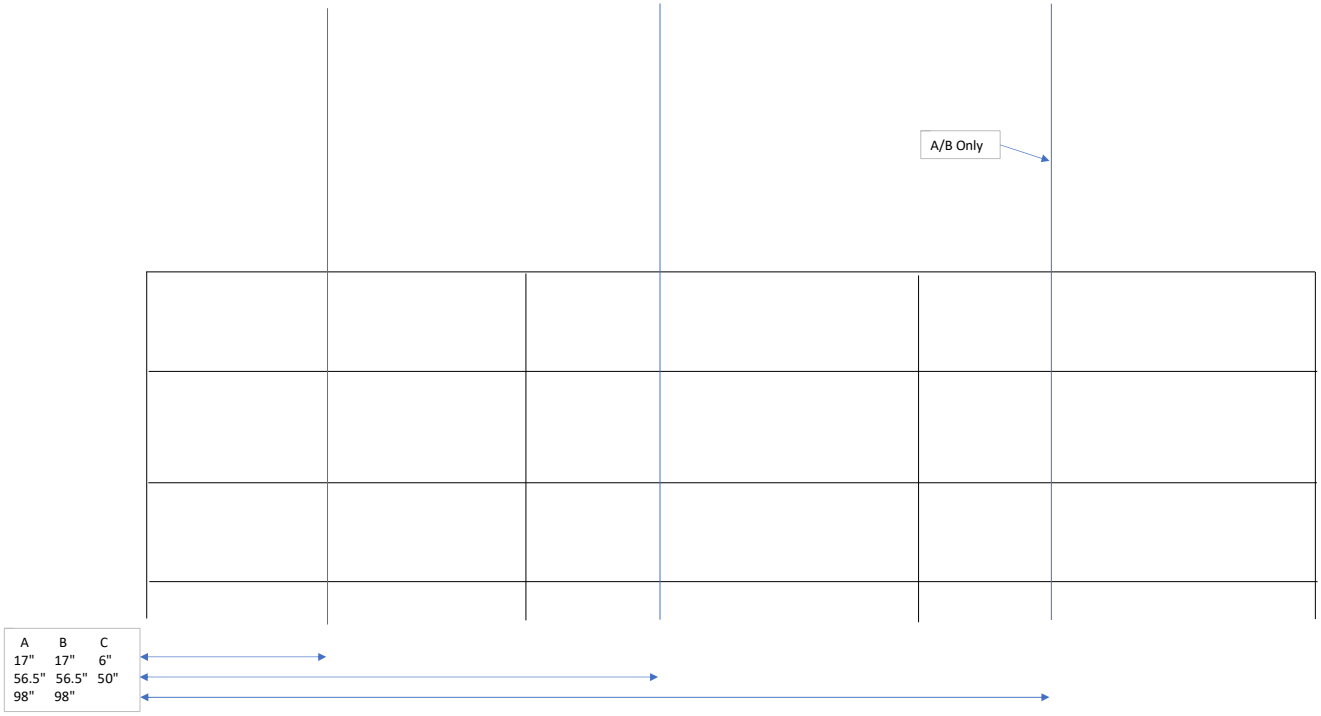
Tower Owner:	ATC	**Mapping Date:**	2/13/2024
Site Name:	5000001247-VZW	**Tower Type:**	Other
Site Number or ID:	417486	**Tower Height (Ft.):**	UNKNOWN
Mapping Contractor:	SGS Towers	**Mount Elevation (Ft.):**	125.5

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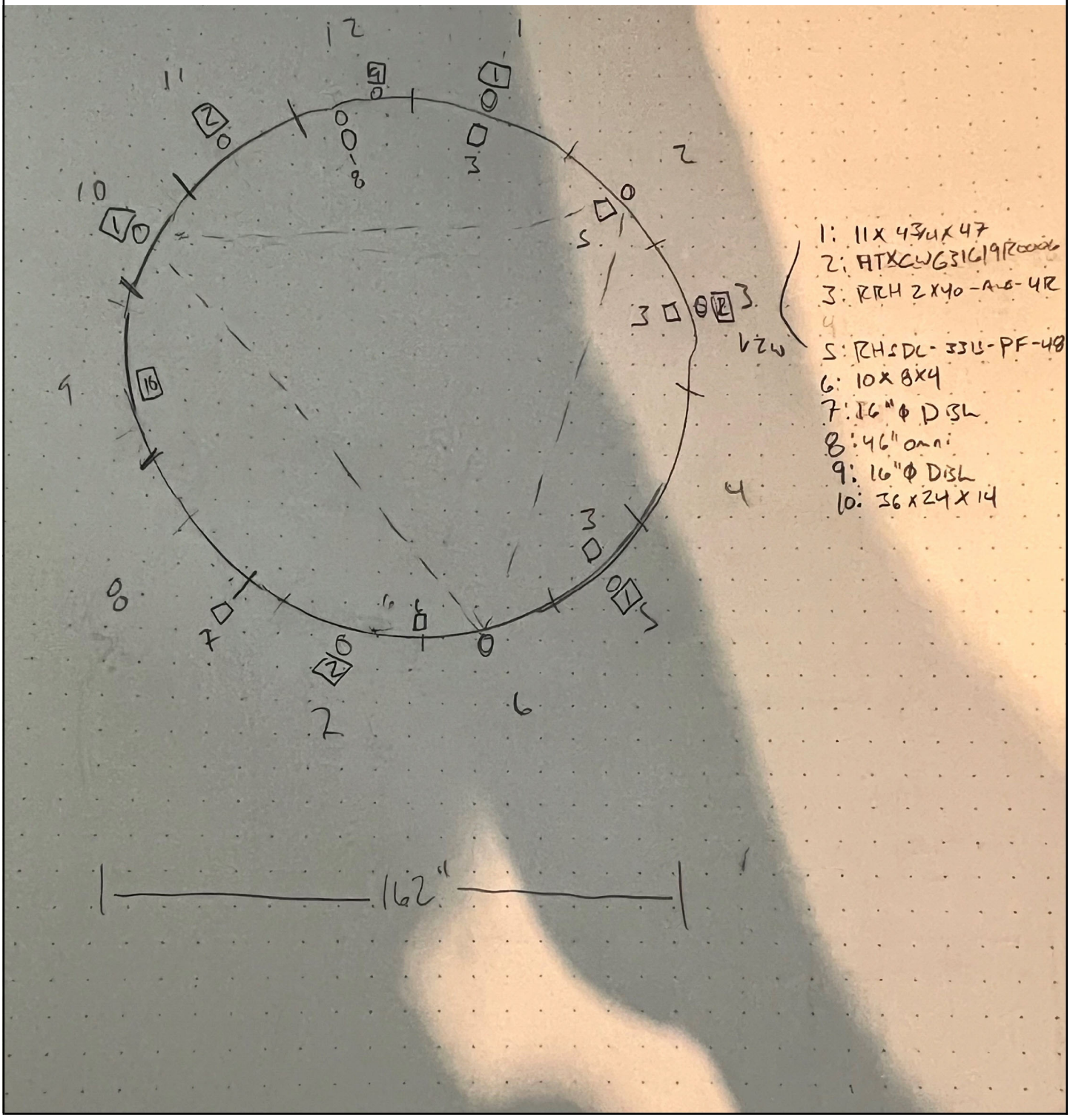
Please Insert Sketches of the Antenna Mount



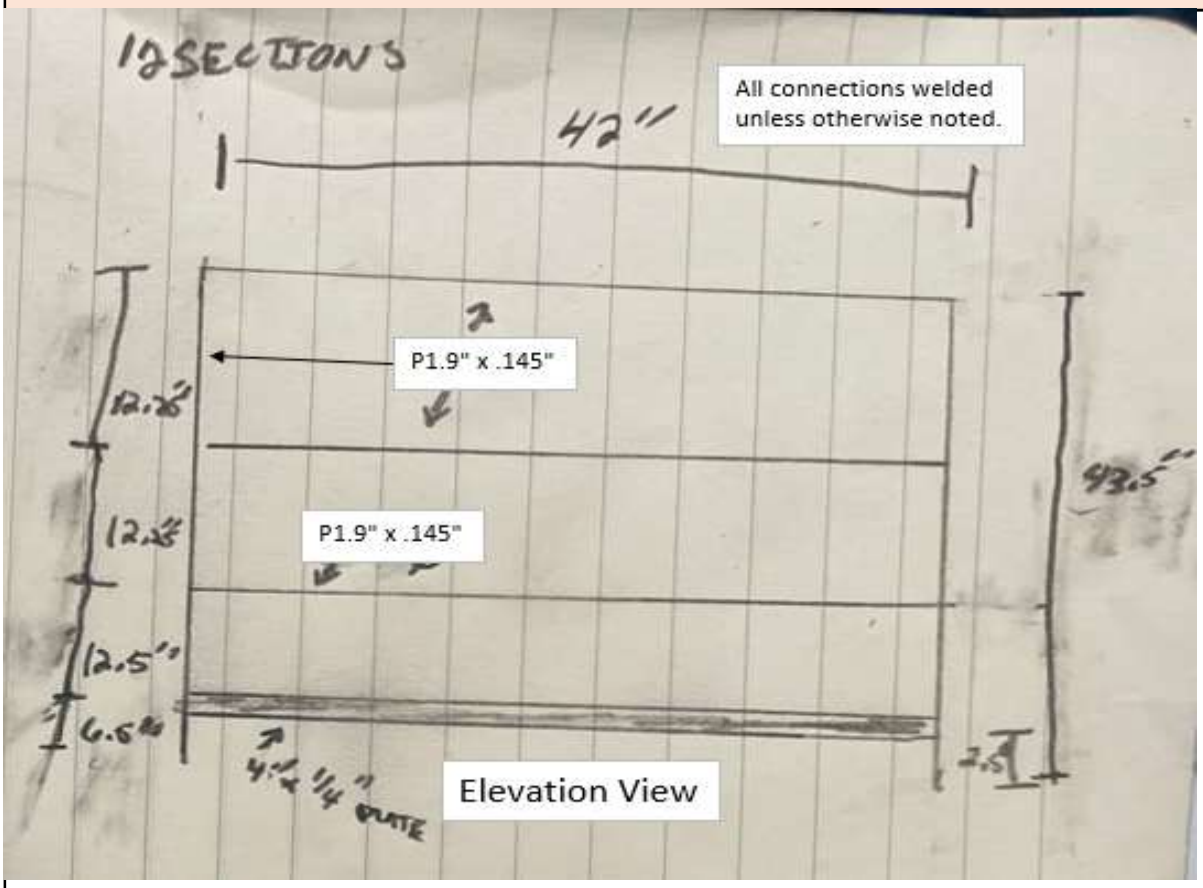
MP Elevation View

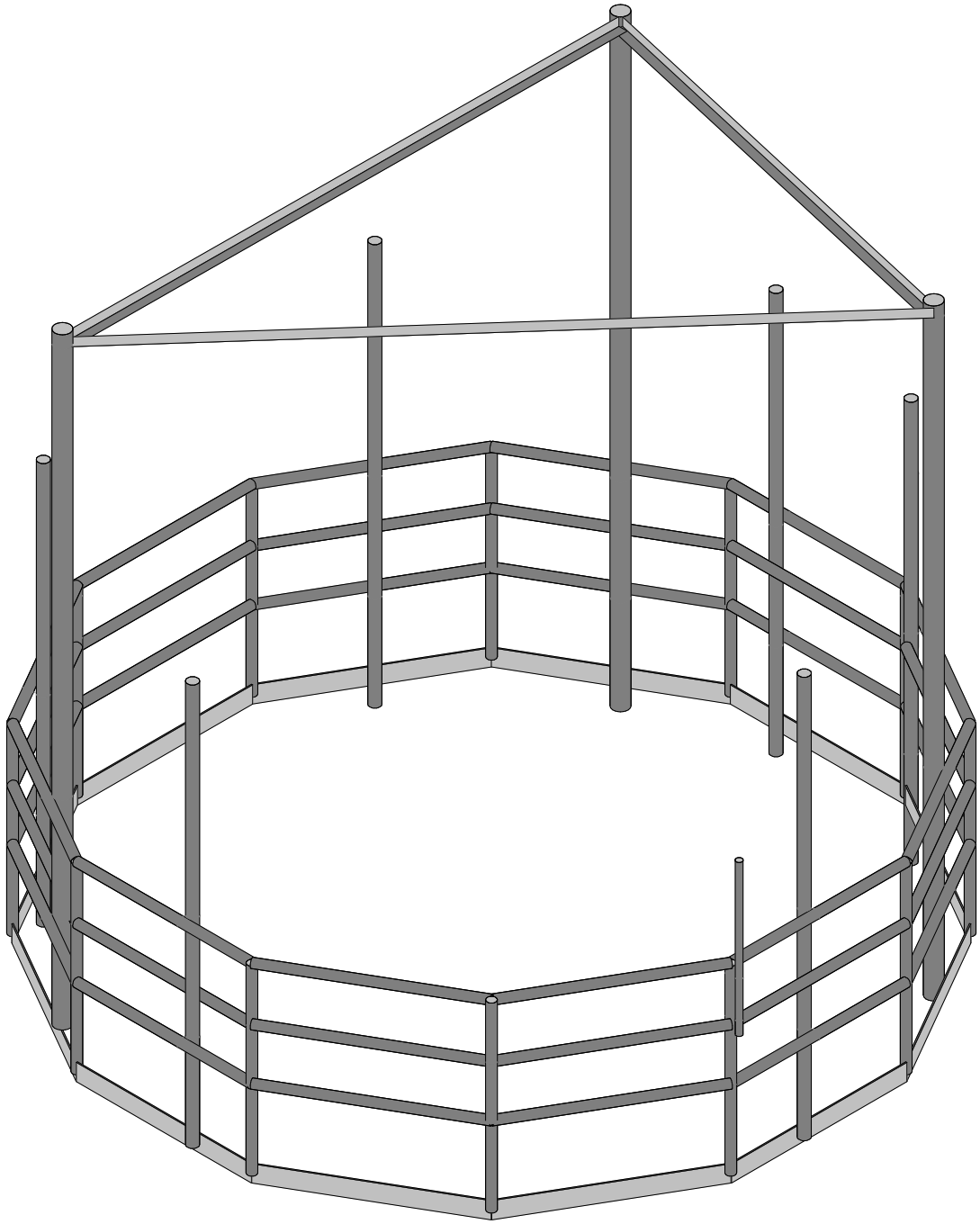


Please Insert Sketches of the Antenna Mount, cont'd



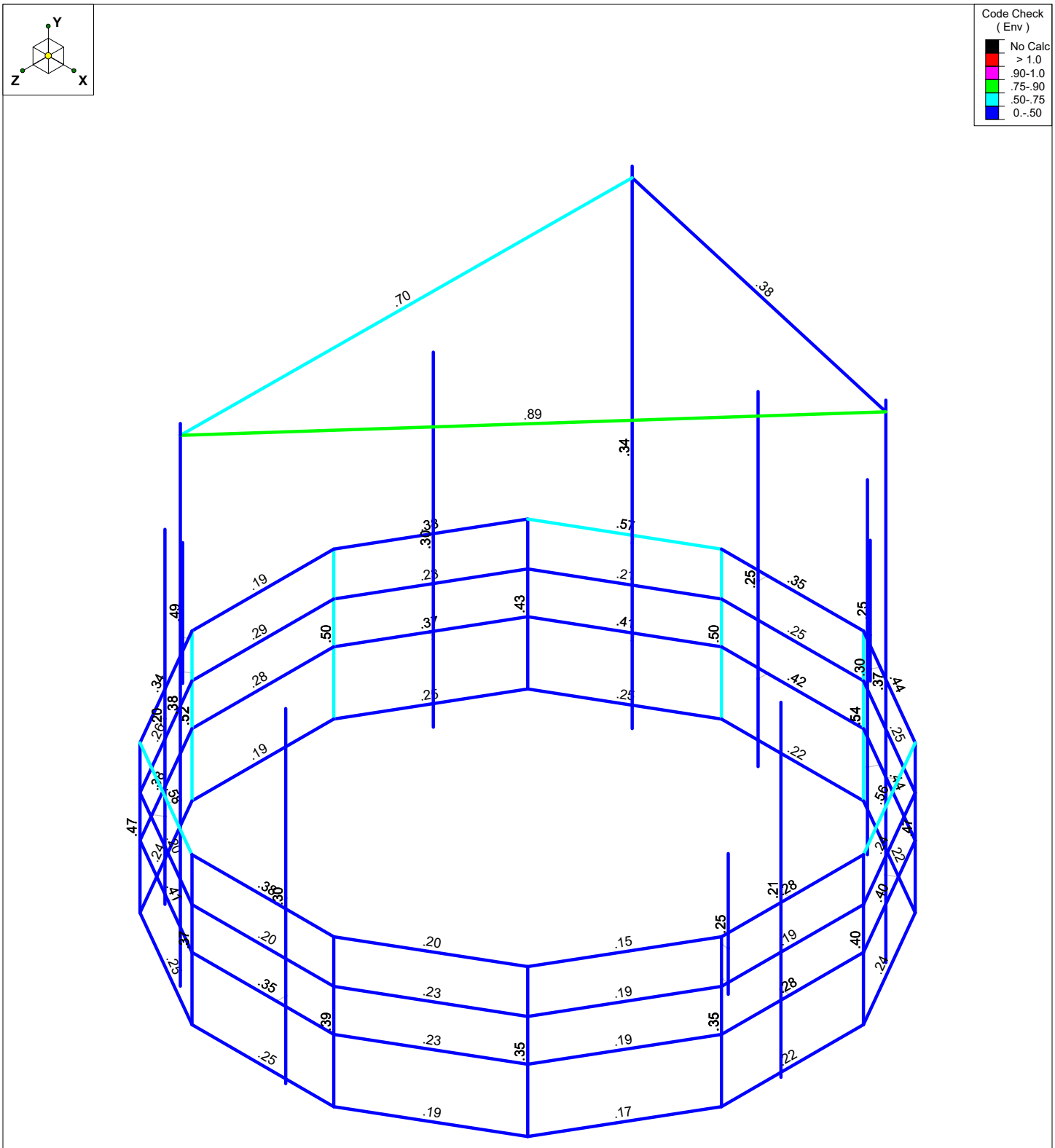
Please Insert Sketches of the Antenna Mount, cont'd





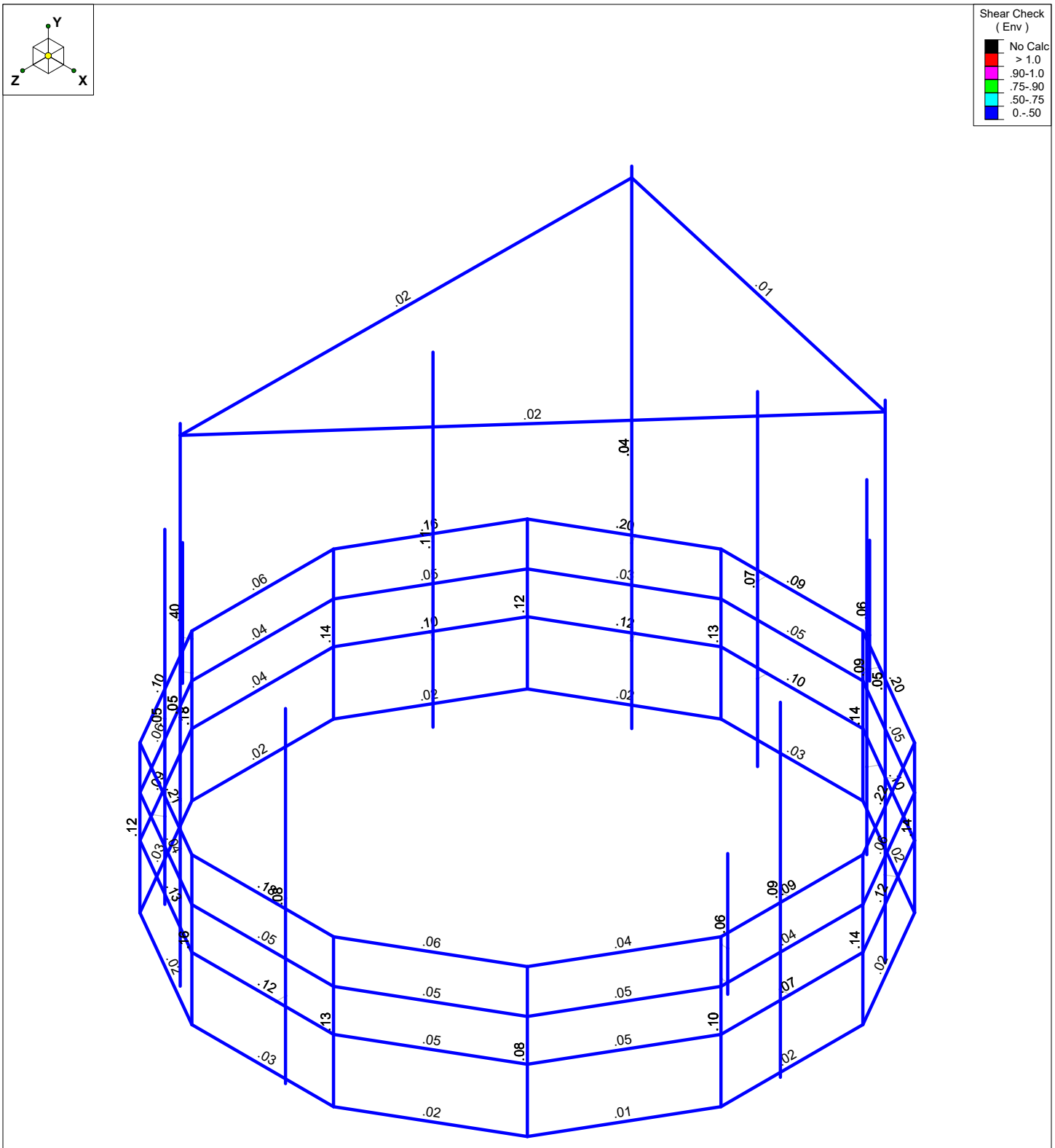
Envelope Only Solution

Paul J. Ford	5000001247-VZW_MT_LO_H	SK - 1
KMJ		Apr 12, 2024 at 3:57 PM
Project No. 10219851		5000001247-VZW_MT_LO_H.r3d



Member Code Checks Displayed (Enveloped)
Envelope Only Solution

Paul J. Ford	5000001247-VZW_MT_LO_H	SK - 2
KMJ		Apr 12, 2024 at 3:58 PM
Project No. 10219851		5000001247-VZW_MT_LO_H.r3d



Member Shear Checks Displayed (Enveloped)
Envelope Only Solution

Paul J. Ford	5000001247-VZW_MT_LO_H	SK - 3
KMJ		Apr 12, 2024 at 3:58 PM
Project No. 10219851		5000001247-VZW_MT_LO_H.r3d

(Global) Model Settings

Display Sections for Member Calcs	5
Max Internal Sections for Member Calcs	37
Include Shear Deformation?	Yes
Increase Nailing Capacity for Wind?	Yes
Include Warping?	No
Trans Load Btwn Intersecting Wood Wall?	Yes
Area Load Mesh (in^2)	144
Merge Tolerance (in)	.12
P-Delta Analysis Tolerance	0.50%
Include P-Delta for Walls?	Yes
Automatically Iterate Stiffness for Walls?	No
Max Iterations for Wall Stiffness	3
Gravity Acceleration (ft/sec^2)	32.2
Wall Mesh Size (in)	12
Eigensolution Convergence Tol. (1.E-)	4
Vertical Axis	Y
Global Member Orientation Plane	XZ
Static Solver	Sparse Accelerated
Dynamic Solver	Accelerated Solver

Hot Rolled Steel Code	AISC 15th(360-16): LRFD
Adjust Stiffness?	Yes(Iterative)
RISAConnection Code	None
Cold Formed Steel Code	None
Wood Code	None
Wood Temperature	< 100F
Concrete Code	None
Masonry Code	None
Aluminum Code	None - Building
Stainless Steel Code	None

Number of Shear Regions	4
Region Spacing Increment (in)	4
Biaxial Column Method	Exact Integration
Parme Beta Factor (PCA)	.65
Concrete Stress Block	Rectangular
Use Cracked Sections?	Yes
Use Cracked Sections Slab?	Yes
Bad Framing Warnings?	No
Unused Force Warnings?	Yes
Min 1 Bar Diam. Spacing?	No
Concrete Rebar Set	REBAR_SET_ASTMA615
Min % Steel for Column	1
Max % Steel for Column	8

(Global) Model Settings, Continued

Seismic Code	ASCE 7-05
Seismic Base Elevation (ft)	Not Entered
Add Base Weight?	No
Ct X	.035
Ct Z	.035
T X (sec)	Not Entered
T Z (sec)	Not Entered
R X	8.5
R Z	8.5
Ct Exp. X	.75
Ct Exp. Z	.75
SD1	1
SDS	1
S1	1
TL (sec)	Not Entered
Occupancy Cat	I or II
Drift Cat	Other
Om Z	1
Om X	1
Cd Z	4
Cd X	4
Rho Z	1
Rho X	1

Hot Rolled Steel Properties

	Label	E [ksi]	G [ksi]	Nu	Therm (/1...	Density[k/ft^3]	Yield[ksi]	Ry	Fu[ksi]	Rt
1	A36 Gr.36	29000	11154	.3	.65	.49	36	1.5	58	1.2
2	A572 Gr.50	29000	11154	.3	.65	.49	50	1.1	58	1.2
3	A992	29000	11154	.3	.65	.49	50	1.1	58	1.2
4	A500 Gr.42	29000	11154	.3	.65	.49	42	1.3	58	1.1
5	A500 Gr. 46	29000	11154	.3	.65	.49	46	1.2	58	1.1
6	A53 Gr.B (35 ksi)	29000	11154	.3	.65	.49	35	1.5	60	1.2
7	Q235 Gr B	29000	11154	.3	.65	.49	34	1.5	58	1.2
8	A53 Gr.B	29000	11154	.3	.65	.49	35	1.5	60	1.2

Hot Rolled Steel Section Sets

	Label	Shape	Type	Design List	Material	Design Rules	A [in2]	Iyy [in4]	Izz [in4]	J [in4]
1	Face Horizo...	PIPE_1.25	None	None	A53 Gr.B (3...	Typical	.625	.184	.184	.368
2	Standoff Pipe	PIPE_2.5	None	None	A53 Gr.B (3...	Typical	1.61	1.45	1.45	2.89
3	Standoff Plate	PL1/2x5	None	None	Q235 Gr B	Typical	2.5	.052	5.208	.195
4	Tie Back	PIPE_1.25	None	None	A53 Gr.B (3...	Typical	.625	.184	.184	.368
5	Bracing 1.25...	SR_1.25	None	None	A53 Gr.B (3...	Typical	1.227	.12	.12	.24
6	Bracing 1 SR	SR_1	None	None	A53 Gr.B (3...	Typical	.785	.049	.049	.098
7	Bracing 3/4 ...	SR_0.75	None	None	A53 Gr.B (3...	Typical	.442	.016	.016	.031
8	Mount Pipe	PIPE_2.0	None	None	A53 Gr.B (3...	Typical	1.02	.627	.627	1.25
9	Standoff Ma...	PIPE_4.0	None	None	A53 Gr.B (3...	Typical	2.96	6.82	6.82	13.6

Member Primary Data

	Label	I Joint	J Joint	K Joint	Rotate(...	Section/Shape	Type	Design List	Material	Design R...
1	RL9	V9	V25			RIGID	None	None	RIGID	Typical
2	RL10	V10	V26			RIGID	None	None	RIGID	Typical
3	RL11	V11	V27			RIGID	None	None	RIGID	Typical
4	RL12	V12	V28			RIGID	None	None	RIGID	Typical

Member Primary Data (Continued)

	Label	I Joint	J Joint	K Joint	Rotate(...	Section/Shape	Type	Design List	Material	Design R...
5	RL13	V13	V29			RIGID	None	None	RIGID	Typical
6	RL14	V14	V30			RIGID	None	None	RIGID	Typical
7	RL15	V15	V31			RIGID	None	None	RIGID	Typical
8	RL16	V16	V32			RIGID	None	None	RIGID	Typical
9	MP1A	V41	V33			PIPE_2.0	None	None	A53 Gr.B (35 ksi)	Typical
10	MP2A	V42	V34			PIPE_3.0	None	None	A53 Gr.B (35 ksi)	Typical
11	MP3A	V43	V35			PIPE_2.0	None	None	A53 Gr.B (35 ksi)	Typical
12	MP1B	V44	V36			PIPE_2.0	None	None	A53 Gr.B (35 ksi)	Typical
13	MP2B	V45	V37			PIPE_3.0	None	None	A53 Gr.B (35 ksi)	Typical
14	MP3B	V46	V38			PIPE_2.0	None	None	A53 Gr.B (35 ksi)	Typical
15	MP2C	V47	V39			PIPE_3.0	None	None	A53 Gr.B (35 ksi)	Typical
16	MP3C	V48	V40			PIPE_2.0	None	None	A53 Gr.B (35 ksi)	Typical
17	TP-1	N0	N1			PL1/4X4	None	None	A36 Gr.36	Typical
18	TP-2	N1	N2			PL1/4X4	None	None	A36 Gr.36	Typical
19	TP-3	N2	N3			PL1/4X4	None	None	A36 Gr.36	Typical
20	TP-4	N3	N4			PL1/4X4	None	None	A36 Gr.36	Typical
21	TP-5	N4	N5			PL1/4X4	None	None	A36 Gr.36	Typical
22	TP-6	N5	N6			PL1/4X4	None	None	A36 Gr.36	Typical
23	TP-7	N6	N7			PL1/4X4	None	None	A36 Gr.36	Typical
24	TP-8	N7	N8			PL1/4X4	None	None	A36 Gr.36	Typical
25	TP-9	N8	N9			PL1/4X4	None	None	A36 Gr.36	Typical
26	TP-10	N9	N10			PL1/4X4	None	None	A36 Gr.36	Typical
27	TP-11	N10	N11			PL1/4X4	None	None	A36 Gr.36	Typical
28	TP-12	N11	N0			PL1/4X4	None	None	A36 Gr.36	Typical
29	TR-1	N12	N13		90	PIPE_1.5	None	None	A53 Gr.B	Typical
30	TR-2	N13	N14		90	PIPE_1.5	None	None	A53 Gr.B	Typical
31	TR-3	N14	N15		90	PIPE_1.5	None	None	A53 Gr.B	Typical
32	TR-4	N15	N16		90	PIPE_1.5	None	None	A53 Gr.B	Typical
33	TR-5	N16	N17		90	PIPE_1.5	None	None	A53 Gr.B	Typical
34	TR-6	N17	N18		90	PIPE_1.5	None	None	A53 Gr.B	Typical
35	TR-7	N18	N19		90	PIPE_1.5	None	None	A53 Gr.B	Typical
36	TR-8	N19	N20		90	PIPE_1.5	None	None	A53 Gr.B	Typical
37	TR-9	N20	N21		90	PIPE_1.5	None	None	A53 Gr.B	Typical
38	TR-10	N21	N22		90	PIPE_1.5	None	None	A53 Gr.B	Typical
39	TR-11	N22	N23		90	PIPE_1.5	None	None	A53 Gr.B	Typical
40	TR-12	N23	N12		90	PIPE_1.5	None	None	A53 Gr.B	Typical
41	VP-1	N0	N12		225	PIPE_1.5	None	None	A36 Gr.36	Typical
42	VP-2	N1	N13		195	PIPE_1.5	None	None	A36 Gr.36	Typical
43	VP-3	N2	N14		165	PIPE_1.5	None	None	A36 Gr.36	Typical
44	VP-4	N3	N15		135	PIPE_1.5	None	None	A36 Gr.36	Typical
45	VP-5	N4	N16		105	PIPE_1.5	None	None	A36 Gr.36	Typical
46	VP-6	N5	N17		75	PIPE_1.5	None	None	A36 Gr.36	Typical
47	VP-7	N6	N18		45	PIPE_1.5	None	None	A36 Gr.36	Typical
48	VP-8	N7	N19		15	PIPE_1.5	None	None	A36 Gr.36	Typical
49	VP-9	N8	N20		345	PIPE_1.5	None	None	A36 Gr.36	Typical
50	VP-10	N9	N21		315	PIPE_1.5	None	None	A36 Gr.36	Typical
51	VP-11	N10	N22		285	PIPE_1.5	None	None	A36 Gr.36	Typical
52	VP-12	N11	N23		255	PIPE_1.5	None	None	A36 Gr.36	Typical
53	MR1-1	O0	O1		90	PIPE_1.5	None	None	A53 Gr.B	Typical
54	MR1-2	O1	O2		90	PIPE_1.5	None	None	A53 Gr.B	Typical
55	MR1-3	O2	O3		90	PIPE_1.5	None	None	A53 Gr.B	Typical
56	MR1-4	O3	O4		90	PIPE_1.5	None	None	A53 Gr.B	Typical
57	MR1-5	O4	O5		90	PIPE_1.5	None	None	A53 Gr.B	Typical
58	MR1-6	O5	O6		90	PIPE_1.5	None	None	A53 Gr.B	Typical
59	MR1-7	O6	O7		90	PIPE_1.5	None	None	A53 Gr.B	Typical
60	MR1-8	O7	O8		90	PIPE_1.5	None	None	A53 Gr.B	Typical
61	MR1-9	O8	O9		90	PIPE_1.5	None	None	A53 Gr.B	Typical

Member Primary Data (Continued)

	Label	I Joint	J Joint	K Joint	Rotate(...	Section/Shape	Type	Design List	Material	Design R...
62	MR1-10	O9	O10		90	PIPE_1.5	None	None	A53 Gr.B	Typical
63	MR1-11	O10	O11		90	PIPE_1.5	None	None	A53 Gr.B	Typical
64	MR1-12	O11	O0		90	PIPE_1.5	None	None	A53 Gr.B	Typical
65	LV	O12	O13		90	PIPE_1.5	None	None	A53 Gr.B	Typical
66	MR2-2	O13	O14		90	PIPE_1.5	None	None	A53 Gr.B	Typical
67	MR2-3	O14	O15		90	PIPE_1.5	None	None	A53 Gr.B	Typical
68	MR2-4	O15	O16		90	PIPE_1.5	None	None	A53 Gr.B	Typical
69	MR2-5	O16	O17		90	PIPE_1.5	None	None	A53 Gr.B	Typical
70	MR2-6	O17	O18		90	PIPE_1.5	None	None	A53 Gr.B	Typical
71	MR2-7	O18	O19		90	PIPE_1.5	None	None	A53 Gr.B	Typical
72	MR2-8	O19	O20		90	PIPE_1.5	None	None	A53 Gr.B	Typical
73	MR2-9	O20	O21		90	PIPE_1.5	None	None	A53 Gr.B	Typical
74	MR2-10	O21	O22		90	PIPE_1.5	None	None	A53 Gr.B	Typical
75	MR2-11	O22	O23		90	PIPE_1.5	None	None	A53 Gr.B	Typical
76	MR2-12	O23	O12		90	PIPE_1.5	None	None	A53 Gr.B	Typical
77	LM1	N98	N106			RIGID	None	None	RIGID	Typical
78	LM2	N99	N107			RIGID	None	None	RIGID	Typical
79	M87	N100	N108			RIGID	None	None	RIGID	Typical
80	M88	N101	N109			RIGID	None	None	RIGID	Typical
81	M89	N102	N110			RIGID	None	None	RIGID	Typical
82	M90	N103	N111			RIGID	None	None	RIGID	Typical
83	M91	N104	N112			RIGID	None	None	RIGID	Typical
84	M92	N105	N113			RIGID	None	None	RIGID	Typical
85	M93	N114	N116			RIGID	None	None	RIGID	Typical
86	M94	N115	N117			RIGID	None	None	RIGID	Typical
87	MP4C	N119	N118			PIPE_1.0	Beam	Wide Flan...	A53 Gr.B	Typical
88	M96	N120	N121			L2x2x3	Beam	Wide Flan...	A36 Gr.36	Typical
89	M97	N121	N122			L2x2x3	Beam	Wide Flan...	A36 Gr.36	Typical
90	M98	N122	N120			L2x2x3	Beam	Wide Flan...	A36 Gr.36	Typical
91	M99	N123	N124			RIGID	None	None	RIGID	Typical
92	MP1C	N126	N125			PIPE_2.0	None	None	A53 Gr.B (35 ksi)	Typical
93	M101	N127	N128			RIGID	None	None	RIGID	Typical
94	M102	N129	N131			RIGID	None	None	RIGID	Typical
95	M103	N130	N132			RIGID	None	None	RIGID	Typical
96	MP4A	N134	N133			PIPE_1.0	Beam	Wide Flan...	A53 Gr.B	Typical
97	M108	N141	N143			RIGID	None	None	RIGID	Typical
98	M109	N142	N144			RIGID	None	None	RIGID	Typical
99	MP4B	N146	N145			PIPE_1.0	Beam	Wide Flan...	A53 Gr.B	Typical

Member Advanced Data

	Label	I Release	J Release	I Offset[in]	J Offset[in]	T/C Only	Physical	Defl Rat...	Analysis ...	Inactive	Seismic...
1	RL9						Yes	** NA **			None
2	RL10						Yes	** NA **			None
3	RL11						Yes	** NA **			None
4	RL12						Yes	** NA **			None
5	RL13						Yes	** NA **			None
6	RL14						Yes	** NA **			None
7	RL15						Yes	** NA **			None
8	RL16						Yes	** NA **			None
9	MP1A						Yes	** NA **			None
10	MP2A						Yes	** NA **			None
11	MP3A						Yes	** NA **			None
12	MP1B						Yes	** NA **			None
13	MP2B						Yes	** NA **			None
14	MP3B						Yes	** NA **			None

Member Advanced Data (Continued)

	Label	I Release	J Release	I Offset[in]	J Offset[in]	T/C Only	Physical	Defl Rat...	Analysis ...	Inactive	Seismic...
15	MP2C						Yes	** NA **			None
16	MP3C						Yes	** NA **			None
17	TP-1						Yes	** NA **			None
18	TP-2						Yes	** NA **			None
19	TP-3						Yes	** NA **			None
20	TP-4						Yes	** NA **			None
21	TP-5						Yes	** NA **			None
22	TP-6						Yes	** NA **			None
23	TP-7						Yes	** NA **			None
24	TP-8						Yes	** NA **			None
25	TP-9						Yes	** NA **			None
26	TP-10						Yes	** NA **			None
27	TP-11						Yes	** NA **			None
28	TP-12						Yes	** NA **			None
29	TR-1						Yes	** NA **			None
30	TR-2						Yes	** NA **			None
31	TR-3						Yes	** NA **			None
32	TR-4						Yes	** NA **			None
33	TR-5						Yes	** NA **			None
34	TR-6						Yes	** NA **			None
35	TR-7						Yes	** NA **			None
36	TR-8						Yes	** NA **			None
37	TR-9						Yes	** NA **			None
38	TR-10						Yes	** NA **			None
39	TR-11						Yes	** NA **			None
40	TR-12						Yes	** NA **			None
41	VP-1						Yes	** NA **			None
42	VP-2						Yes	** NA **			None
43	VP-3						Yes	** NA **			None
44	VP-4						Yes	** NA **			None
45	VP-5						Yes	** NA **			None
46	VP-6						Yes	** NA **			None
47	VP-7						Yes	** NA **			None
48	VP-8						Yes	** NA **			None
49	VP-9						Yes	** NA **			None
50	VP-10						Yes	** NA **			None
51	VP-11						Yes	** NA **			None
52	VP-12						Yes	** NA **			None
53	MR1-1						Yes	** NA **			None
54	MR1-2						Yes	** NA **			None
55	MR1-3						Yes	** NA **			None
56	MR1-4						Yes	** NA **			None
57	MR1-5						Yes	** NA **			None
58	MR1-6						Yes	** NA **			None
59	MR1-7						Yes	** NA **			None
60	MR1-8						Yes	** NA **			None
61	MR1-9						Yes	** NA **			None
62	MR1-10						Yes	** NA **			None
63	MR1-11						Yes	** NA **			None
64	MR1-12						Yes	** NA **			None
65	LV						Yes	** NA **			None
66	MR2-2						Yes	** NA **			None
67	MR2-3						Yes	** NA **			None
68	MR2-4						Yes	** NA **			None
69	MR2-5						Yes	** NA **			None
70	MR2-6						Yes	** NA **			None
71	MR2-7						Yes	** NA **			None

Member Advanced Data (Continued)

	Label	I Release	J Release	I Offset[in]	J Offset[in]	T/C Only	Physical	Defl Rat...	Analysis ...	Inactive	Seismic...
72	MR2-8						Yes	** NA **			None
73	MR2-9						Yes	** NA **			None
74	MR2-10						Yes	** NA **			None
75	MR2-11						Yes	** NA **			None
76	MR2-12						Yes	** NA **			None
77	LM1						Yes	** NA **			None
78	LM2						Yes	** NA **			None
79	M87						Yes	** NA **			None
80	M88						Yes	** NA **			None
81	M89						Yes	** NA **			None
82	M90						Yes	** NA **			None
83	M91						Yes	** NA **			None
84	M92						Yes	** NA **			None
85	M93	OOOXOX					Yes	** NA **			None
86	M94	OOOXOX					Yes	** NA **			None
87	MP4C						Yes				None
88	M96	BenPIN	BenPIN				Yes				None
89	M97	BenPIN	BenPIN				Yes				None
90	M98	BenPIN	BenPIN				Yes				None
91	M99						Yes	** NA **			None
92	MP1C						Yes	** NA **			None
93	M101						Yes	** NA **			None
94	M102	OOOXOX					Yes	** NA **			None
95	M103	OOOXOX					Yes	** NA **			None
96	MP4A						Yes				None
97	M108	OOOXOX					Yes	** NA **			None
98	M109	OOOXOX					Yes	** NA **			None
99	MP4B						Yes				None

Hot Rolled Steel Design Parameters

	Label	Shape	Length[ft]	Lbyy[ft]	Lbzz[ft]	Lcomp top[ft]	Lcomp bot[ft]	L-torqu...	Kyy	Kzz	Cb	Function
1	MP1A	PIPE_2.0	8			Lbyy						Lateral
2	MP2A	PIPE_3.0	12			Lbyy						Lateral
3	MP3A	PIPE_2.0	8			Lbyy						Lateral
4	MP1B	PIPE_2.0	8			Lbyy						Lateral
5	MP2B	PIPE_3.0	12			Lbyy						Lateral
6	MP3B	PIPE_2.0	8			Lbyy						Lateral
7	MP2C	PIPE_3.0	12			Lbyy						Lateral
8	MP3C	PIPE_2.0	8			Lbyy						Lateral
9	TP-1	PL1/4X4	3.494			Lbyy						Lateral
10	TP-2	PL1/4X4	3.494			Lbyy						Lateral
11	TP-3	PL1/4X4	3.494			Lbyy						Lateral
12	TP-4	PL1/4X4	3.494			Lbyy						Lateral
13	TP-5	PL1/4X4	3.494			Lbyy						Lateral
14	TP-6	PL1/4X4	3.494			Lbyy						Lateral
15	TP-7	PL1/4X4	3.494			Lbyy						Lateral
16	TP-8	PL1/4X4	3.494			Lbyy						Lateral
17	TP-9	PL1/4X4	3.494			Lbyy						Lateral
18	TP-10	PL1/4X4	3.494			Lbyy						Lateral
19	TP-11	PL1/4X4	3.494			Lbyy						Lateral
20	TP-12	PL1/4X4	3.494			Lbyy						Lateral
21	TR-1	PIPE_1.5	3.494			Lbyy						Lateral
22	TR-2	PIPE_1.5	3.494			Lbyy						Lateral
23	TR-3	PIPE_1.5	3.494			Lbyy						Lateral
24	TR-4	PIPE_1.5	3.494			Lbyy						Lateral

Hot Rolled Steel Design Parameters (Continued)

	Label	Shape	Length[ft]	Lbyy[ft]	Lbzz[ft]	Lcomp top[ft]	Lcomp bot[ft]	L-torqu...	Kyy	Kzz	Cb	Function
25	TR-5	PIPE_1.5	3.494			Lbyy						Lateral
26	TR-6	PIPE_1.5	3.494			Lbyy						Lateral
27	TR-7	PIPE_1.5	3.494			Lbyy						Lateral
28	TR-8	PIPE_1.5	3.494			Lbyy						Lateral
29	TR-9	PIPE_1.5	3.494			Lbyy						Lateral
30	TR-10	PIPE_1.5	3.494			Lbyy						Lateral
31	TR-11	PIPE_1.5	3.494			Lbyy						Lateral
32	TR-12	PIPE_1.5	3.494			Lbyy						Lateral
33	VP-1	PIPE_1.5	3.625			Lbyy						Lateral
34	VP-2	PIPE_1.5	3.625			Lbyy						Lateral
35	VP-3	PIPE_1.5	3.625			Lbyy						Lateral
36	VP-4	PIPE_1.5	3.625			Lbyy						Lateral
37	VP-5	PIPE_1.5	3.625			Lbyy						Lateral
38	VP-6	PIPE_1.5	3.625			Lbyy						Lateral
39	VP-7	PIPE_1.5	3.625			Lbyy						Lateral
40	VP-8	PIPE_1.5	3.625			Lbyy						Lateral
41	VP-9	PIPE_1.5	3.625			Lbyy						Lateral
42	VP-10	PIPE_1.5	3.625			Lbyy						Lateral
43	VP-11	PIPE_1.5	3.625			Lbyy						Lateral
44	VP-12	PIPE_1.5	3.625			Lbyy						Lateral
45	MR1-1	PIPE_1.5	3.494			Lbyy						Lateral
46	MR1-2	PIPE_1.5	3.494			Lbyy						Lateral
47	MR1-3	PIPE_1.5	3.494			Lbyy						Lateral
48	MR1-4	PIPE_1.5	3.494			Lbyy						Lateral
49	MR1-5	PIPE_1.5	3.494			Lbyy						Lateral
50	MR1-6	PIPE_1.5	3.494			Lbyy						Lateral
51	MR1-7	PIPE_1.5	3.494			Lbyy						Lateral
52	MR1-8	PIPE_1.5	3.494			Lbyy						Lateral
53	MR1-9	PIPE_1.5	3.494			Lbyy						Lateral
54	MR1-10	PIPE_1.5	3.494			Lbyy						Lateral
55	MR1-11	PIPE_1.5	3.494			Lbyy						Lateral
56	MR1-12	PIPE_1.5	3.494			Lbyy						Lateral
57	LV	PIPE_1.5	3.494			Lbyy						Lateral
58	MR2-2	PIPE_1.5	3.494			Lbyy						Lateral
59	MR2-3	PIPE_1.5	3.494			Lbyy						Lateral
60	MR2-4	PIPE_1.5	3.494			Lbyy						Lateral
61	MR2-5	PIPE_1.5	3.494			Lbyy						Lateral
62	MR2-6	PIPE_1.5	3.494			Lbyy						Lateral
63	MR2-7	PIPE_1.5	3.494			Lbyy						Lateral
64	MR2-8	PIPE_1.5	3.494			Lbyy						Lateral
65	MR2-9	PIPE_1.5	3.494			Lbyy						Lateral
66	MR2-10	PIPE_1.5	3.494			Lbyy						Lateral
67	MR2-11	PIPE_1.5	3.494			Lbyy						Lateral
68	MR2-12	PIPE_1.5	3.494			Lbyy						Lateral
69	MP4C	PIPE_1.0	3			Lbyy						Lateral
70	M96	L2x2x3	11.054			Lbyy						Lateral
71	M97	L2x2x3	8.325			Lbyy						Lateral
72	M98	L2x2x3	12.303			Lbyy						Lateral
73	MP1C	PIPE_2.0	8			Lbyy						Lateral
74	MP4A	PIPE_1.0	3			Lbyy						Lateral
75	MP4B	PIPE_1.0	3			Lbyy						Lateral

Basic Load Cases

	BLC Description	Category	X Gravity	Y Gravity	Z Gravity	Joint	Point	Distribut...	Area(Me...	Surface(...
1	Antenna D	None					84			
2	Antenna Di	None					84			
3	Antenna Wo (0 Deg)	None					84			
4	Antenna Wo (30 Deg)	None					84			
5	Antenna Wo (60 Deg)	None					84			
6	Antenna Wo (90 Deg)	None					84			
7	Antenna Wo (120 Deg)	None					84			
8	Antenna Wo (150 Deg)	None					84			
9	Antenna Wo (180 Deg)	None					84			
10	Antenna Wo (210 Deg)	None					84			
11	Antenna Wo (240 Deg)	None					84			
12	Antenna Wo (270 Deg)	None					84			
13	Antenna Wo (300 Deg)	None					84			
14	Antenna Wo (330 Deg)	None					84			
15	Antenna Wi (0 Deg)	None					84			
16	Antenna Wi (30 Deg)	None					84			
17	Antenna Wi (60 Deg)	None					84			
18	Antenna Wi (90 Deg)	None					84			
19	Antenna Wi (120 Deg)	None					84			
20	Antenna Wi (150 Deg)	None					84			
21	Antenna Wi (180 Deg)	None					84			
22	Antenna Wi (210 Deg)	None					84			
23	Antenna Wi (240 Deg)	None					84			
24	Antenna Wi (270 Deg)	None					84			
25	Antenna Wi (300 Deg)	None					84			
26	Antenna Wi (330 Deg)	None					84			
27	Antenna Wm (0 Deg)	None					84			
28	Antenna Wm (30 Deg)	None					84			
29	Antenna Wm (60 Deg)	None					84			
30	Antenna Wm (90 Deg)	None					84			
31	Antenna Wm (120 Deg)	None					84			
32	Antenna Wm (150 Deg)	None					84			
33	Antenna Wm (180 Deg)	None					84			
34	Antenna Wm (210 Deg)	None					84			
35	Antenna Wm (240 Deg)	None					84			
36	Antenna Wm (270 Deg)	None					84			
37	Antenna Wm (300 Deg)	None					84			
38	Antenna Wm (330 Deg)	None					84			
39	Structure D	None		-1						
40	Structure Di	None						75		
41	Structure Wo (0 Deg)	None						150		
42	Structure Wo (30 Deg)	None						150		
43	Structure Wo (60 Deg)	None						150		
44	Structure Wo (90 Deg)	None						150		
45	Structure Wo (120 Deg)	None						150		
46	Structure Wo (150 Deg)	None						150		
47	Structure Wo (180 Deg)	None						150		
48	Structure Wo (210 Deg)	None						150		
49	Structure Wo (240 Deg)	None						150		
50	Structure Wo (270 Deg)	None						150		
51	Structure Wo (300 Deg)	None						150		
52	Structure Wo (330 Deg)	None						150		
53	Structure Wi (0 Deg)	None						150		
54	Structure Wi (30 Deg)	None						150		
55	Structure Wi (60 Deg)	None						150		
56	Structure Wi (90 Deg)	None						150		
57	Structure Wi (120 Deg)	None						150		

Basic Load Cases (Continued)

	BLC Description	Category	X Gravity	Y Gravity	Z Gravity	Joint	Point	Distribut...	Area(Me...	Surface(...
58	Structure Wi (150 Deg)	None						150		
59	Structure Wi (180 Deg)	None						150		
60	Structure Wi (210 Deg)	None						150		
61	Structure Wi (240 Deg)	None						150		
62	Structure Wi (270 Deg)	None						150		
63	Structure Wi (300 Deg)	None						150		
64	Structure Wi (330 Deg)	None						150		
65	Structure Wm (0 Deg)	None						150		
66	Structure Wm (30 Deg)	None						150		
67	Structure Wm (60 Deg)	None						150		
68	Structure Wm (90 Deg)	None						150		
69	Structure Wm (120 Deg)	None						150		
70	Structure Wm (150 Deg)	None						150		
71	Structure Wm (180 Deg)	None						150		
72	Structure Wm (210 Deg)	None						150		
73	Structure Wm (240 Deg)	None						150		
74	Structure Wm (270 Deg)	None						150		
75	Structure Wm (300 Deg)	None						150		
76	Structure Wm (330 Deg)	None						150		
77	Lm1	None					1			
78	Lm2	None					1			
79	Lv1	None					1			
80	Lv2	None					1			
81	Antenna Ev	None					84			
82	Antenna Eh (0 Deg)	None					56			
83	Antenna Eh (90 Deg)	None					56			
84	Structure Ev	ELY		-.035						
85	Structure Eh (0 Deg)	ELZ			-.109					
86	Structure Eh (90 Deg)	ELX	.109							

Load Combinations

	Description	Sol...	PDelta	SRSS	BLC	Fact...	BLC	Factor	B...	Fa...	B...	Fa...	B...	Fa...	B...	Fa...	B...	Fa...	B...	Fa...	B...	Fa...	B...	Fa...	B...	Fa...
1	1.2D+1.0Wo (0 Deg)	Yes	Y		1	1.2	39	1.2	3	1	41	1														
2	1.2D+1.0Wo (30 Deg)	Yes	Y		1	1.2	39	1.2	4	1	42	1														
3	1.2D+1.0Wo (60 Deg)	Yes	Y		1	1.2	39	1.2	5	1	43	1														
4	1.2D+1.0Wo (90 Deg)	Yes	Y		1	1.2	39	1.2	6	1	44	1														
5	1.2D+1.0Wo (120 Deg)	Yes	Y		1	1.2	39	1.2	7	1	45	1														
6	1.2D+1.0Wo (150 Deg)	Yes	Y		1	1.2	39	1.2	8	1	46	1														
7	1.2D+1.0Wo (180 Deg)	Yes	Y		1	1.2	39	1.2	9	1	47	1														
8	1.2D+1.0Wo (210 Deg)	Yes	Y		1	1.2	39	1.2	10	1	48	1														
9	1.2D+1.0Wo (240 Deg)	Yes	Y		1	1.2	39	1.2	11	1	49	1														
10	1.2D+1.0Wo (270 Deg)	Yes	Y		1	1.2	39	1.2	12	1	50	1														
11	1.2D+1.0Wo (300 Deg)	Yes	Y		1	1.2	39	1.2	13	1	51	1														
12	1.2D+1.0Wo (330 Deg)	Yes	Y		1	1.2	39	1.2	14	1	52	1														
13	1.2D + 1.0Di + 1.0Wi (0..	Yes	Y		1	1.2	39	1.2	2	1	40	1	15	1	53	1										
14	1.2D + 1.0Di + 1.0Wi (3..	Yes	Y		1	1.2	39	1.2	2	1	40	1	16	1	54	1										
15	1.2D + 1.0Di + 1.0Wi (6..	Yes	Y		1	1.2	39	1.2	2	1	40	1	17	1	55	1										
16	1.2D + 1.0Di + 1.0Wi (9..	Yes	Y		1	1.2	39	1.2	2	1	40	1	18	1	56	1										
17	1.2D + 1.0Di + 1.0Wi (1..	Yes	Y		1	1.2	39	1.2	2	1	40	1	19	1	57	1										
18	1.2D + 1.0Di + 1.0Wi (1..	Yes	Y		1	1.2	39	1.2	2	1	40	1	20	1	58	1										
19	1.2D + 1.0Di + 1.0Wi (1..	Yes	Y		1	1.2	39	1.2	2	1	40	1	21	1	59	1										
20	1.2D + 1.0Di + 1.0Wi (2..	Yes	Y		1	1.2	39	1.2	2	1	40	1	22	1	60	1										
21	1.2D + 1.0Di + 1.0Wi (2..	Yes	Y		1	1.2	39	1.2	2	1	40	1	23	1	61	1										
22	1.2D + 1.0Di + 1.0Wi (2..	Yes	Y		1	1.2	39	1.2	2	1	40	1	24	1	62	1										
23	1.2D + 1.0Di + 1.0Wi (3..	Yes	Y		1	1.2	39	1.2	2	1	40	1	25	1	63	1										

Load Combinations (Continued)

	Description	Sol...	PDelta	SRSS	BLC	Fact...	BLC	Factor	B...	Fa...	B...	Fa...	B...	Fa...	B...	Fa...	B...	Fa...	B...	Fa...	B...	Fa...	B...	Fa...
24	1.2D + 1.0Di + 1.0Wi (3..	Yes	Y		1	1.2	39	1.2	2	1	40	1	26	1	64	1								
25	1.2D + 1.5Lm1 + 1.0W...	Yes	Y		1	1.2	39	1.2	77	1.5	27	1	65	1										
26	1.2D + 1.5Lm1 + 1.0W...	Yes	Y		1	1.2	39	1.2	77	1.5	28	1	66	1										
27	1.2D + 1.5Lm1 + 1.0W...	Yes	Y		1	1.2	39	1.2	77	1.5	29	1	67	1										
28	1.2D + 1.5Lm1 + 1.0W...	Yes	Y		1	1.2	39	1.2	77	1.5	30	1	68	1										
29	1.2D + 1.5Lm1 + 1.0W...	Yes	Y		1	1.2	39	1.2	77	1.5	31	1	69	1										
30	1.2D + 1.5Lm1 + 1.0W...	Yes	Y		1	1.2	39	1.2	77	1.5	32	1	70	1										
31	1.2D + 1.5Lm1 + 1.0W...	Yes	Y		1	1.2	39	1.2	77	1.5	33	1	71	1										
32	1.2D + 1.5Lm1 + 1.0W...	Yes	Y		1	1.2	39	1.2	77	1.5	34	1	72	1										
33	1.2D + 1.5Lm1 + 1.0W...	Yes	Y		1	1.2	39	1.2	77	1.5	35	1	73	1										
34	1.2D + 1.5Lm1 + 1.0W...	Yes	Y		1	1.2	39	1.2	77	1.5	36	1	74	1										
35	1.2D + 1.5Lm1 + 1.0W...	Yes	Y		1	1.2	39	1.2	77	1.5	37	1	75	1										
36	1.2D + 1.5Lm1 + 1.0W...	Yes	Y		1	1.2	39	1.2	77	1.5	38	1	76	1										
37	1.2D + 1.5Lm2 + 1.0W...	Yes	Y		1	1.2	39	1.2	78	1.5	27	1	65	1										
38	1.2D + 1.5Lm2 + 1.0W...	Yes	Y		1	1.2	39	1.2	78	1.5	28	1	66	1										
39	1.2D + 1.5Lm2 + 1.0W...	Yes	Y		1	1.2	39	1.2	78	1.5	29	1	67	1										
40	1.2D + 1.5Lm2 + 1.0W...	Yes	Y		1	1.2	39	1.2	78	1.5	30	1	68	1										
41	1.2D + 1.5Lm2 + 1.0W...	Yes	Y		1	1.2	39	1.2	78	1.5	31	1	69	1										
42	1.2D + 1.5Lm2 + 1.0W...	Yes	Y		1	1.2	39	1.2	78	1.5	32	1	70	1										
43	1.2D + 1.5Lm2 + 1.0W...	Yes	Y		1	1.2	39	1.2	78	1.5	33	1	71	1										
44	1.2D + 1.5Lm2 + 1.0W...	Yes	Y		1	1.2	39	1.2	78	1.5	34	1	72	1										
45	1.2D + 1.5Lm2 + 1.0W...	Yes	Y		1	1.2	39	1.2	78	1.5	35	1	73	1										
46	1.2D + 1.5Lm2 + 1.0W...	Yes	Y		1	1.2	39	1.2	78	1.5	36	1	74	1										
47	1.2D + 1.5Lm2 + 1.0W...	Yes	Y		1	1.2	39	1.2	78	1.5	37	1	75	1										
48	1.2D + 1.5Lm2 + 1.0W...	Yes	Y		1	1.2	39	1.2	78	1.5	38	1	76	1										
49	1.2D + 1.5Lv1	Yes	Y		1	1.2	39	1.2	79	1.5														
50	1.2D + 1.5Lv2	Yes	Y		1	1.2	39	1.2	80	1.5														
51	1.4D	Yes	Y		1	1.4	39	1.4																
52	1.2D + 1.0Ev + 1.0Eh (...	Yes	Y		1	1.2	39	1.2	81	1	E...	1	82	1	83		E...	1	E...					
53	1.2D + 1.0Ev + 1.0Eh (...	Yes	Y		1	1.2	39	1.2	81	1	E...	1	82	.866	83	.5	E...	.866	E...	.5				
54	1.2D + 1.0Ev + 1.0Eh (...	Yes	Y		1	1.2	39	1.2	81	1	E...	1	82	.5	83	.866	E...	.5	E...	.866				
55	1.2D + 1.0Ev + 1.0Eh (...	Yes	Y		1	1.2	39	1.2	81	1	E...	1	82		83	1	E...		E...	1				
56	1.2D + 1.0Ev + 1.0Eh (...	Yes	Y		1	1.2	39	1.2	81	1	E...	1	82	-.5	83	.866	E...	-.5	E...	.866				
57	1.2D + 1.0Ev + 1.0Eh (...	Yes	Y		1	1.2	39	1.2	81	1	E...	1	82	-.8...	83	.5	E...	-.8...	E...	.5				
58	1.2D + 1.0Ev + 1.0Eh (...	Yes	Y		1	1.2	39	1.2	81	1	E...	1	82	-1	83		E...	-1	E...					
59	1.2D + 1.0Ev + 1.0Eh (...	Yes	Y		1	1.2	39	1.2	81	1	E...	1	82	-.8...	83	-.5	E...	-.8...	E...	-.5				
60	1.2D + 1.0Ev + 1.0Eh (...	Yes	Y		1	1.2	39	1.2	81	1	E...	1	82	-.5	83	-.8...	E...	-.5	E...	-.8...				
61	1.2D + 1.0Ev + 1.0Eh (...	Yes	Y		1	1.2	39	1.2	81	1	E...	1	82		83	-1	E...		E...	-1				
62	1.2D + 1.0Ev + 1.0Eh (...	Yes	Y		1	1.2	39	1.2	81	1	E...	1	82	.5	83	-.8...	E...	.5	E...	-.8...				
63	1.2D + 1.0Ev + 1.0Eh (...	Yes	Y		1	1.2	39	1.2	81	1	E...	1	82	.866	83	-.5	E...	.866	E...	-.5				
64	0.9D - 1.0Ev + 1.0Eh (0..	Yes	Y		1	.9	39	.9	81	-1	E...	-1	82	1	83		E...	1	E...					
65	0.9D - 1.0Ev + 1.0Eh (3..	Yes	Y		1	.9	39	.9	81	-1	E...	-1	82	.866	83	.5	E...	.866	E...	.5				
66	0.9D - 1.0Ev + 1.0Eh (6..	Yes	Y		1	.9	39	.9	81	-1	E...	-1	82	.5	83	.866	E...	.5	E...	.866				
67	0.9D - 1.0Ev + 1.0Eh (9..	Yes	Y		1	.9	39	.9	81	-1	E...	-1	82		83	1	E...		E...	1				
68	0.9D - 1.0Ev + 1.0Eh (1..	Yes	Y		1	.9	39	.9	81	-1	E...	-1	82	-.5	83	.866	E...	-.5	E...	.866				
69	0.9D - 1.0Ev + 1.0Eh (1..	Yes	Y		1	.9	39	.9	81	-1	E...	-1	82	-.8...	83	.5	E...	-.8...	E...	.5				
70	0.9D - 1.0Ev + 1.0Eh (1..	Yes	Y		1	.9	39	.9	81	-1	E...	-1	82	-1	83		E...	-1	E...					
71	0.9D - 1.0Ev + 1.0Eh (2..	Yes	Y		1	.9	39	.9	81	-1	E...	-1	82	-.8...	83	-.5	E...	-.8...	E...	-.5				
72	0.9D - 1.0Ev + 1.0Eh (2..	Yes	Y		1	.9	39	.9	81	-1	E...	-1	82	-.5	83	-.8...	E...	-.5	E...	-.8...				
73	0.9D - 1.0Ev + 1.0Eh (2..	Yes	Y		1	.9	39	.9	81	-1	E...	-1	82		83	-1	E...		E...	-1				
74	0.9D - 1.0Ev + 1.0Eh (3..	Yes	Y		1	.9	39	.9	81	-1	E...	-1	82	.5	83	-.8...	E...	.5	E...	-.8...				
75	0.9D - 1.0Ev + 1.0Eh (3..	Yes	Y		1	.9	39	.9	81	-1	E...	-1	82	.866	83	-.5	E...	.866	E...	-.5				

Envelope Joint Reactions

	Joint		X [lb]	LC	Y [lb]	LC	Z [lb]	LC	MX [k-ft]	LC	MY [k-ft]	LC	MZ [k-ft]	LC
1	N0	max	455.941	9	920.515	16	151.373	1	0	75	0	75	0	75
2		min	-473.63	3	-299.737	9	-169.278	7	0	1	0	1	0	1
3	N1	max	454.702	10	1509.245	19	217.512	1	0	75	0	75	0	75
4		min	-458.84	4	-833.343	1	-236.765	7	0	1	0	1	0	1
5	N2	max	409.429	12	1597.558	22	394.601	12	0	75	0	75	0	75
6		min	-376.197	6	-481.47	3	-400.327	6	0	1	0	1	0	1
7	N3	max	193.249	12	719.109	24	615.387	1	0	75	0	75	0	75
8		min	-199.457	6	-164.282	7	-616.936	7	0	1	0	1	0	1
9	N4	max	186.644	7	852.807	20	587.144	1	0	75	0	75	0	75
10		min	-160.79	1	-242.07	1	-596.297	7	0	1	0	1	0	1
11	N5	max	427.872	9	1385	23	428.539	1	0	75	0	75	0	75
12		min	-398.674	3	-761.919	5	-418.975	7	0	1	0	1	0	1
13	N6	max	595.12	10	1475.532	13	170.08	1	0	75	0	75	0	75
14		min	-620.548	4	-402.878	7	-152.522	7	0	1	0	1	0	1
15	N7	max	665.54	10	1169.874	14	222.189	1	0	75	0	75	0	75
16		min	-667.059	4	-152.385	8	-203.03	7	0	1	0	1	0	1
17	N8	max	457.019	11	1646.821	15	364.287	11	0	75	0	75	0	75
18		min	-469.346	5	-500.234	9	-335.101	5	0	1	0	1	0	1
19	N9	max	200.107	11	928.047	16	446.991	1	0	75	0	75	0	75
20		min	-212.752	5	-509.932	10	-462.473	7	0	1	0	1	0	1
21	N10	max	131.25	10	851.377	19	422.109	2	0	75	0	75	0	75
22		min	-132.82	4	-214.097	2	-428.769	8	0	1	0	1	0	1
23	N11	max	310.699	8	313.806	14	278.681	2	0	75	0	75	0	75
24		min	-313.361	2	-82.635	8	-276.11	8	0	1	0	1	0	1
25	Totals:	max	4121.488	10	12247.43	24	4125.907	1						
26		min	-4121.49	4	1848.883	70	-4125.91	7						

Envelope AISC 15th(360-16): LRFD Steel Code Checks

	Mem...	Shape	Code Check	Loc[ft]	L...	Shear ...	Loc[ft]	Dir	LC	phi*P...	phi*...	phi*Mn y-...	phi*Mn z...	...	Eqn
1	M98	L2x2x3	.887	6.151	17	.018	12.303	y	22	1132...	233...	.558	.705	..	H2...
2	M96	L2x2x3	.700	5.527	22	.017	11.054	y	23	1402...	233...	.558	.751	..	H2...
3	TR-2	PIPE_1.5	.584	1.65	11	.207	0		9	1874...	235...	1.105	1.105	..	H1...
4	TR-6	PIPE_1.5	.573	1.941	9	.197	3.494		12	1874...	235...	1.105	1.105	..	H1...
5	TR-9	PIPE_1.5	.560	1.165	6	.222	0		3	1874...	235...	1.105	1.105	..	H1...
6	VP-8	PIPE_1.5	.537	0	4	.142	3.524		9	1881...	242...	1.137	1.137	..	H1...
7	VP-4	PIPE_1.5	.518	0	1	.177	3.524		1	1881...	242...	1.137	1.137	..	H1...
8	VP-5	PIPE_1.5	.504	0	7	.142	2.618		6	1881...	242...	1.137	1.137	..	H1...
9	VP-7	PIPE_1.5	.503	0	4	.129	2.618		5	1881...	242...	1.137	1.137	..	H1...
10	MP4A	PIPE_1.0	.493	2	21	.399	2		12	1015...	147...	.465	.465	..	H1...
11	VP-9	PIPE_1.5	.471	0	5	.139	2.618		4	1881...	242...	1.137	1.137	..	H1...
12	VP-3	PIPE_1.5	.465	0	12	.117	2.618		1	1881...	242...	1.137	1.137	..	H1...
13	TR-8	PIPE_1.5	.442	1.165	4	.196	0		9	1874...	235...	1.105	1.105	..	H1...
14	MR2-8	PIPE_1.5	.441	3.494	5	.105	0		22	1874...	235...	1.105	1.105	..	H1...
15	VP-6	PIPE_1.5	.428	0	8	.123	2.618		1	1881...	242...	1.137	1.137	..	H1...
16	MR2-7	PIPE_1.5	.422	3.494	4	.096	0		11	1874...	235...	1.105	1.105	..	H1...
17	MR2-6	PIPE_1.5	.411	0	9	.116	3.494		5	1874...	235...	1.105	1.105	..	H1...
18	MR2-2	PIPE_1.5	.406	3.494	12	.130	0		3	1874...	235...	1.105	1.105	..	H1...
19	MR2-9	PIPE_1.5	.405	3.494	6	.123	3.494		8	1874...	235...	1.105	1.105	..	H1...
20	VP-10	PIPE_1.5	.400	3.625	7	.142	2.618		8	1881...	242...	1.137	1.137	..	H1...
21	VP-1	PIPE_1.5	.390	0	3	.134	2.618		2	1881...	242...	1.137	1.137	..	H1...
22	MR2-3	PIPE_1.5	.383	3.494	1	.088	0		7	1874...	235...	1.105	1.105	..	H1...
23	TR-1	PIPE_1.5	.381	1.456	9	.176	0		7	1874...	235...	1.105	1.105	..	H1...
24	TR-5	PIPE_1.5	.379	1.747	1	.155	0		5	1874...	235...	1.105	1.105	..	H1...
25	MP2A	PIPE_3.0	.377	8	5	.054	8.333		4	3016...	652...	5.749	5.749	..	H1...

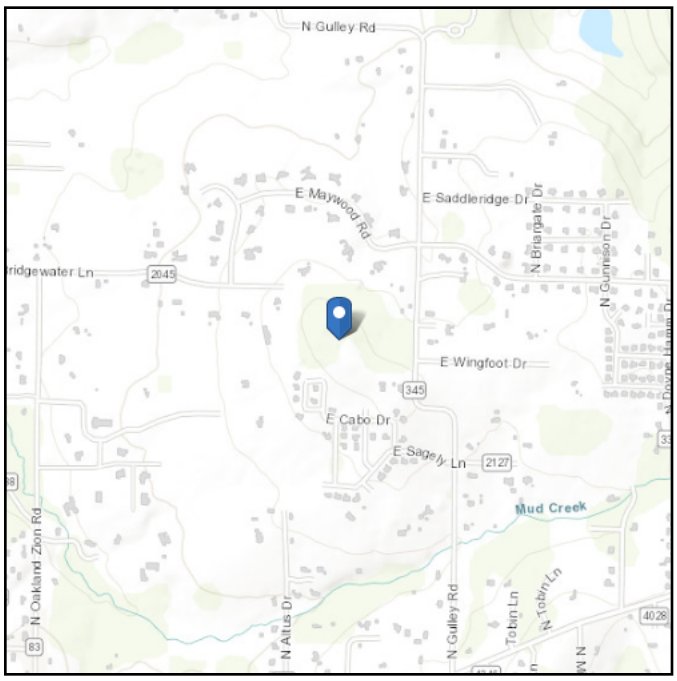
Envelope AISC 15th(360-16): LRFD Steel Code Checks (Continued)

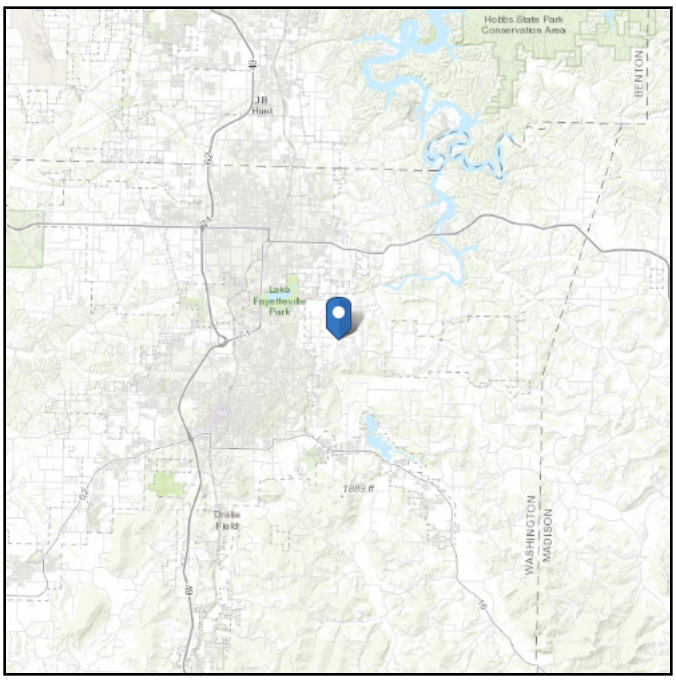
	Mem...	Shape	Code Check	Loc[ft]	L...	Shear ...	Loc[ft]	Dir	LC	phi*P...	phi*...	phi*Mn y-...	phi*Mn z...	...	Eqn
26	M97	L2x2x3	.377	4.163	13	.013	8.325	y	18	2473...	233...	.558	.862	...	H2...
27	MR2-5	PIPE_1.5	.373	0	7	.103	0		6	1874...	235...	1.105	1.105	...	H1...
28	VP-2	PIPE_1.5	.373	0	4	.155	2.618		9	1881...	242...	1.137	1.137	...	H1...
29	MP2C	PIPE_3.0	.367	8	12	.055	8.333		5	3016...	652...	5.749	5.749	...	H1...
30	TR-7	PIPE_1.5	.355	1.165	4	.094	1.165		12	1874...	235...	1.105	1.105	...	H1...
31	VP-11	PIPE_1.5	.350	0	8	.102	2.819		7	1881...	242...	1.137	1.137	...	H1...
32	LV	PIPE_1.5	.346	3.494	9	.118	0		2	1874...	235...	1.105	1.105	...	H1...
33	VP-12	PIPE_1.5	.345	0	2	.077	2.618		8	1881...	242...	1.137	1.137	...	H1...
34	TR-3	PIPE_1.5	.345	.874	1	.102	3.494		2	1874...	235...	1.105	1.105	...	H1...
35	MP2B	PIPE_3.0	.336	8	3	.038	8.333		11	3016...	652...	5.749	5.749	...	H1...
36	MP1B	PIPE_2.0	.305	4	12	.113	5.778		8	1491...	321...	1.872	1.872	...	H1...
37	MP1A	PIPE_2.0	.305	4	8	.079	5.778		4	1491...	321...	1.872	1.872	...	H1...
38	MP1C	PIPE_2.0	.305	4	4	.090	5.778		6	1491...	321...	1.872	1.872	...	H1...
39	MR1-4	PIPE_1.5	.289	0	7	.040	0		6	1874...	235...	1.105	1.105	...	H1...
40	TR-10	PIPE_1.5	.281	0	3	.093	3.494		4	1874...	235...	1.105	1.105	...	H1...
41	MR2-4	PIPE_1.5	.279	0	7	.038	0		6	1874...	235...	1.105	1.105	...	H1...
42	MR2-...	PIPE_1.5	.276	3.494	8	.069	3.494		7	1874...	235...	1.105	1.105	...	H1...
43	MR1-3	PIPE_1.5	.263	3.494	1	.061	3.494		2	1874...	235...	1.105	1.105	...	H1...
44	TP-2	PL1/4X4	.254	0	7	.020	3.494	y	12	669....	324...	.169	1.986	...	H1...
45	TP-5	PL1/4X4	.251	3.494	12	.023	3.494	y	12	669....	324...	.169	2.252	...	H1...
46	MR1-8	PIPE_1.5	.250	3.494	5	.054	3.494		4	1874...	235...	1.105	1.105	...	H1...
47	MP4C	PIPE_1.0	.250	2	18	.060	2.083		6	1015...	147...	.465	.465	...	H1...
48	MP3B	PIPE_2.0	.250	6	10	.069	6		4	1491...	321...	1.872	1.872	...	H1...
49	MP4B	PIPE_1.0	.249	2	14	.060	2		1	1015...	147...	.465	.465	...	H1...
50	MR1-7	PIPE_1.5	.249	3.494	4	.053	0		12	1874...	235...	1.105	1.105	...	H1...
51	TP-6	PL1/4X4	.248	0	12	.017	0	y	10	669....	324...	.169	1.199	...	H1...
52	TP-1	PL1/4X4	.245	3.494	7	.026	3.494	y	8	669....	324...	.169	1.83	...	H1...
53	TP-3	PL1/4X4	.243	0	8	.026	0	y	7	669....	324...	.169	2.272	...	H1...
54	MR1-9	PIPE_1.5	.238	3.494	6	.062	3.494		8	1874...	235...	1.105	1.105	...	H1...
55	TP-9	PL1/4X4	.238	0	3	.017	3.494	y	8	669....	324...	.169	1.424	...	H1...
56	MR2-...	PIPE_1.5	.228	0	2	.052	0		1	1874...	235...	1.105	1.105	...	H1...
57	MR1-...	PIPE_1.5	.227	0	2	.053	0		1	1874...	235...	1.105	1.105	...	H1...
58	MR1-5	PIPE_1.5	.226	3.494	7	.047	0		9	1874...	235...	1.105	1.105	...	H1...
59	TP-8	PL1/4X4	.222	3.494	3	.025	3.494	y	5	669....	324...	.169	2.196	...	H1...
60	TP-7	PL1/4X4	.218	0	12	.027	0	y	10	669....	324...	.169	2.257	...	H1...
61	TP-10	PL1/4X4	.217	0	4	.020	0	y	3	669....	324...	.169	1.899	...	H1...
62	MR1-6	PIPE_1.5	.211	0	9	.025	3.494		2	1874...	235...	1.105	1.105	...	H1...
63	MP3C	PIPE_2.0	.207	6	8	.086	6		7	1491...	321...	1.872	1.872	...	H1...
64	MP3A	PIPE_2.0	.202	6	6	.049	6		1	1491...	321...	1.872	1.872	...	H1...
65	MR1-1	PIPE_1.5	.201	3.494	9	.050	3.494		8	1874...	235...	1.105	1.105	...	H1...
66	MR1-2	PIPE_1.5	.199	3.494	11	.039	3.494		10	1874...	235...	1.105	1.105	...	H1...
67	TR-12	PIPE_1.5	.198	3.494	8	.061	0		1	1874...	235...	1.105	1.105	...	H1...
68	MR1-...	PIPE_1.5	.190	0	8	.039	3.494		7	1874...	235...	1.105	1.105	...	H1...
69	MR2-...	PIPE_1.5	.189	0	2	.047	3.494		8	1874...	235...	1.105	1.105	...	H1...
70	TP-12	PL1/4X4	.189	3.494	7	.017	0	y	1	669....	324...	.169	2.329	...	H1...
71	TR-4	PIPE_1.5	.187	3.494	12	.057	0		6	1874...	235...	1.105	1.105	...	H1...
72	MR1-...	PIPE_1.5	.186	0	3	.047	3.494		8	1874...	235...	1.105	1.105	...	H1...
73	TP-4	PL1/4X4	.186	3.494	11	.017	3.494	y	12	669....	324...	.169	2.275	...	H1...
74	TP-11	PL1/4X4	.172	0	5	.012	3.494	y	8	669....	324...	.169	1.758	...	H1...
75	TR-11	PIPE_1.5	.146	0	3	.036	3.494		5	1874...	235...	1.105	1.105	...	H1...

ASCE Hazards Report

Address:
No Address at This Location

Standard:	ASCE/SEI 7-16	**Latitude:**	36.110256
Risk Category:	III	**Longitude:**	-94.089739
Soil Class:	D - Default (see Section 11.4.3)	**Elevation:**	1546.9621167140724 ft (NAVD 88)





Wind

Results:

Wind Speed	114 Vmph
10-year MRI	74 Vmph
25-year MRI	81 Vmph
50-year MRI	86 Vmph
100-year MRI	92 Vmph

Data Source:	ASCE/SEI 7-16, Fig. 26.5-1C and Figs. CC.2-1–CC.2-4, and Section 26.5.2
Date Accessed:	Thu Apr 11 2024

Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-16 Standard. Wind speeds correspond to approximately a 3% probability of exceedance in 50 years (annual exceedance probability = 0.000588, MRI = 1,700 years).

Site is not in a hurricane-prone region as defined in ASCE/SEI 7-16 Section 26.2.

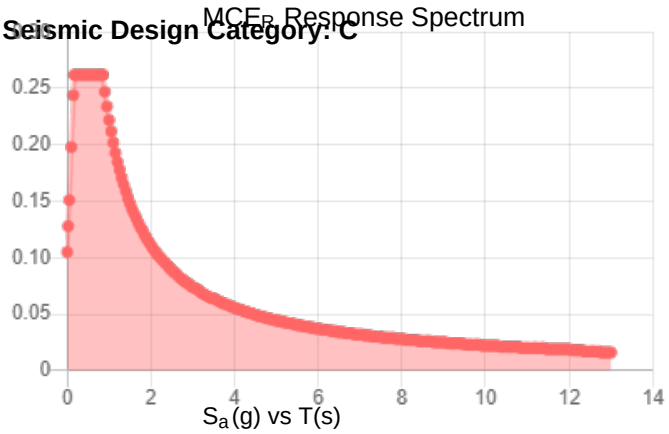
Seismic

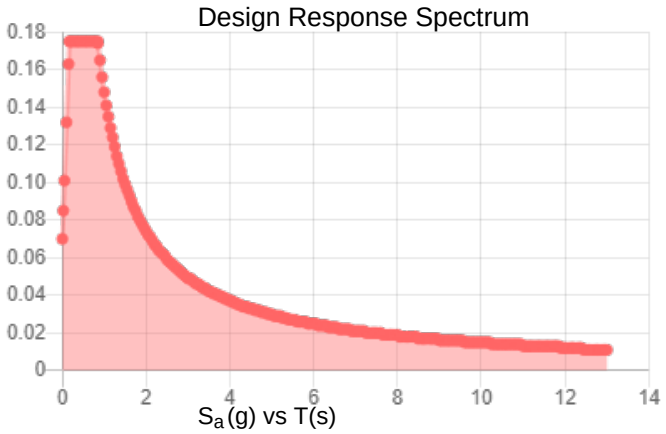
Site Soil Class: D - Default (see Section 11.4.3)

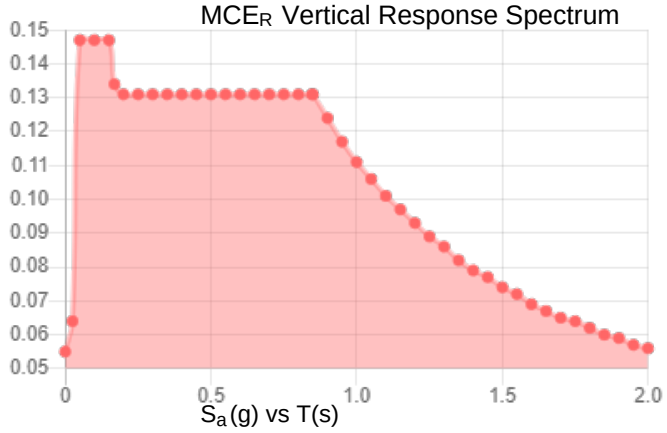
Results:

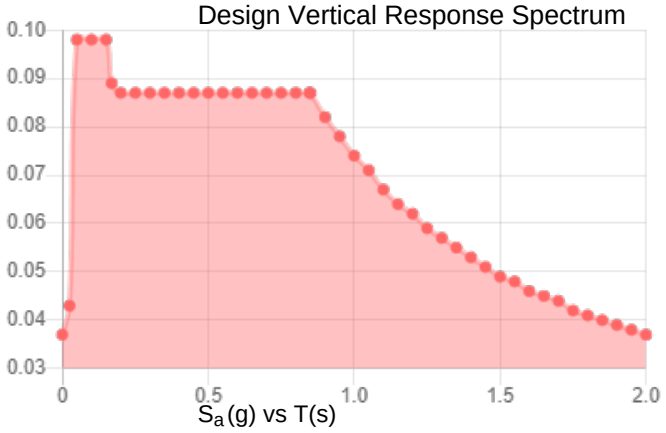
S_S :	0.164	S_{D1} :	0.148
S_1 :	0.093	T_L :	12
F_a :	1.6	PGA :	0.078
F_v :	2.4	PGA_M :	0.125
S_{MS} :	0.262	F_{PGA} :	1.6
S_{M1} :	0.222	I_e :	1.25
S_{DS} :	0.175	C_v :	0.7

Seismic Design Category: C









Data Accessed: **Thu Apr 11 2024**

Date Source:

USGS Seismic Design Maps based on ASCE/SEI 7-16 and ASCE/SEI 7-16 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-16 Ch. 21 are available from USGS.

Ice

Results:

Ice Thickness:	2.00 in.
Concurrent Temperature:	5 F
Gust Speed	30 mph
Data Source:	Standard ASCE/SEI 7-16, Figs. 10-2 through 10-8
Date Accessed:	Thu Apr 11 2024

Ice thicknesses on structures in exposed locations at elevations higher than the surrounding terrain and in valleys and gorges may exceed the mapped values.

Values provided are equivalent radial ice thicknesses due to freezing rain with concurrent 3-second gust speeds, for a 500-year mean recurrence interval, and temperatures concurrent with ice thicknesses due to freezing rain. Thicknesses for ice accretions caused by other sources shall be obtained from local meteorological studies. Ice thicknesses in exposed locations at elevations higher than the surrounding terrain and in valleys and gorges may exceed the mapped values.

The ASCE Hazard Tool is provided for your convenience, for informational purposes only, and is provided “as is” and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

ASCE does not intend, nor should anyone interpret, the results provided by this Tool to replace the sound judgment of a competent professional, having knowledge and experience in the appropriate field(s) of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the contents of this Tool or the ASCE standard.

In using this Tool, you expressly assume all risks associated with your use. Under no circumstances shall ASCE or its officers, directors, employees, members, affiliates, or agents be liable to you or any other person for any direct, indirect, special, incidental, or consequential damages arising from or related to your use of, or reliance on, the Tool or any information obtained therein. To the fullest extent permitted by law, you agree to release and hold harmless ASCE from any and all liability of any nature arising out of or resulting from any use of data provided by the ASCE Hazard Tool.

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-518

MEETING OF OCTOBER 15, 2024

TO: Mayor Jordan and City Council

THRU: Kara Paxton, City Clerk/Treasurer

FROM: Christine Rea, Document Management Manager

SUBJECT: **Destruction of Records**

RECOMMENDATION:
Staff recommends the physical destruction of the documents listed in the attachment titled Accounting Document List. All documents recommended for destruction have been maintained for the required length of time. For transparency, this item also includes a list of non-accounting documents that will be destroyed as well.

BACKGROUND:
The City's code states that the City Clerk-Treasurer is empowered and authorized to oversee the destruction of city records pursuant to state law, particularly A.C.A. § 14-59-114, when authorized by City Council Resolution. Per A.C.A § 14-2-203, at least one City Council Member is required to witness the destruction of accounting documents.

DISCUSSION:
Periodically, the Office of the City Clerk Treasurer's Document Manager completes an audit of all archived records that the office is responsible for maintaining. The audit of the archived records provides a list of records that are past their retention time period. By following the City's Document Retention Schedule Policy, it ensures we have space for new records that must be archived per federal, state, and local laws. If approved, this resolution will allow the City to destroy records that have been stored for the required length of time.

Our goal is to be able to destroy all documents at the same time. However, due to the number of documents, we may need to set up two or more separate dates and times to complete this process. We are asking that the City Council approve the resolution which will allow us to start coordinating the destruction dates.

BUDGET/STAFF IMPACT:
This annual project's cost was approved within the 2024 budget. The attached quote submitted by Shred-It estimates cost to be around $2209 plus applicable taxes. Due to the limited funds available, we have planned a partial purge in 2024 up to the cost of $2000.00. If our 2025 budget for this line item is approved, we will plan to complete this purge in 2025.

ATTACHMENTS: SRF (#3), Shred-It Quote (#4), Shred-It Contract (#5), Acct List 1 (#6), Non Acct List (#7), 2024 Affidavit of Destruction CC Required (#8)

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

File #: 2024-518

Destruction of Records

A RESOLUTION TO AUTHORIZE THE DESTRUCTION OF CERTAIN DOCUMENTS LISTED ON THE ATTACHED AFFIDAVIT PURSUANT TO RELEVANT SECTIONS OF THE ARKANSAS CODE RELATED TO MAINTENANCE AND DESTRUCTION OF ACCOUNTING AND OTHER CITY RECORDS

WHEREAS, the Arkansas Code establishes the amount of time that the City is required to maintain accounting, court and other records and also provides a procedure for the destruction of records not required to be maintained permanently if the records to be destroyed have been microfilmed or scanned into the City's server or have been maintained for the amount of time required by state law.

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 Fayetteville City Clerk-Treasurer's Office to destroy the paper copies of certain accounting and other City records identified in the affidavit attached to this Resolution pursuant to the Arkansas Code relating to the maintenance and destruction of records.

Section 2. That the City Council of the City of Fayetteville, Arkansas hereby authorizes Mayor Jordan to sign a contract with Shred-It.

City of Fayetteville Staff Review Form

2024-518

Item ID

10/15/2024

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

Christine Rea	9/24/2024	CITY CLERK (051)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

A Resolution to authorize the destruction of archived City documents pursuant to relevant sections of the Arkansas Code.

Budget Impact:

1010.051.1510-5315.00	Contract Services
Account Number	Fund
Project Number	Project Title

Budgeted Item?	Yes	Total Amended Budget	$	2,044.00
		Expenses (Actual+Encum)	$	-
		Available Budget	$	2,044.00
Does item have a direct cost?	Yes	Item Cost	$	2,000.00
Is a Budget Adjustment attached?	No	Budget Adjustment	$	-
		Remaining Budget	$	44.00

V20221130

Purchase Order Number: _____ **Previous Ordinance or Resolution #** _____

Change Order Number: _____ **Approval Date:** _____

Original Contract Number: _____

Comments:

Rea, Christine

Subject: FW: Shred-it Purge Pricing & Procedures
Attachments: Shred-it_NAID-Certified-Information.pdf; Standard Containers.pdf

We have estimated the cost according to number of boxes:

Accounting List – 35 large boxes @ $10.20 = $357
233 standard boxes @ $5.10 =$1188.30
$1545.30

Non Accounting List – 15 large boxes @ 10.20 $153
100 standard boxes @ 5.10 $510
$663

Christine Rea, CMC, CAMC
Document Management Manager
Office of the City Clerk Treasurer
Fayetteville, Arkansas
T 479-575-8326

Website | Facebook | Twitter | Youtube

CITY OF
FAYETTEVILLE
ARKANSAS

From: Savage, John <John.Savage@STERICYCLE.com>
Sent: Tuesday, August 27, 2024 5:24 PM
To: Fondren, Chanci <cfondren@fayetteville-ar.gov>
Subject: Shred-it Purge Pricing & Procedures

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.

Chanci,

It was a pleasure speaking with you today. Please see below requested quote. I've sent over a one-time service agreement via DocuSign for 400 small boxes & 100 large boxes with our onsite destruction method. We will only charge for the actual amount of boxes we shred. If everything looks good and you'd like to place the order, you can sign, title, and click "finish" in the DocuSign to confirm the order for scheduling. After I receive the service agreement back completed, I'll submit a work order to operations and our dispatcher will call you for scheduling. Thank you for your business!

***Premium / Witness Required* - On Site Destruction** ($206.00 minimum) includes 41 small boxes

(We shred the material on your premise)

- (Small Box) Copy Paper/Letter Box (16" x 12.5" x 10") = $5.10 per box
- (Large Box) File/Legal Box: (15" x 10" x 24") = $10.20 per box

I respect you are getting bids for your shredding project but please keep in mind there is no other shredding company that can meet our compliance and service. Companies that don't have the same standards we do are able to have a lower cost due to their lack of NAID AAA certification etc. When this certification is not in place you are at risk for a breach which destroys name brands and can bankrupt companies. We've never had a breach but in the situation of one, we are insured. Basically saving a little money now can cost a lot more in the long run. With that being said what is the driving factor on deciding what company to go with. Cost or compliance?

"What's the difference with NAID and AAA NAID Certified?"

NAID AAA Certification is a globally recognized qualification that demonstrates compliance with data protection laws. It verifies the qualifications of certified information destruction providers through comprehensive scheduled and unannounced audits. **To achieve NAID AAA certification**, service providers must undergo an extensive application process and an in-depth onsite audit to ensure compliance with NAID's standards. Not all NAID members hold this certification. In summary, NAID AAA certification signifies a commitment to ethical standards and secure information destruction processes.



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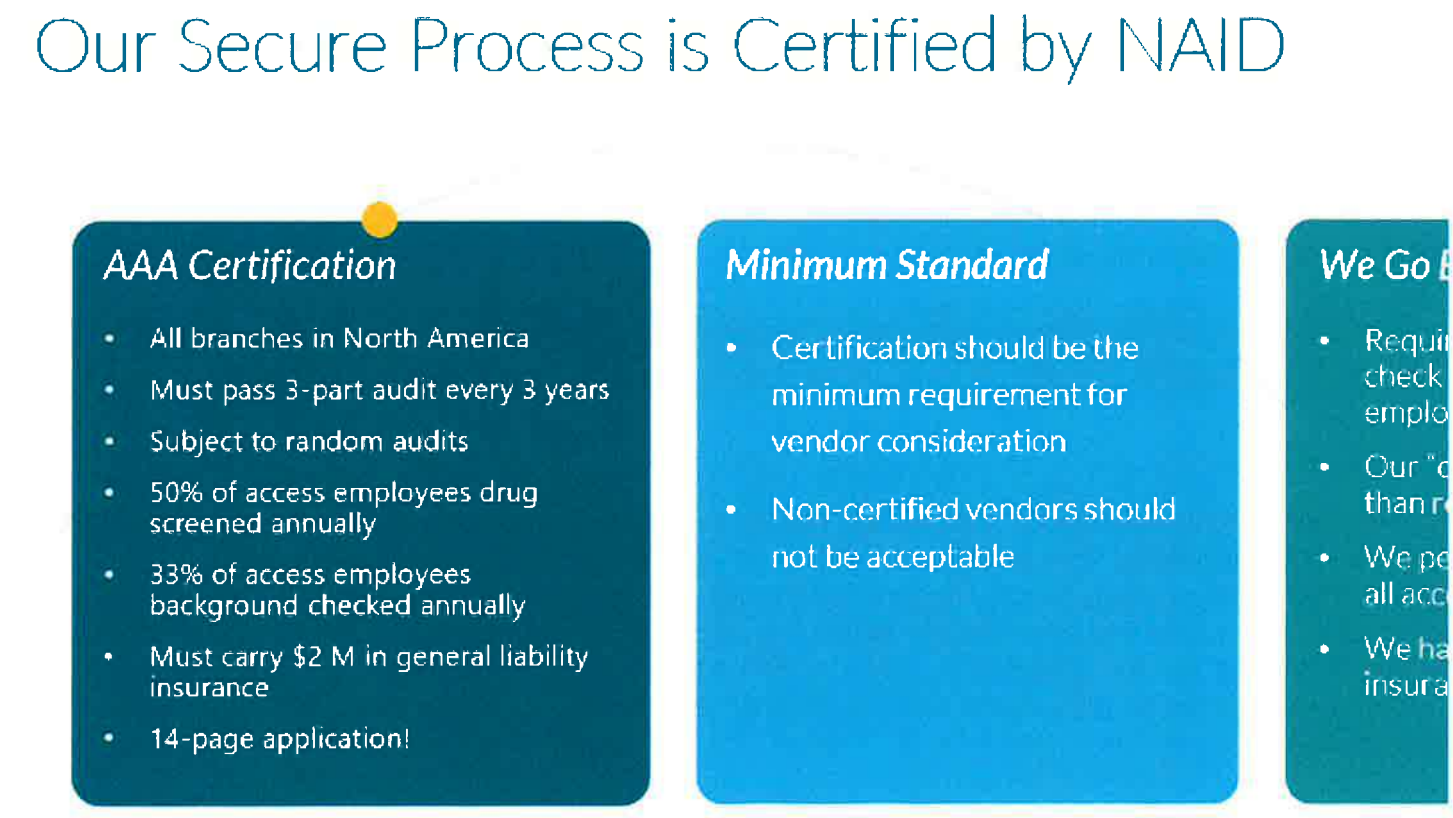
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Points of Interest:

Rea, Christine

From: Fondren, Chanci
Sent: Wednesday, August 28, 2024 8:01 AM
To: Rea, Christine; Spohn, Courtney
Subject: FW: Shred-it Purge Pricing & Procedures
Attachments: Shred-it_NAID-Certified-Information.pdf; Standard Containers.pdf

Chanci Fondren
Office of the City Clerk Treasurer
Document System Specialist
City of Fayetteville, Arkansas
113 West Mountain St
Fayetteville, AR 72701
cfondren@fayetteville-ar.gov
T *479.444.3420*

From: Savage, John <John.Savage@STERICYCLE.com>
Sent: Tuesday, August 27, 2024 5:24 PM
To: Fondren, Chanci <cfondren@fayetteville-ar.gov>
Subject: Shred-it Purge Pricing & Procedures

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.

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- Shred-it is 100% NAID certified...meaning that we are 100% secure from start to finish - We have to pass strict yearly audits and have to follow certain guidelines and procedures to meet NAID standards.

- Even if your material is shredded On-Site, if the other company is not 100% NAID Certified, that is when most Security Breaches occur

- All CSR's are background checked on a local, state, and federal basis. They are periodically drug screened and bonded.

- All Employees are background checked, badged, and understand the various laws governing certain markets...i.e. HIPPA, FACTA, Sarbanes Oxley, etc.

- We do not use lift trucks (which in our opinion is less secure) since the inclement weather conditions can blow the paper out of the totes and across the parking lot.

- We recycle 100% of what we destroy with NO pre-sorting done on or off site.

- Shred-it specs out the cross-cut technology used to destroy all information, impossible to piece any client information together.

- We pioneered the industry and have over 30 years' experience with a fleet of 16 vehicles to ensure your service on the day you are scheduled.

- Certificate of Destruction provided once the service is completed

- Shred-it utilizes an environmental friendly (EPA compliant) hydraulic fluid (fluid to run our cross cut shredders) which is 100% biodegradable. Automatic truck shut down after 10 minutes of idling-again to protect the environment.

Here are the benefits of our Secure Branch Service in case you were curious:

Equal levels of security – your documents will be destroyed using a secure chain of custody

- All trucks and CSRs are equipped with monitoring devices
- Our local branches are monitored 24/7 via security cameras – we retain records of surveillance for 90 days
- Our Secure Branch Service trucks are equipped with BABACO locking alarm systems that prevent the truck from being started prior to the overhead door being locked and secure

Environmentally Friendly

- Our Secure Branch Service vehicles do not run during the course of the collection process – this reduces vehicle emissions
- We reduce the amount of noise outside your building as the truck does not run during the collection process

Flexibility with Extra Services and/or Purges

- With a larger Secure Branch Service fleet, you will receive quicker turn-a-round times for your service.

Certificate of Destruction

- You will receive a certificate of destruction just like you would if your material was destroyed with our premium Witness Shred.

All The Best,

John Savage
Project Coordinator- US

O: **847-943-6681** | stericycle.com | shredit.com



CONFIDENTIALITY NOTICE: The information in this Email is confidential and may be privileged. This Email is intended solely for the named recipient or recipients. If you are not the intended recipient, any use, disclosure, copying or distribution of this Email is prohibited. If you are not the intended recipient, please inform us by replying with the subject line marked "Wrong Address" and then deleting this Email and any attachments. Stericycle, Inc. uses regularly updated anti-virus software in an attempt to reduce the possibility of transmitting computer viruses. We do not guarantee, however, that any attachments to this Email are virus-free. Nota de confidencialidad: La información que presenta este correo es confidencial, y puede ser de uso privilegiado. Este correo intenta ser enviado solo al destinatario, o a los destinatarios. Si usted no es el destinatario, no podrá usar, desglosar, copiar, o distribuir la información de este correo ya que está prohibido. Si usted no es el correcto destinatario, por favor infórmenos reenviándonos el mismo con el asunto ¨Dirección Incorrecta¨, y luego borre el correo y los adjuntos. Stericycle, Inc. usa regularmente actualizaciones de software anti-virus para así reducir posibles virus. De todas maneras, no garantizamos que los adjuntos estén libres de virus.

INFORMATION SHEET

Standard Containers (Purge)

This document is a **visual reference** of the common items we quote for destruction.

1. Small Box



- Standard file/copy/binder box or smaller
- Approx. Dimensions/Volume:
  12"x10"x15" **or** 1.7 cu.ft. or less
  30 lbs **or** 48 L or less

2. Large Box





- Standard file drawer or legal box
- Approx. Dimensions/Volume:
  11"x15"x24" **or** >1.7 cu.ft. ≤3.0 cu.ft.
  50 lbs **or** >48-85 L

3. Medium Tote



- Approx. Volume:
  64 gal. / 240 L
  200 lbs

4. Large Tote



- Approx. Volume:
  95 gal. / 360 L
  300 lbs

Other Items:



5. Pallet with Boxes
(Up to 40 small boxes)



6. Gaylord Box
(48" x 40" x 36")



7. Media



8. X-ray Media



9. Hard Drives

Contact Shred-it and help safeguard the environment
800-697-4733 | shredit.com
Shred-it® is a Stericycle solution

Shred-it

Shred-it is 100% NAID Certified.

North American Shred-it locations are NAID Certified for mobile document destruction, adhering to the stringent security practices and procedures established by the National Association for Information Destruction.

But... What Does 'NAID AAA Certified' Really Mean?

National Association for Information Destruction (NAID) is a third-party auditor of governments and service providers for a standard of best practices in the information destruction industry. NAID awards the NAID AAA Certification to those who follow the most stringent security practices. Businesses should ensure vendors are NAID-certified to guarantee they're following the most secure information destruction processes.

What Sort of Security Practices are Audited?

Providers evaluated by NAID are subject to regularly scheduled and random audits to verify security practices are being followed in order to awarded the NAID AAA Certification. Evaluation criteria includes:

- Employee background and screening checks
- Paper cut to the NAID certified standard

On-site Destruction Requirements:

- Security of vehicles; including locked cabs that must not be left unattended unless securely locked
- Trucks being inspected daily for cleanliness, damage, or defects that may compromise the secure destruction of materials
- Drivers having two-way communication devices
- All containers are securely locked

Off-site Destruction Requirements:

- Destruction must be performed in a secured area of the facility
- There must be a security camera system at access points in the facility
- All visitors must be supervised and issued a visitor's badge
- There must be a third party alarm system in the facility

For a complete list of NAID requirements view the Certification Manual

Shred-it has been NAID certified for more than 20 years. We are committed to keeping information secure every step of the way.

We protect what matters.

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Shred-it
A Stericycle™ Solution

Docusign Envelope ID: 84BBA011-29FF-43A9-BC9D-9F0A19F41917

Stericycle | Shred-it Shred-it® is a Stericycle solution.

Standard Agreement
Effective Date 08.27.2024 between Stericycle, INC and Fayetteville City Clerk located at 113 W Mountain St, Fayetteville, Arkansas,72701-6069

Contract Entities: (Sold to) :

Customer/Company Name:	Fayetteville City Clerk
Address:	113 W Mountain St
Floor/Suite Number:	
City / State / Zip:	Fayetteville, Arkansas, 72701-6069
Phone:	4795758323
Email:	cfondren@fayetteville-ar.gov
Contact:	Chanci Fondren
Title:	

Billing Information

Billing Contact/Company Name:	Fayetteville City Clerk
Address:	113 W Mountain St
City / State / Zip:	Fayetteville, Arkansas, 72701-6069
Phone:	4795758323
Email:	cfondren@fayetteville-ar.gov
Contact:	Chanci Fondren
Title:	

Account Information	Service/Equipment Name	Pick up Frequency	Planned Units for Pick Up	Contracted Price	Additional Fees	Price Increase	Renewal Date	Surcharges
Account Name: Fayetteville City Clerk Address: 113 W Mountain St, Fayetteville, Arkansas, United States, 72701-6069	SELECT PURGE SERVICE | ON-SITE (PAPER)	One Time	1 Each	$ 206.00 minimum per pickup	N/A	N/A	N/A	Metro Surcharge: $ 0 Per Stop Environmental Surcharge: Per Index Table Fuel Surcharge: Per Index Table Recycling Recovery Surcharge: Per Index Table Recycling Recovery Cap: %
Account Name: Fayetteville City Clerk Address: 113 W Mountain St, Fayetteville, Arkansas, United States, 72701-6069	BOX-SMALL	One Time	400 Each	$ 5.10 per container Minimum include 41 each	N/A	N/A	N/A	Metro Surcharge: $ 0 Per Stop Environmental Surcharge: Per Index Table Fuel Surcharge: Per Index Table Recycling Recovery Surcharge: Per Index Table Recycling Recovery Cap: %

Account Name: Fayetteville City Clerk Address: 113 W Mountain St, Fayetteville, Arkansas, United States, 72701-6069	BOX-LARGE	One Time	100 Each	$ 10.20 per container Minimum include 0 each	N/A	N/A	N/A	Metro Surcharge: $ 0 Per Stop Environmental Surcharge: Per Index Table Fuel Surcharge: Per Index Table Recycling Recovery Surcharge: Per Index Table Recycling Recovery Cap: %

Contract Effective Date: 08.27.2024

GPO: NONE

Service Guarantee: Stericycle guarantees to deliver the highest quality service at all times. Any complaints about the quality of service which have not been resolved in the normal course of business should be communicated to Stericycle by written notice to the Account Care department at the address listed below. If Stericycle fails to resolve any material service complaint within thirty (30) days, the customer may terminate this Agreement provided all equipment is paid for at the then current replacement values or returned to Stericycle in good and usable condition

IN WITNESS WHEREOF, this Agreement has been duly executed on the day, month and year written below.*

The offer will expire 08.26.2025

Stericycle:

Contracting Entity: **Stericycle INC.**

Name: John Savage

Title:

Date: \d2\

Signature:

Customer:

Customer/Company: **City of Fayetteville**

Name: Lioneld Jordan

Title:

Date: \d1\

Signature:

By signing above, I acknowledge that I am the Customer's authorized officer or agent and that I have the authority to bind Customer to this Agreement. Customer agrees to be bound by these terms and conditions. Stericycle, INC. 2355 Waukegan Road, Bannockburn, IL 60015 P (866) 783-7422. F (866) 783-7432

Docusign Envelope ID: 84BBA011-29FF-43A9-BC9D-9F0A19F41917

TERMS AND CONDITIONS

1.Introduction

Stericycle, Inc., a Delaware corporation, on behalf of itself and its subsidiaries, with offices at 2355 Waukegan Road, Bannockburn, IL 60015 (collectively, Stericycle), and Fayetteville City Clerk with offices at 113 W Mountain St,Fayetteville, Arkansas,United States,72701-6069(Customer), hereby enter into and agree as provided in this Services Agreement (the Agreement) dated 08 27,2024(the Effective Date).

2. Services

Stericycle will provide containers and related equipment ("Equipment") for the collection and storage of Customer's paper and other agreed upon materials ("CCM"). The number of containers will be determined by Stericycle. Stericycle will: (i) collect the CCM on a regularly scheduled and mutually agreed basis, (ii) destroy the CCM using a mechanical device (the "Destruction Process"), (iii) provide Customer with a Certificate of Destruction if requested by Customer, and (iv) recycle or otherwise dispose of the CCM. Customer shall not place in any Equipment any hazardous waste, any material that is highly flammable, explosive, toxic, a biohazard, medical waste, or radioactive, or any material that is illegal or unsafe ("Prohibited Materials"). Customer shall be liable for damages resulting from the placement of any Prohibited Materials in any Equipment.

3. Terms of this Agreement; Renewal

The term of this Agreement will begin on the Effective Date and continue for sixty days.

4. Pricing

Customer shall pay to Stericycle the service fees and surcharges as set forth on page 1 (collectively "Service Fees"). Stericycle reserves the right, in its sole discretion, to increase the amount of each Service Fee or adjust or add a surcharge from time to time. Stericycle will provide notice of any new surcharges to Customer, which notice may be included on an invoice. Notwithstanding any provision to the contrary, Customer shall pay the Minimum Charge if Customer declines or cancels a scheduled service or if Customer's location is closed during a scheduled service. For services rendered beyond the stated quantities, the total charge will increase based on the amount of units serviced at the applicable additional container rate, extra material unit rate or the current Stericycle standard list price. Customer agrees to pay ancillary charges according to the then-current Schedule of Ancillary Charges at www.shredit.com ("Schedule"), which is incorporated by reference as if fully set forth herein and is subject to change from time to time in Stericycle's discretion.

5. Payment Terms; Billing

Stericycle shall submit invoices to Customer in accordance with Stericycle's standard billing process. Customer shall pay in full each Stericycle invoice within Net 10 days of the date of such invoice. Any invoiced amounts not received by Stericycle within that timeframe will be subject to a late fee of 1.5% per month on the past due balance (or the maximum amount allowed by law). Customer shall reimburse Stericycle for all costs that it incurs in collecting overdue amounts from Customer. All payments must be in immediately available U.S, funds. Customer shall be responsible for any and all applicable taxes. Notwithstanding anything to the contrary, Customer shall pay the Minimum Charge if Customer declines or cancels the Services after Stericycle has arrived at Customer's location on the scheduled shredding date.

6.Early Termination

In the event that Customer terminates this Agreement prior to the expiration of the Term other than as set forth in Section 7 Customer shall promptly pay Stericycle all unpaid invoices and any late charges thereon.

7. Default & Termination for Cause

Either party may immediately terminate this Agreement, in whole or in part, upon written notice to the other party if the other party breaches any material provision of this Agreement and fails to cure such breach within thirty (30) days following receipt of written notice of such breach. Documented service or performance deficiencies by Stericycle or nonpayment by Customer of amounts rightfully owed to Stericycle or Customer's failure to comply with Stericycle polices related to the Services shall constitute a material breach.

8.Limitation of Liability; Disclaimer of Warranties

In no event shall either party be liable for any indirect, exemplary, punitive, special, incidental or consequential damages, or lost profits, lost revenue, lost business opportunities or the cost of substitute items or services under or in connection with this Agreement. Stericycle's aggregate liability, if any, arising under this Agreement or the provision of Services to Customer is limited to the amount of the Service Fees received by Stericycle from Customer under the Agreement.

9. Indemnification

Stericycle shall indemnify and hold Customer harmless from any liabilities arising from the gross negligence or willful misconduct of Stericycle in the performance of its obligations under this Agreement. Customer shall indemnify and hold harmless Stericycle from any liabilities arising from the gross negligence or willful misconduct of Customer, which shall include, but not be limited to, the placement of Prohibited Materials in the Equipment.

10. Compliance Materials

To the extent that Stericycle provides Customer with electronic or printed materials (Compliance Materials), it provides these subject to a limited license to Customer to use Compliance Materials for its own, non-commercial use. Stericycle may revoke this license at any time. Customer may not copy or distribute Compliance Materials or use or republish Compliance Materials for or to any third party or audience. Customer agrees to return all Compliance Materials to Stericycle at Customer's expense at the expiration or termination of this Agreement. Stericycle may charge Customer a fee for failure to return Compliance Materials.

11. Confidentiality

Customer agrees to not disclose to any third parties Stericycle pricing, policies and procedures. Stericycle will keep confidential all Customer confidential information provided to Stericycle in connection with this Agreement and will use the same solely for the purposes provided in this Agreement. As used herein, confidential information means any information provided to Stericycle in confidence that relates to Customer's property, business and/or affairs, other than (i) information that is or has become publicly available due to disclosure by Customer or by a third party having a legal right to make such disclosure and (ii) information previously known to Stericycle free of any obligation to keep it confidential prior to receipt of the same from Customer.

12. Compliance with Laws and Policies

Each party shall comply with all laws, rules and regulations, including anti-corruption and economic and trade sanctions laws, applicable to its performance hereunder.

13.Excuse of Performance

In the event either party is prevented, hindered or delayed from the performance of any act required hereunder (other than the payment of any amounts due) by reason of acts of God, acts of war or terrorism, labor difficulties or civil unrest, legal process, failure of power or any other similar reason not directly the fault of such party, or by reason of the other party or its agents, then performance of such act shall be excused for the period of delay and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay.

14. Equipment

Customer shall have the care, custody and control of any containers and other equipment owned by Stericycle and placed at Customer's premises (Equipment) and

accepts responsibility and liability for the Equipment and its contents. Any damage or loss to such Equipment, other than normal wear and tear, will be charged to Customer at full replacement value. However, in no event shall Customer be liable or responsible for damage to the Equipment to the extent caused by the acts or omissions, negligent or otherwise, of Stericycle, its employees and/or agents.

15. Exclusivity

INTENTIONALLY OMITTED

16. Brokers

Stericycle reserves the right to deal solely with the Customer and not with any third party agents of the Customer for all purposes relating to this Agreement. Customer represents and warrants to Stericycle that it is acting for its own account and not through a broker or agent. Stericycle shall be entitled to terminate this agreement and seek all available legal remedies, including but not limited to liquidated damages, in the amount set forth herein for Customer's breach of this representation and warranty.

17. Entire Agreement; Purchase Orders

This Agreement constitutes the entire agreement between the parties relating to the subject matter of this Agreement and supersedes any prior agreements and arrangements between the parties. No term or condition contained in a Customer purchase order or any other invoice acknowledgment shall be binding upon Stericycle unless agreed to by Stericycle in writing.

18. Amendment and Waiver; Saving Clause; Survival

Changes in the types, size and amount of equipment and the frequency of service may be mutually agreed to in writing by the parties, without affecting the validity of this Agreement. All other amendments to this Agreement shall be effected only by a written instrument executed by the parties. No waiver shall be effective unless submitted in writing by the party granting such waiver. No waiver of any provision of this Agreement shall be deemed a waiver of any other provision of this Agreement and no waiver of any breach or duty under this Agreement shall be deemed a waiver of any other breach or later instances of the same duty.

19. Assignment

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns, legal representatives and heirs; provided, however, that Customer may not assign its rights or delegate its obligations under this Agreement without the prior written consent of Stericycle.

20. Independent Contractor

Stericycle's relationship with Customer is that of an independent contractor, and nothing in this Agreement shall be construed to designate Stericycle as an employee, agent or partner of or a joint venture with Customer.

21. Notices; Counterparts

(a) All required notices, or those which the parties may desire to give under this Agreement shall be in writing and sent to the Customer's address set forth on the first page of this Agreement, and in the case of Stericycle, to the Stericycle legal Department at: 2355 Waukegan Road, Bannockburn, IL 60015, Attn: Legal Department. Notices shall be effective when received. (b) This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which when taken together shall constitute one and the same instrument. A copy, facsimile or electronic document of this Agreement shall be as effective as an original.

22. Governing Laws & Dispute Resolution

Except as otherwise set forth herein, this Agreement shall be governed by and construed in accordance with the laws of the State of Illinois, without regard to the conflict of law provisions. Any dispute arising in connection with or relating to this Agreement or between the parties (Disputes) that the parties are unable to resolve informally, such as via discussion and negotiation between the parties, shall solely and exclusively be resolved by binding and final arbitration before the American Arbitration Association (AAA), conducted pursuant to the Federal Arbitration Act (as the parties acknowledge that the services provided involve interstate commerce). All Disputes will be determined on an individual basis (and not as a class member or in any purported class or representative capacity, considered unique as to its facts, and shall not be consolidated in any arbitration or other proceeding with any claim or controversy of any other party, and the arbitrator or trier of fact shall not preside over any form of representative or class proceeding. The exclusive jurisdiction and forum for resolution of any Dispute shall be by arbitration, which shall take place in the state where Customer is located at the closest AAA office.

Docusign Envelope ID: 84BBA011-29FF-43A9-BC9D-9F0A19F41917

Attachment: Service Compliance

SELECT PURGE SERVICE | ON-SITE (PAPER)

BOX-SMALL

BOX-LARGE

DocuSign

Certificate Of Completion

Envelope Id: 84BBA01129FF43A9BC9D9F0A19F41917
Status: Sent
Subject: Documents for your DocuSign Signature
Source Envelope:
Document Pages: 5
Signatures: 0
Envelope Originator:
Certificate Pages: 1
Initials: 0
John Savage
AutoNav: Enabled
2355 Waukegan Road
EnvelopeId Stamping: Enabled
Bannockburn, IL 60062
Time Zone: (UTC-06:00) Central Time (US & Canada)
john.savage@stericycle.com
IP Address: 52.37.187.105

Record Tracking

Status: Original
8/27/2024 5:20:04 PM
Holder: John Savage
john.savage@stericycle.com
Location: DocuSign

Signer Events	Signature	Timestamp
Chanci Fondren cfondren@fayetteville-ar.gov Security Level: Email, Account Authentication (None)		Sent: 8/27/2024 5:20:06 PM Resent: 8/28/2024 9:55:15 AM Resent: 8/30/2024 10:16:41 AM Resent: 9/3/2024 8:39:01 AM Resent: 9/9/2024 11:05:24 AM Viewed: 9/10/2024 8:34:42 AM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		
John Savage john.savage@stericycle.com Security Level: Email, Account Authentication (None)		
Electronic Record and Signature Disclosure: Not Offered via DocuSign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	8/27/2024 5:20:06 PM

Payment Events	Status	Timestamps

2024 Document Destruction List (Accounting Documents)

	Destruction Year	Documents Received	Document Years
1	2024	1099 Records	2003
2	2024	1951 - 1992 Budget Books	1958
3	2024	1959 - 1962 Ledger Cards	1959
4	2024	1962 - 1975 Water And Sewer Ledger Cards	1962
5	2024	1963 - 1967 Ledger Cards	1963
6	2024	1964 Cancelled Fire Pension Checks	1964
7	2024	1965 - 1978 Accts Receivables Journal Entries	1965
8	2024	1968 - 1971 Ledger Cards	1968
9	2024	1968 Water Sewer Ledgers	1968
10	2024	1970 - 1985 Utility Billing System Files / Water And Sewer Grant Bond Files	1970
11	2024	1972 - 1975 Ledger Cards	1972
12	2024	1974 C&C Revenue Bond Services	1974
13	2024	1975 - 1982 Water And Sewer Ledger	1975
14	2024	1976 - 1978 Ledger Cards	1976
15	2024	1977-1978 B - 12701 to B - 13420 Gen Ledger	1977
16	2024	1978 - 1979 Growth Area Contract Bids	1978
17	2024	1979 - 1980 Ledger Cards	1979
18	2024	1979 - 1984 A/R General Ledgers	1979
19	2024	1979 C&C Revenue Refunding Bond	1979
20	2024	1980 - 1990 Airport Files C-D Invoices, Project Information and Support Documents	1980
21	2024	1980 - 1990 Airport Files D-E Invoices, Project Information and Support Documents	1980
22	2024	1980 - 1990 Airport Files Invoices, Project Information and Support Documents	1980
23	2024	1980 - 1990 Airport Files Invoices, Project Information and Support Documents	1980
24	2024	1980's - 1990's Airport Files Invoices, Project Information and Support Documents	1980
25	2024	1981 - 1982 Ledger Cards	1981
26	2024	1981 - 1987 A/R General Ledgers	1981
27	2024	1982 - 1983 Water And Sewer General Ledger	1982
28	2024	1982 - 1983 Water And Sewer Journal Entires	1982
29	2024	1982 A/R Journal Entries	1982
30	2024	1983 - 1984 Cash Sheets	1983
31	2024	1983 - 1984 Cash Sheets	1983
32	2024	1983 - 1984 Ledger Cards	1983
33	2024	1983 - 1984 Ledger Cards	1983
34	2024	1983 Water And Sewer Journal Entries	1983

	Destruction Year	Documents Received	Document Years
35	2024	1983 General Ledger All Funds	1983
36	2024	1983 Misc Accounts Payable	1983
37	2024	1983 Police And Fire Ledgers	1983
38	2024	1984 - 1985 Acct Receivable Cash Sheet	1984
39	2024	1984 - 1989 City Clerk Files - Police And Fire Pension Info	1984
40	2024	1984 Gen Ledger Dept of Revenue Balance Sheet Revenue Recap	1984
41	2024	1984 Water And Sewer Journal Entries	1984
42	2024	1985 - 1987 Annual Budget & Work Program Binders	1985
43	2024	1985- 1992 Annual Financial Statements And Budget Workshop	1985
44	2024	1985 Accts Receivable Journal Entries	1985
45	2024	1985 Gen Ledger All Funds Dept of Revenue & Balance Sheet	1985
46	2024	1986 Application For Surplus Tax Revenue	1986
47	2024	1986 Arkansas Sales Tax / Capital Improvement Bond Series	1986
48	2024	1987 CD Escrow Bank Statements	1987
49	2024	1987 CD Grant Bank Statements	1987
50	2024	1988 - 1996 State Turnback Street Fund Records	1988
51	2024	1988 - 1997 Property Taxes / Paid Property Tax Records	1988
52	2024	1989 - 1997 W-2's	1989
53	2024	1989 Pay Plan Proposal for Council	1989
54	2024	1989 Year End General ledgers	1989
55	2024	1990 - 1991 Budget Report	1990
56	2024	1990 - 1998 Five Year Capital Improvement Program	1990
57	2024	1990 - 2000 Bank Deposit Transfer Log Sheets	1990
58	2024	1990 Fleet Shop Fund Reports	1990
59	2024	1990 Pay Roll # 1-17	1990
60	2024	1990 Real Estate Exemptions / 1981' - 1989' Cost Allocations	1990
61	2024	1991 - 1992 ICMA Statements - Contribution Work Sheets / Support Files	1991
62	2024	1992 - 1994 COF Pay Plan Files	1992
63	2024	1993 NW AR Resouce Recovery Auth/ Sales Tax / Water And Sewer Statements	1993
64	2024	1994 - 1999 Annual Budget And Work Program	1994
65	2024	1996 Accum Transaction Listing - General Ledger/ Water And Sewer	1996
66	2024	1996 Car Rental Invoices	1996
67	2024	1996 City Sales Tax Receipts / 1992' - 1999' Prepaid Exemptions	1996
68	2024	1996 Paid Airport Invoices	1996
69	2024	1996 Year End MGJ-3 General Ledger	1996

	Destruction Year	Documents Received	Document Years
70	2024	1997 - 1999 EFT Tax Reports	1997
71	2024	1997 Fixed Asset Files	1997
72	2024	1997 Payroll Bank Statements	1997
73	2024	1997 Year End MGJ-3 General Ledger	1997
74	2024	1997-2001 Comm Resources Accounting Files	1997
75	2024	1998 Accum Trans Listing General Ledger	1998
76	2024	1998 Accum Transaction Listing End Of Year General Ledger	1998
77	2024	1998 Accum Transaction Listing General Ledger	1998
78	2024	1998 Accum Transaction Listing General Ledger	1998
79	2024	1998 End Of Year Accum Transaction Listing General Ledger	1998
80	2024	1999 Accum Transaction Listing General Ledger - Box# 2	1999
81	2024	1999 Accum Transaction Listing General Ledger Box# 1	1999
82	2024	1999 Accum Transaction Listing General Ledger Box# 2	1999
83	2024	1999 Accum Transaction Listing General Ledger Box# 3	1999
84	2024	1999 Accum Transaction Listing General Ledger Box# 4	1999
85	2024	1999 Accum Transaction ListingGeneral Ledger - Box# 1	1999
86	2024	1999 Bank Statements	1999
87	2024	1999 Bank Statements	1999
88	2024	1999 Community Development And Water And Sewer Revenue Bank Statements	1999
89	2024	1999 Fixed Assets Written Off	1999
90	2024	1999 Payroll Bank Statements	1999
91	2024	1999 Water And Sewer Bank Statements	1999
92	2024	2000 - 2004 Annual Budget And Work Program Books	2000
93	2024	2000 - 2011 Cancelled Airport Leases	2000
94	2024	2000 Bank Statement Water And Sewer Revenue	2000
95	2024	2000 Bank Statements	2000
96	2024	2000 Bank Statements	2000
97	2024	2000 General Bank Statement Box 2	2000
98	2024	2000 General Bank Statements Box 1	2000
99	2024	2000 General Ledger - Box 1	2000
100	2024	2000 General Ledger - Box 2	2000
101	2024	2000 General Ledger - Box 3	2000
102	2024	2000 General Ledger - Box 4	2000
103	2024	2000 General Ledger - Box 5	2000
104	2024	2000 Hardcopy Bank Statements	2000

	Destruction Year	Documents Received	Document Years
105	2024	2000 Microfilm Bank Statements	2000
106	2024	2000 Payroll Bank Statements	2000
107	2024	2000 Payroll Bank Statements	2000
108	2024	2000 Water And Sewer Bank Statements	2000
109	2024	2000 Water And Sewer Bank Statements	2000
110	2024	2001 - 2002 Bank Statements	2001
111	2024	2001 - 2002 Interest Allocation Worksheets	2001
112	2024	2001 - 2002 Payroll Clerk Terms	2001
113	2024	2001 A/R April - November	2001
114	2024	2001 Accum Trans Listing Balance Sheet	2001
115	2024	2001 Accum Trans Listing General Ledger	2001
116	2024	2001 Accum Trans Listing General Ledger - Box# 1	2001
117	2024	2001 Accum Trans Listing General Ledger - Box# 2	2001
118	2024	2001 Bank Statements	2001
119	2024	2001 Bank Statements - Returned Check Fund	2001
120	2024	2001 General Fund Bank Statement	2001
121	2024	2001 General Fund Bank Statement	2001
122	2024	2001 General Fund Bank Statements	2001
123	2024	2001 General Fund Bank Statements	2001
124	2024	2001 Park Concession Bank Statements	2001
125	2024	2001 Payroll Bank Statement	2001
126	2024	2001 Payroll Bank Statements	2001
127	2024	2001 Payroll Bank Statements	2001
128	2024	2001 Payroll Bank Statements	2001
129	2024	2001 Payroll Bank Statements	2001
130	2024	2001 Water And Sewer O+M Bank Statements	2001
131	2024	2002 Accum Trans Listing Balance Sheet	2002
132	2024	2002 Accum Trans Listing Balance Sheet	2002
133	2024	2002 Accum Trans Listing General Ledger	2002
134	2024	2002 Accum Trans Listing General Ledger	2002
135	2024	2002 Bank Statements	2002
136	2024	2002 Fire Department Uniform Invoices	2002
137	2024	2003 Bank Statements	2003
138	2024	2003 Bank Statements	2003
139	2024	2003 Community Development Files - Box # 1 Log Sheets, Expenditure Sheets	2003

	Destruction Year	Documents Received	Document Years
140	2024	2003 Community Development Files - Box # 2 Financial Reports	2003
141	2024	2003 HMR Taxes Files	2003
142	2024	2004 Bank Deposit Files	2004
143	2024	2004 Payroll Files	2004
144	2024	2005 Airport Journal Entries	2005
145	2024	2005 Deposit Slips	2005
146	2024	2007 Bank Statements/ General Fund/ Internet IVR - Box 1	2007
147	2024	2007 Bank Statements/ General Fund/ Internet IVR - Box 2	2007
148	2024	2007 Fourth Quarter Journal Entries	2007
149	2024	2007 Vendor Files	2007
150	2024	2008 - 2009 Airport Cancelled Leases	2008
151	2024	2008 A/R January-April	2008
152	2024	2008 Annual Budget Workbooks	2008
153	2024	2011 Flood PPWK	2011
154	2024	2012 Airport Grant Paperwork	2012
155	2024	2012 Aviation Airport Invoices	2012
156	2024	2013 Purchasing Auction Files	2013
157	2024	2015 Payroll Files	2015
158	2024	2017 - 2018 PR-21- PR 14 Payroll	2017
159	2024	2017- 2018 Journal Entries	2017
160	2024	2017 A/R April -August	2017
161	2024	2017 PR Backup PR-01- PR-20	2017
162	2024	2018 A/R Second Quarter	2018
163	2024	2018 A/R Third Quarter	2018
164	2024	2018 AP Batch List/ December - January	2018
165	2024	2018 AP Check Backups - ACH Backups October - December	2018
166	2024	2018 Journal Entries	2018
167	2024	2019 - 2020 Bank Statements	2019
168	2024	2019 AP Batch List October - March	2019
169	2024	2019 AP Batch List/ March - August	2019
170	2024	2019 AP Check Backup -ACH Backup July-August	2019
171	2024	2019 AP Check Backup/ ACH Backup February-March	2019
172	2024	2019 APP-Card Backup - July	2019
173	2024	2019 APP-Card Backups - June	2019
174	2024	2019 APP-Card Backups -August	2019

	Destruction Year	Documents Received	Document Years
175	2024	2019 Employee CAT Leave Backup And ACH Backup - October	2019
177	2024	2019 Monthly Payment Records/ Support Documents January- December	2019
178	2024	2019 PR-20 - PR-10 Payroll	2019
179	2024	2020 - 2021 A/R August - September	2020
180	2024	2020 - 2021 June - July Bank Reconciliations	2020
181	2024	2020 AP Batch List/ June - November	2020
182	2024	2020 Batch List - January- June	2020
183	2024	2020 HMR And SB -August- October	2020
184	2024	2020 HMR And SB October - December	2020
185	2024	2020 Payroll PR-11- PR-22	2020
186	2024	2020 PR-23 - 2021 PR-18	2020
206	2024	A/R Journal Entry	1988
207	2024	A/R Journal Entry	1989
208	2024	Accts Payables for Transportation	1998
209	2024	Administration Timesheets	2000
210	2024	AP Check Stubs - Jan 1981-Dec 1983	1981
212	2024	April 1,1975 - December 31,1975 -Accounts	1975
213	2024	Bank of America Disbursement	2004
214	2024	Bid And Asset Records/ Various Dates	Various
215	2024	Book Of Account Numbers	1977
216	2024	Charles Veneble Public Works Files (Correspondence / Damage Claim Payment Info)	1994
217	2024	Chart of Accounts	1994
218	2024	Chart of Accounts	1998
219	2024	Check Register	2006
220	2024	Closed Businesses	2006
221	2024	Customer Billing and Related Data	1977
222	2024	Daily Cash Postings October 2019 - October 2020	2020
223	2024	Daily Cash PostingsMarch 2020 - Sept 2020	2020
224	2024	DAR- Balance Sheet-Revenue Recap	1989
225	2024	DAR Dept of Revenue, Balance Sheet Revenue Recap	1990
226	2024	Department Earning History	2001
227	2024	Election Files-1990-1998: Statement of Financial Interest	1990
228	2024	Expired bonds for CEC 1991	1991
229	2024	Finance Department Files/ Support Documents	Various
230	2024	Financial Statements / Extra Copies	1982

	Destruction Year	Documents Received	Document Years
231	2024	Fixed Assests	2002
233	2024	Incinerator Refund Books	1996
234	2024	IRMA Courses And Info Material (Income Related Monthly Adjustment)	1987
235	2024	January 1,1973 - May 10,1973-Accounts	1973
236	2024	Linebaugh, Crosson, Parsons, Meyers Files - Box #1 (Finance Files)	1992
237	2024	Linebaugh, Crosson, Parsons, Meyers Files - Box #2 (Finance Files)	1992
238	2024	Linebaugh, Crosson, Parsons, Meyers Files - Box #3 (Finance Files)	1992
239	2024	Linebaugh, Crosson, Parsons, Meyers Files - Box #4 (Finance Files)	1992
240	2024	Linebaugh, Crosson, Parsons, Meyers Files - Box #5 (Finance Files)	1992
241	2024	May 16,1974 - March 31, 1975 General Ledger	1974
242	2024	Mayor's Office- TIF Tax Increment Reports- Financing Dist Report- TREE CITY USA Info	2010
243	2024	Monthly Financial Statements 2004-2009	2004
244	2024	Multiple years of phone statements, 1995-1999	1995
245	2024	Old telephone statements	1999
246	2024	P/R Accrual Hours	2004
247	2024	Payment Edit Listing	2007
248	2024	Payroll records 9-3126 to 9-5180	2000
249	2024	Payroll Timesheets (P19-P26)	2000
250	2024	Payroll Timesheets (P19-P26) Backup	2001
251	2024	Public Works, General Ledger, Funds	1959
252	2024	School Construction Files - Box #1 (Annual Statistical Plans)	1995
253	2024	School Construction Files - Box #2 (Annual Statistical Plans)	1995
254	2024	School Construction Files - Box #3 (Annual Statistical Plans)	1995
255	2024	Service Address Billing	2005
256	2024	Service Awards Payments	2000
257	2024	Specifications And Construction Contracts	2003
258	2024	Transaction Journal 9-2-08 thru 12-31-08	2008
259	2024	Utility Refund Checks	2008
260	2024	Utility Refund Checks	2008
261	2024	Validated Invoices	2002
262	2024	Vendor List	1998
263	2024	W-9 Purchasing A-F Files	2001
264	2024	W-9 Purchasing P-Z Files	2001
265	2024	Wastewater Improvement Project- Brasfield & Gorrie Pay Requests 2006-2007	2007
266	2024	Wastewater Improvement Project- Brasfield & Gorrie Pay Requests 2006-2007	2006

	Destruction Year	Documents Received	Document Years
267	2024	Water Refund Checks	2006
268	2024	Water Sewer Fixed Assests	1988

2024 Document Destruction List (Non-Accounting Documents)

	Destruction Year	Documents Received	Document Years
1	2024	1962 - 1972 W/S Work Orders and Inventory Records	1962
2	2024	1981 - 1985 FFD Run Reports	1981
3	2024	1984 Fire Daily Run Log Reports	1984
4	2024	1984 Schuler Town Historic Survey	1984
5	2024	1986 - 2004 Boards & Committees Documents and Records - Applications, Correspondence	1986
6	2024	1987 - 1992 Kevin Crosson (Public Works Director) Incinerator Files (Project Reports)	1987
7	2024	1990 - 1995 Public Works Department Files- Various Project Status & Correspondence	1990
8	2024	1991 - 1992 Fire Department Reports Daily Run Logs	1991
9	2024	1991 - 1999 Urban Development Files , Various Community Projects, Animal Shelter	1991
10	2024	1991 Kevin Crosson (Public Works Director) Desk Files-Projects, Reports, Correspondence	1991
11	2024	1992 - 2000 Mayors Office Files, Correspondence, Project Updates	1992
12	2024	1992 - 2004 CDBG Rehab Project Files	1992
13	2024	1993 FFD Daily Run Reports & Shift Reports	1993
14	2024	1993 Workshop Registrations (2 Boxes)	1993
15	2024	1994 - 1995 Mayors Administrative Files / Phone Message Books	1994
16	2024	1994 - 2000 Rental Rehab Files	1994
17	2024	1994 - 2000 Rental Rehab Files	1994
18	2024	1994 Mayors Office Files-OMI, W/S, Traffic & Support Documents	1994
19	2024	1995 - 2000 Inspection Plans-Building Safety	1995
20	2024	1995 City Manager Linebaugh / Crosson Files-Incinerator Correspondence	1995
21	2024	1996 - 1998 Community Resources Support Docs for destruction only. Not required to scan per Y. Fields	1996
22	2024	1996 Shift Reports And Training Record Inventory FFD	1996
23	2024	1998 - 1999 Fire Department Monthly Reports	1998
24	2024	1998 - 1999 Solid Waste Information Files	1998
25	2024	1998 - 2000 Community Service Code Files	1998
26	2024	1998 - 2000 Community Service Code Files	1998
27	2024	1998 FFD Daily Run Summary	1998
28	2024	1999 Fire Daily Log/Run Reports	1999
29	2024	1999 Fire Prevention Code Books	1998
30	2024	1999 W/S Shift Records	1999
31	2024	2000 FFD Run Log Reports July - December	2000
32	2024	2000 Mayors Calendars and phone logs	2000

2024 Document Destruction List (Non-Accounting Documents)

	Destruction Year	Documents Received	Document Years
33	2024	2000 Phone Message Books (Administration/Mayor's Office)	2000
34	2024	2000 Weekly Calendar And Phone Message Log Books (Administration/Mayor's Office)	2000
35	2024	2001 - 2001 Community Service Code Files	2000
36	2024	2001 - 2002 CGSCI Development / S. Executive Ramp Hangar	2001
37	2024	2001 - 2002 Code Complaints / Files	2001
38	2024	2001 - 2012 Taxi\Limo Permits, 2005: Bldg Safety Files, Eng, Fleet & Transportation Files	2001
39	2024	2001 Clabber Creek Correspondence	2001
40	2024	2001 Comm Resources Lead Tesst	2001
41	2024	2001 Community Access Television / Cable Admin Records	2001
42	2024	2001 Community Resources Subrecipients	2001
43	2024	2001 FFD Daily Run Reports January - April	2001
44	2024	2001 Fire Department Run Reports	2001
45	2024	2001 Fire Dept Daily Run Log Reports May - June	2001
46	2024	2001 Fire Dept Daily Run Logs - November - Burn Permits	2001
47	2024	2001 Fire Dept Daily Run Logs July - October	2001
48	2024	2001 Old Traffic File Records	2001
49	2024	2001 Shift Officer Daily Reports FPD	2001
50	2024	2001 Truck Maintenance Checks FFD	2001
51	2024	2002 W/S Work Order Requisitions	2002
52	2024	2003 - 2004 CAT Manager Files	2003
53	2024	2003 - 2005 Community Access Television / Cable Admin Records	2003
54	2024	2003 Community Resource Subrecipients	2003
55	2024	2003 Kevin Crosson City Manager Files-Projects Reports, Correspondence	2003
56	2024	2003 W/S Apparatus Inspection Forms	2003
57	2024	2004 Mayors Administration Files - Box # 1 (correspondence, reports, memos)	2004
58	2024	2004 Mayors Administration Files - Box # 2 (correspondence, reports, memos)	2004
59	2024	2004 W/S Apparatus Inspections	2004
60	2024	2005 Fire Apparatus Inspections	2005
61	2024	2005 Water/Sewer Workorders	2005
62	2024	2005 Water/Sewer Workorders A-P	2005
63	2024	2005 Water/Sewer Workorders R-Z	2005
64	2024	2006 Truck Maintenance Checklist FFD Apparatus Inspections & Equip Inventory	2006

2024 Document Destruction List (Non-Accounting Documents)

	Destruction Year	Documents Received	Document Years
65	2024	2006 Waste Water System Improvements Project	2006
66	2024	2008 Wastewater System Improvement Project	2008
67	2024	2009 Mayors Office / ADEQ and Ozark Electric Files	2009
68	2024	2009 Wastewater System Improvement	2009
69	2024	2009 Water and Sewer Improvement Project	2009
70	2024	2010 Mayors Office Files-Phone Message Books, Calendars	2010
71	2024	2011 AIP 36,37,38 Runway Safety Area Improvements	2011
72	2024	2013 - 2014 Fuel Usage Reports	2013
73	2024	2014 AV Fuel Report	2014
74	2024	2015 Aviation Fuel Reports	2015
75	2024	2015 Aviation Fuel Reports July - August	2015
76	2024	Airport Notes To Be Recycled-Hazard Assesments	2001
77	2024	Archer Western Specs for Wasterwater Improvement 2005-2007	2005
78	2024	Burnst & McDonnell Prgm Mgmt Wastewater Summary Status Report	2017
79	2024	City Attorney Files For Incinerator Project (Transcriptions, Reports)	1994
80	2024	City Clerk Smoking Petitions	2003
81	2024	City Manager Solid Waste Files	1987
82	2024	Endangered Species Study Reports	1981
83	2024	Extra Code Supplements	1980
84	2024	Farmington Service Connections	1992
85	2024	Fire Department (Daily Run Logs) 1979-1980	1979
86	2024	Fire Department Daily Run Reports	1994
87	2024	Fire Department Monthly Run Reports	1992
88	2024	Fire Department Training Documents 1979-1980	1980
89	2024	Fire Run History Reports	1998
90	2024	Fire Station Branch Number 3 Paperwork - Box #1 (Building Specification Info.)	2004
91	2024	Fire Station Branch Number 3 Paperwork - Box #2 (Building Specification Info.)	2004
92	2024	Former City Clerk - Susanne Kennedy Desk Files Code Inserts	1995
93	2024	Greg Boettcher Files / Mayors Office Files Water Sewer Projects Correspondence	2001
94	2024	Mayors Office - WAC Expansion & YRCC	1999
95	2024	NWA Regional Airport Environmental Study	2013
96	2024	Petition for Lowest Law Enforcment Priority Policy	2008

2024 Document Destruction List (Non-Accounting Documents)

Destruction Year	Documents Received	Document Years
97 2024	Referendum Petition - Ordinance 5703	2014
98 2024	Report On Sewage Box 1	1951
99 2024	Report On Sewage Box 2	1951
100 2024	Service Connection Orders Box 3	1988
101 2024	Service Connection Orders Box 1	1979
102 2024	Service Connection Orders Box 2	1979
103 2024	Service Connection Orders Box 4	1998
104 2024	Sewer Improvement District No. 1	2000
105 2024	Smoking Petition Box 1	2003
106 2024	Smoking Petition Box 2	2003
107 2024	Staff Administration Files / Vegetation Management (Solid Waste Reports)	1983
108 2024	Staff Administrative Files / Vegetation Management (Solid Waste Reports)	1983
109 2024	Various Fire Appratus Inspection Forms	2005
110 2024	Various Fire Department Files, Run Logs, Truck Inspections	2005
111 2024	WAC Construction / School Construction (Project Status of Construction for both Projects)	1990
112 2024	Water And Sewer Department Don Bun Files (W/S Committee Files)	1981
113 2024	Water And Sewer W/O Reports	1981
114 2024	Water Sewer Service Work Orders	1987
115 2024	White River Water Line Connections	1997

Affidavit of Destruction of City of Fayetteville Records

STATE OF ARKANSAS)

) SS:

COUNTY OF WASHINGTON)

I, _____, Document Manager for the City of Fayetteville, do hereby certify that the records listed as Exhibit "A" have been retained for the required number of years. I further certify the following:

1. That the documents listed in Exhibit "A" attached hereto and made a part hereof are being destroyed by the City of Fayetteville as authorized by Fayetteville City Council Resolution No._____ adopted on the _____ day of _____, _____.
   (dd) (mm) (yyyy)

2. There records have been maintained according to state statute and the retention schedule for the City of Fayetteville.

3. The method of destroying said documents: _____ (ex. Shredding)

_____
Document Manager

_____
Council Member

OATH

Before me,_____ a Notary Public in and for Washington County, State of Arkansas, personally appeared _____and

_____ and he/she being first duly sworn (or affirmed) by me upon his/her oath, says that the facts alleged in the forgoing instrument are true.

_____ (Seal)
(Notary Public)

My Commission Expires: _____
(mm/dd/yyyy)

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-555

MEETING OF OCTOBER 15, 2024

TO: Mayor Jordan and City Council

THRU: Matt Mihalevich, Active Transportation Manager
Chris Brown, Public Works Director
Susan Norton, Chief of Staff

FROM: Dane Eifling, Mobility Coordinator

SUBJECT: **Toole Design Group Contract for Safe Routes to Schools Plan**

RECOMMENDATION:
Staff recommends approval of a contract with Toole Design Group in the amount of $124,932 through RFQ 24-03 for development of a Safe Routes to School Plan in coordination with Fayetteville Public Schools.

BACKGROUND:
This project is made possible through the Northwest Arkansas Regional Planning Commission - Carbon Reduction Program (CRP). Federal-Aid funding in the amount of $100,000 was recognized by Resolution 270-23. The required 20% match is being provided through a joint partnership between the Fayetteville Public School District and the City of Fayetteville each providing $12,500 to meet the $25,000 total match requirement.

The 2021 infrastructure Investment and Jobs Act (IIJA) (Public Law 117-58), also known as the "Bipartisan Infrastructure Law" (BIL), into law. The BIL authorizes a new Carbon Reduction Program (CRP) codified at 23 United States Code (U.S.C.) 175 to reduce transportation emissions.
In August 2023 City staff applied for and was awarded $100,000 in (CRP) to fund 80% of the cost of a Safe Route to School Plan for Fayetteville Public Schools.

DISCUSSION:
Fayetteville Public Schools, with more than 10,000 enrolled students, generate more than 3.5 million commuting trips every year. These trips account for a large portion of the daily transportation demand on Fayetteville's roads, streets, sidewalks and trails. By shifting more of these trips away from automobiles and toward safe walking, biking and other alternative modes of transportation the City and FPS can advance common goals for sustainability, reduce traffic congestion and improve educational outcomes for students.

Toole Design Group was selected through RFP 24-03 that included 8 qualified panning firms. Toole Design Group demonstrated the highest levels of relevant experience and expertise tin the field of Safe Routes to School Planning having created plans for several school districts across the country including Portland Oregon, Arlington Virginia, and Austin Texas.
Goals for the Safe Route to School Plan are detailed in the Scope of Work provided by Toole Design and reviewed by City Staff and representatives from FPS. Deliverables include:

1. Project Management and Coordination
2. Data Collection, Mapping and Analysis
3. Outreach and Stakeholder Engagement
4. Comprehensive SRTS Plan Document

BUDGET/STAFF IMPACT:
The City of Fayetteville has been awarded $100,000 in federal-aid funding by the Northwest Arkansas Regional Planning Commission through the Carbon Reduction Program. The required 20 percent match is being provided through a partnership between the Fayetteville Public School District and the City of Fayetteville, each providing $12,500 to meet the $25,000 total match requirement. Fayetteville's funding for the match has been budgeted through general funds in the Mobility / Trail Improvements program.

ATTACHMENTS: SRF (#3), RFQ 24-03, Submittal - Toole Design Group, LLC - E (#4), Agreement for Planning Services for SRTS Toole Design Group LLC Contract - Signed by Toole (#5)

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

File #: 2024-555

Toole Design Group Contract for Safe Routes to Schools Plan

A RESOLUTION TO AWARD RFQ #24-03 AND APPROVE A CONTRACT WITH TOOLE DESIGN GROUP IN THE AMOUNT OF $124,932.00 FOR DEVELOPMENT OF A SAFE ROUTES TO SCHOOL PLAN IN COORDINATION WITH FAYETTEVILLE PUBLIC SCHOOLS

WHEREAS, on December 5, 2023, City Council passed Resolution 270-23 recognizing $100,000.00 in Federal-Aid funding for the development of a Safe Routes to School Plan with the matching portion shared equally by the City of Fayetteville and the Fayetteville School District.

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 awards RFQ #24-03 and authorizes Mayor Jordan to sign a contract with Toole Design Group in the amount of $124,932.00 for development of a Safe Routes to School Plan in coordination with Fayetteville Public Schools.

City of Fayetteville Staff Review Form

2024-555

Item ID

October 15th 2024

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

Dane Eifling	9/26/2024	ENGINEERING (621)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

Staff recommends approval of a contract with Toole Design Group in the amount of $124,932 through RFP 24-03 for development of a Safe Routes to School Plan in coordination with Fayetteville Public Schools.

Budget Impact:

1010.090.6600-5314.00	General Fund
Account Number	Fund
32307.2301	Carbon Reduction Program Grant - Safe Routes to School
Project Number	Project Title

Budgeted Item?	Yes	Total Amended Budget	$	125,000.00
		Expenses (Actual+Encum)	$	-
		Available Budget	$	125,000.00
Does item have a direct cost?	Yes	Item Cost	$	124,932.00
Is a Budget Adjustment attached?	No	Budget Adjustment	$	-
		Remaining Budget	$	68.00

V20221130

Purchase Order Number:

Previous Ordinance or Resolution # 270-23

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

RFQ 24-03 Addendum 1
Toole Design
Toole Design Group, LLC
Supplier Response

Event Information

Number:	RFQ 24-03 Addendum 1
Title:	Safe Routes to School Planning Services - Phase II
Type:	Request for Qualifications
Issue Date:	3/27/2024
Deadline:	4/18/2024 02:00 PM (CT)
Notes:	The City of Fayetteville is accepting formal statements of qualifications from firms who have submitted a Letter of Interest regarding the Safe Routes to School Planning Services. All questions regarding this RFQ process should be directed to Amanda Beilfuss at abeilfuss@fayetteville-ar.gov.

Contact Information

Contact:	Amanda Beilfuss Sr. Purchasing Agent
Address:	Purchasing Room 306 City Hall 113 West Mountain Street - Room 306 Fayetteville, AR 72701
Email:	abeilfuss@fayetteville-ar.gov

Toole Design Information

Address: 8484 Georgia Avenue
Suite 800
Silver Spring, MD 20910
Phone: (864) 336-2276

By submitting your response, you certify that you are authorized to represent and bind your company.

Ernest Boughman, III, AICP
Signature

marketing@tooledesign.com
Email

Submitted at 4/16/2024 02:34:38 PM (CT)

Requested Attachments

RFQ 24-03, Safe Routes to School Planning Services - Phase II

RFQ 24-03_SRTS Planning Services_Phase 2_TOOLE DESIGN.pdf

Please attach the signed and completed RFQ form, located in the 'Attachments' tab, along with statement of qualifications.

Bid Attributes

1	**Addendum Acknowledgement** By selecting, "I agree", you acknowledge that you have read all addendum(s) that have been issued for this solicitation, if applicable. ☑ I agree

TOOLE DESIGN

CITY OF FAYETTEVILLE

SAFE ROUTES TO SCHOOL PLANNING SERVICES

RFQ 24-03 ■ APRIL 18, 2024



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**These sections do not count towards the page limitation.*

TOOLE DESIGN GROUP, LLC
BENTONVILLE, AR

919.336.5010 x139
TOOLEDESIGN.COM

April 16, 2024

City of Fayetteville Purchasing Division
Attn: Amanda Beilfuss, Senior Purchasing Agent
113 W. Mountain Street, Room 306
Fayetteville, AR 72701

RE: RFQ 24-03 Safe Routes to School Planning Services

Dear Amanda Beilfuss and Members of the Selection Committee:

Toole Design Group is pleased to submit our statement of qualifications for the City of Fayetteville Safe Routes to School (SRTS) Planning Services that will result in a meaningful and implementable Plan. As noted in our letter of interest, we believe that Fayetteville is uniquely positioned to transform its streets and built environment in a way that increases safety and promotes active mobility among Fayetteville's school children and the community at-large. Toole Design looks forward to partnering with the City and its stakeholders to deliver a plan that includes strategically prioritized infrastructure projects, as well as effective program strategies. By engaging key stakeholders early through a meaningful, accessible, and culturally appropriate process, we will begin building support for the Plan's implementation from the outset.

Toole Design is North America's leading planning, engineering, and landscape architecture firm specializing in SRTS, multimodal design and planning, Vision Zero, Complete Streets, and safety research. We have been involved in SRTS since our founding in 2003 and assisted in establishing the National Center for SRTS. We have managed statewide programs for 10 different state departments of transportation and have developed SRTS infrastructure plans and programs for more than 500 schools around the U.S. Our staff have previously worked as local or state SRTS coordinators, giving our team an unrivaled degree of first-hand experience. While our national experience with SRTS projects demonstrates the essential technical capabilities, our local knowledge and passion for establishing safe, functional, and vibrant connections for people of all ages and abilities are what truly makes us the right choice for this project.

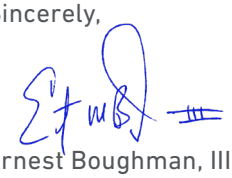
Our proposed approach will help the City of Fayetteville create a planning document that identifies priority engineering projects and non-engineering programs that lead to measurable safety improvements for students. We have assembled a team of skilled professionals uniquely qualified to achieve these results.

- Project Manager, **Jared Draper, AICP**, has a blend of public and private planning experience in multimodal transportation projects, land use planning, and site design. He has extensive experience with SRTS projects and has developed several school travel plans and infrastructure recommendation reports to improve walking and bicycling conditions in Georgia, North Carolina, South Carolina, and Texas. Jared is currently leading Toole Design's work on the NWA Vision Zero Plan through the NWA Regional Planning Commission, as well as supporting projects with the City of Bentonville and other regional stakeholders.
- Deputy Project Manager and Planning Lead **JP Shaffer, AICP** is based in NW Arkansas and brings extensive experience in active mobility planning and program development, public policy, and community engagement, along with an understanding of the geographic and cultural context of your community.
- Toole Design's SRTS Practice Lead, **Diane Lambert**, is recognized as one of the nation's foremost experts in school travel and SRTS and will serve as Strategic Advisor.

Together, Jared, JP, and Diane will lead a team that blends the technical expertise to deliver evidence-based safety solutions with community engagement experience to build youth, family, school district, and community ownership of the final recommendations. We will weave together crash and infrastructure analyses and fieldwork to diagnose the risks and safety problems that affect students walking and biking to school today.

We are confident in our team's ability to deliver the highest quality SRTS Plan for the City of Fayetteville, and we will commit our resources to perform the required work on schedule and within budget. Our team has the leadership and depth to ensure a highly successful outcome that results in improved health and safety of school-age children and teens. If you have any questions or comments, please contact our Project Manager, Jared Draper at 919.336.5010 x188 or jdraper@tooledesign.com. Thank you for considering our team.

Sincerely,



Ernest Boughman, III, AICP
Owner | Director of Operations, Southern U.S.

EXECUTIVE SUMMARY

Fayetteville is unique among Arkansas communities in its long-standing commitment to multimodal travel options. The City's strategic investments in transit, shared and active mobility, and the policies and programs that promote those choices have been recognized regionally, nationally, and internationally. This Plan will be a guide for the City of Fayetteville and the Fayetteville Public School District to increase safer opportunities for active transportation for a growing system of 16 schools and diverse student body.

Toole Design, a leading firm in Safe Routes to School (SRTS) and active transportation planning, is excited to present this proposal to help Fayetteville adopt implementable strategies and actions that have widespread support and impact.

SAFE ROUTES TO SCHOOL PLANNING PRINCIPLES

SRTS has been a key practice area for Toole Design since the company was founded. As the field of and funding sources for SRTS have expanded and evolved, our team has developed the following planning principles to help right-size projects and keep them aligned with the original goals of SRTS, as described in Section 208 of the Infrastructure Investment and Jobs Act.

The scale of the study area and the project deliverables should align with the intended outcomes. Distance from school and population density are important factors in parent decisions on walking and biking to school, and should strategically guide analysis, identification of key routes, and key safety recommendations.

Involvement of the school community is integral to SRTS infrastructure planning. It is essential to develop plans that reflect and address the concerns and needs of students, parents, caregivers, and school administrators. Their involvement also sets the stage for community buy-in of future improvements and intended behavior change

SRTS planning should center child and youth experiences. By applying a simple understanding of the differing needs and abilities of children, planners and engineers can use a refined perspective when assessing pedestrian and bicycle infrastructure.

SRTS planning projects should prioritize equity. Childhood pedestrian mortality has a disproportionate impact on families living in low-income communities and those who identify as Black, American Indian, and Hispanic. SRTS planning projects should prioritize schools serving those populations, and fieldwork assessments, community engagement, and prioritization of recommendations should all emphasize equitable approaches.



The Plan must be based on the experience of students.

SCOPE OF SERVICES

Toole Design's proposal describes our approach, methods, and deliverables for creating a plan that is supported by stakeholders and the community, rooted in best practices, and comprehensive in its recommendations and implementation strategy. Our engagement, analysis, and recommendations work will be anchored by strong project management and quality control with clear communications throughout the project. Toole Design will leverage our recent and current Safety Action Planning work in Northwest Arkansas and Fayetteville to streamline our analysis of existing conditions to focus more effort on outreach, engagement, qualitative data collection, and a priority projects list.



Map analyzing existing conditions.

DATA COLLECTION, MAPPING, AND ANALYSIS

Toole Design will conduct a thorough review of existing plans, policies, and available travel data, including vehicle miles traveled (VMT), crash data, and existing infrastructure. With these baseline data and maps, we will work with local stakeholders to conduct field assessments at schools and use interactive tools to gather input from parents, students, and community members on their travel patterns, preferences, and concerns. Deliverables for this task include a graphics-rich existing conditions report and base maps for the District and individual schools.

OUTREACH AND STAKEHOLDER ENGAGEMENT

Toole Design proposes a comprehensive and inclusive outreach and stakeholder engagement strategy, which involves coordinating a Technical Advisory Committee (TAC), conducting parent and student surveys, seeking input from citizen-based and school-based committees, conducting community workshops, and creating a project webpage. Our engagement strategy will emphasize the importance of engaging a wide range of stakeholders, including school and district staff, students and their families, public safety and emergency response professionals, and resident-based groups. Toole Design will seek to ensure accessibility, cultural responsiveness, and equity in the engagement process, and to use both in-person and virtual forms of engagement as needed.

SAFE ROUTES TO SCHOOL PLAN

Toole Design will develop and deliver a draft and final SRTS Plan including a list of priority projects and programs, with cost estimates, for each school and district wide. This plan will set bold and achievable goals, be based on data-driven criteria and stakeholder input and be aligned with and supported by other plans and policies, such as the 2023 Fayetteville Active Transportation Plan, the Regional and City Vision Zero Safety Action Plans, and the Infrastructure Investment and Jobs Act. The Plan will serve as a roadmap for implementation of SRTS projects and programs that will improve the quality of life for Fayetteville residents through transportation improvements.

PROJECT TIMELINE

Toole Design is proposing an ambitious, yet realistic, project schedule that will produce a final SRTS Plan by February of 2025. This timeline is intended to enable the City and District to begin implementing and complete near-term and possible quick-build projects in time for the 2025-26 school year.



3 METHODS AND APPROACH

UNDERSTANDING

Fayetteville is the economic, political, and cultural center of the Northwest Arkansas region. The City is a dynamic and diverse place where people put down roots, know their neighbors, and raise generations of families.

Fayetteville is also a unique community that values and supports access to travel choices, such as transit connections through Ozark Regional Transit, Razorback Transit, shared micromobility, and options for walking and bicycling as captured through the vision and improvements detailed in the 2023 Fayetteville Active Transportation Plan. Over the years, Fayetteville has strategically invested in these choices by prioritizing construction of sidewalks near schools, building for paved trail access for residents citywide, and building internal staff capacity to deliver projects in a timely manner.

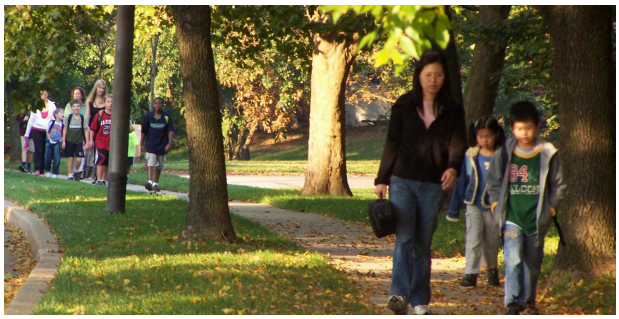
The development of a citywide Safe Routes to School (SRTS) Plan will build upon past efforts to improve the quality of life for Fayetteville residents through transportation improvements. With the Fayetteville Public School District, the City is home to 16 public schools serving over 10,000 students in the city and in surrounding municipalities. As both the City and District grow, stakeholders understand the importance of creating safe, comfortable ways for students and families to walk and bicycle to these schools and other neighborhood destinations to improve safety and transportation choices for all residents.

School stakeholders, including staff and parents, have recognized that parking, traffic, and safety present both challenges and a growth opportunity for Fayetteville public schools. This plan will be instrumental in protecting children—our most vulnerable active transportation street users—and to prioritize traffic safety investments for those who need it most. The ability to safely walk or bicycle to school is proven to alleviate safety, health, and financial burdens related to transportation, which fall disproportionately upon youth, people of color, low-income community members, and other disadvantaged communities.

The most successful SRTS plans address local realities and priorities and build a sense of shared ownership and excitement within the community. The right team of experts in SRTS and active transportation policies and programs can blend effective and representative community involvement with local, regional, and national best practices. This expertise will help Fayetteville adopt implementable strategies and actions that have widespread support throughout the city and school districts. We are that team. Toole Design will help you create a plan that Fayetteville's families and schools embrace as their own.

IDENTIFYING EVIDENCE-BASED SOLUTIONS

As this effort is launched, the City and Toole Design will be able to draw on the experience of nearly three decades of SRTS initiatives across North America. The City is looking for a team who can combine the foundation of the five Es SRTS framework with strong quantitative and qualitative approaches to diagnosing and solving transportation safety problems. Toole Design will pair analysis of collision data with tried-and-tested field survey methods like walk audits to understand where and why crashes have happened and to ground-truth network gaps, deficiencies, and high-risk locations.





We want all families to feel safe traveling to school in Fayetteville.

After assembling a full picture of the safety concerns around schools and the routes that matter most to students and families, infrastructure needs can be matched with proven countermeasures to improve the safety of the built environment. Policies and programs will play a critical role in supporting children and families in walking and bicycling to school. With more than 500 SRTS plans under our belt, Toole Design has tested and refined programs and curricula that support all student types in reaching their destination safely.

ENGAGING ALL COMMUNITY MEMBERS

Successful SRTS plans involve a wide range of stakeholders—school and district leadership and staff, students and their families, public safety and emergency response professionals, nearby neighborhoods and businesses, and non-profit and advocacy groups, such as Trailblazers. Each of these stakeholders bring different perspectives and expertise, experience different realities, and benefit from different engagement strategies.

Like most cities, transportation barriers and standards of living vary across neighborhoods in Fayetteville. Families in neighborhoods located along major thoroughfares may face uncomfortable barriers in the form of fast-moving traffic along MLK, Jr. Boulevard, Wedington Drive, Garland Avenue, and other streets. Families in neighborhoods to the south of Mission Boulevard may be challenged by the topography of the hills when considering active transportation. Residents of different neighborhoods will also have differences in travel patterns and transportation resources. Toole Design will craft a city-wide SRTS plan that acknowledges the individuality of each Fayetteville neighborhood and school.

Fayetteville benefits from an increasingly diverse population with a rich mix of cultural heritages and language skills. In the 2018-2019 school year, Fayetteville Public Schools enrolled 800 English language learners and 1,500 students who spoke a language other than English at home. More than 55 languages are spoken by students in Fayetteville schools. Engagement that is culturally responsive goes beyond ensuring language access; it also seeks to build trust and collaboration among diverse cultures.

Additionally, some residents will prefer to engage via technically focused settings like committees, workshops, or surveys, with flexible digital engagement options to accommodate their busy schedules. Others will find place-based outreach and physical exploration of school areas the most appealing ways to get involved. Toole Design is experienced and adept at in-person and virtual forms of engagement and can pivot between the two as local conditions require. We will utilize engagement tools and venues that are comfortable and inviting and ensure that all community members feel included and reflected in project materials.

CRAFTING A PLAN THAT IS READY FOR ACTION

Toole Design understands that every plan is only as good as the outcomes it helps our clients achieve. Fayetteville is looking for a roadmap for implementation of SRTS projects and programs with clearly defined priorities for each school and across the district, a clear overview of the local, state, and federal funding sources that can support the creation of SRTS, and the necessary information to support efficient and successful funding applications.

Building strong partnerships through the planning process will pave the way for near- and long-term wins. Fayetteville Public School District is supporting this plan and will be a strong implementation partner. Collaboration among city departments and with NWARPC and ARDOT will help align the City's SRTS Plan with statewide policy and further leverage implementation opportunities through joint efforts on priority projects or locations.

Fayetteville has chosen an excellent time to create a plan that is poised and ready for implementation. By packaging SRTS infrastructure projects with complementary improvements from the 2023 Fayetteville Active Transportation Plan and the Regional and City Vision Zero Safety Action Plans, Fayetteville will be positioned to achieve significant future investments in safe active transportation networks serving schools and families across the city.

APPROACH

Toole Design is pleased to present our methods and approach for the development of the Fayetteville Safe Routes to School Plan in the form of a tasked based scope of services. Overall, this scope of work mirrors the requested Scope of Services as outlined in the City's Request for Qualifications, and we have noted in the scope where we have suggested a new distinct task. We remain flexible in our approach and our proposed scope of work can be adjusted based on input from City staff.

TASK A: PROJECT MANAGEMENT AND COORDINATION

TASK A.1: PROJECT KICKOFF MEETING

A successful project begins with a shared understanding of project goals and desired outcomes. Toole Design will convene and facilitate a project kickoff meeting with the City of Fayetteville and Fayetteville Public School District staff to review a draft Project Work Plan (PWP) and confirm the project goals, scope of work, deliverables, schedule, and data needs, outlined in a data request memorandum. Toole Design staff will discuss the approach to the community engagement plan and will clarify the City's project management and communication expectations. Based on this conversation, Toole Design will revise and finalize the Project Work Plan, including a detailed project schedule.



Jared Draper (left), who uses Active Transportation to get his three kids to school daily, stops to help someone fix their bike.

TASK A.2: PROJECT COORDINATION, MONITORING, AND ADMINISTRATION

Toole Design Group Project Manager, Jared Draper, AICP, supported by Deputy Project Manager, JP Shaffer, AICP, will be available throughout the life of the project via email or phone. Jared will establish bi-weekly coordination calls with the City's Project Team to provide project updates, review ongoing work and deliverables, and collaborate on upcoming tasks and community engagement. He will be responsible for overall project management, developing meeting agendas and follow-up notes, maintaining the project schedule, oversight of the budget, and being a resource for City staff.

Our Project Management Team will be supported in his work by Ernie Boughman, III, AICP, who will serve as the project's Principal-in-Charge and will be responsible for Quality Assurance/Quality Control oversight. Toole Design provides our clients with confidence in our quality through a rigorous review process that requires keeping of all internal documentation that can be available for review upon request.

The production of a quality product frequently involves the combined efforts of several individuals. As a result, all Toole Design staff involved in the project are expected to adhere to this philosophy:

- Quality is achieved through adequate project planning, coordination, supervision, and technical direction; proper definition of project requirements and procedures; the use of appropriately skilled personnel; and by individuals performing work functions carefully, accurately, and completely.
- Quality is controlled through checking, reviewing, and monitoring of work activities by individuals with appropriate levels of experience and who are not directly responsible for performing the work.
- Quality is assured through a qualified staff person conducting independent reviews of the project's processes, procedures, documentation, supervision, technical direction, and staffing.
- Quality is critical to project success and client satisfaction, and achieving Toole Design's quality goals requires careful planning and budgeting.

The QA/QC program provides Toole Design project managers with proven processes and tools for delivering products on time and within budget. The program is constantly evolving—project managers are encouraged to share project management and production review processes within the company, which improves our efficiency and attention to detail. In short, our QA/QC program can be summed up simply: no report, drawing, or product of any kind leaves our office without a documented review. We demand the same level of performance from our vendors, and our senior staff thoroughly review their work before its submittal.

Toole Design will submit monthly invoices, inclusive of a monthly progress report and cost summaries report for the individual task budgets and overall project budget.

TASK B: DATA COLLECTION, MAPPING, AND ANALYSIS

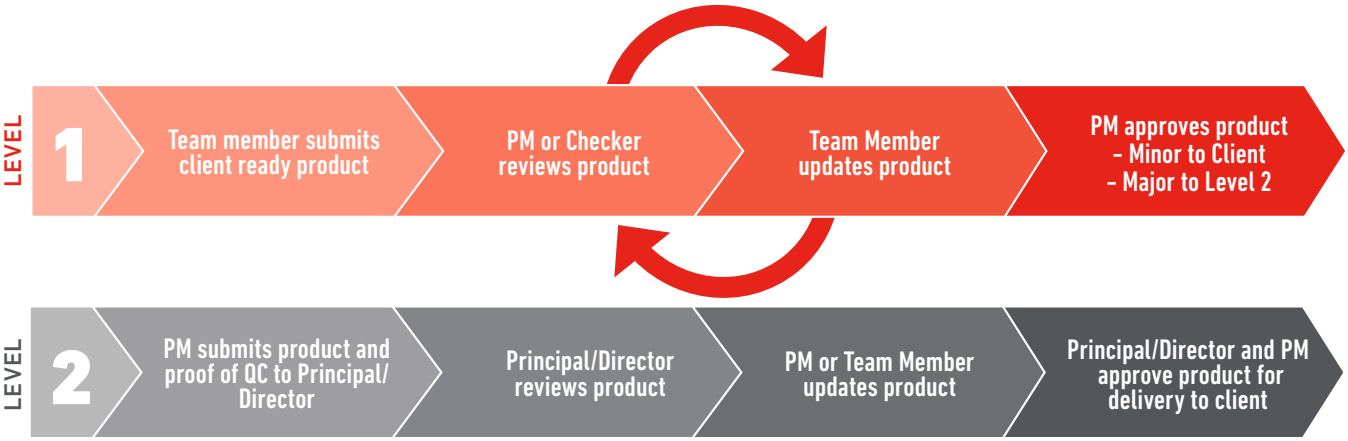
This task provides the foundational knowledge that will inform our recommendations and approach for implementation. Toole Design has extensive experience collecting and analyzing crash data, student location data, and other existing conditions that impact student travel to school. Prior to executing any of these tasks, we will begin with a detailed data request of the City of Fayetteville (as noted in Task A) to understand what is available in an existing geo-coded format.

TASK B.1: SAFETY AND EXISTING CONDITIONS ANALYSIS

To inform the Outreach and Stakeholder Engagement, Active Transportation Planning, and Budgeting and Funding tasks, as well as the development of the final SRTS Plan document, our team will conduct an analysis of existing datasets and existing plans, policies, and programs, including:

- Existing roadway, transit, bicycle, and pedestrian infrastructure
- Crash data to identify trends in collision locations, types, and severity
- Motor vehicle, bicycle, and pedestrian counts, VMT, and mode share
- Student enrollment data
- School District transportation plans and policies to understand school bus routes and ridership, and as possible, individual school arrival and dismissal procedures
- Safety issues identified in the 2023 Active Transportation Plan, Regional Vision Zero Plan, and other adopted plans
- Transit routes in relation to school staff and/or high school student travel to schools
- Additional data, such as locations of afterschool programs, parks, and community destinations

As part of Toole Design's work on the Northwest Arkansas Regional Vision Zero Plan and ongoing Fayetteville Safety Action Plan, we have conducted a thorough analysis of ARDOT crash data for the period of 2017 to 2022, and prepared descriptive crash analyses at the regional and city levels. These analyses include details on specific design, environmental, and behavioral factors that contribute to the most serious crashes. Using FHWA's Safe Streets Prioritization Finder (SSPF), we have mapped streets and intersections where crashes are likely to occur, based on crash risk factors.



Toole Design's QA/QC workflow.



Walk Audit prep meeting.

This prior safety analysis will allow Toole Design to efficiently identify priority locations for improvements, including locations that are at-risk for pedestrian crashes even if no crashes have yet occurred. Likewise, schools that are disproportionately represented by these factors may be targeted for special SRTS programmatic interventions. After the review, Toole Design will use this data to prepare a district-wide base map and base maps for each of the 16 schools, which will be consolidated into a graphic-rich Existing Conditions Report that will be used in completing subsequent tasks and the final plan document.

TASK B.2: FIELD SAFETY ASSESSMENTS

In this additional proposed task, Toole Design will coordinate and lead Field Safety Assessments, or "walk audits," at each of the sixteen Fayetteville schools. Walk audits will be conducted in partnership with stakeholders, as acknowledged in Task C. The focus area of the walk audits, and subsequent recommendations, will be up to a half-mile around each school, but may be extended to evaluate bicycle access or specific locations identified by stakeholders.

The Field Safety Assessments will be held during the morning drop-off and/or afternoon pick-up period, which will allow us to evaluate activities and conditions during times of peak school travel demand. Virtual audits are also an option and are described below. To facilitate the assessments, we will undertake the following specific tasks:

TASK B.2.1: WALK AUDIT PREPARATION

Our team will prepare a walk audit map for each school that will be provided to participants to facilitate discussion and identifying areas of concern for students walking, biking, and wheeling. The maps will include a half-mile radius around each school and will show an aerial view with labeled streets and the school site.

TASK B.2.2: PRE-WALK PREP MEETING

Toole Design will gather participants 45 minutes prior to the school's first or last bell so the Field Assessment Lead can respond to questions and describe the project purpose, provide maps and materials, and review any previously identified issues. Our team will encourage participants to focus on existing barriers and challenges, and to consider conditions from a child's perspective (such as lower height, slower walking speed, delayed processing of information, and possible unfamiliarity with reading traffic control devices).

TASK B.2.3: CONDUCTING WALK AUDITS

Our walk audits will cover pedestrian, bicycle, and vehicular routes to the school as well as pick-up/drop-off areas. Our observations and analysis will focus on three key elements:

- Infrastructure Conditions, including review of the presence, quality, and design of sidewalks, school area signs and pavement markings, pathways, bicycle lanes, bicycle parking, drop-off/pick-up areas, accessibility and visibility, and personal safety
- Street Crossing Conditions, including review of traffic signal features, signal phasing and operations for all travel modes, marked crosswalk conditions, curb ramp presence and compatibility, and crossing guard presence and level of training
- Travel Patterns and Behavior, including review of student and parent/caregiver behaviors, particularly in relation to walking patterns, bicycling routes, general motorist behavior, and actions during drop-off and pick-up; also traffic volumes, speeds, and patterns

TASK B.2.4: POST-WALK BRIEFINGS

After the audits, our Field Assessment Lead will hold a post-walk briefing to discuss high-level findings, key observations, and initial impressions of priority issues. They will discuss next steps and respond to participant questions.

TASK C: OUTREACH AND STAKEHOLDER ENGAGEMENT

Toole Design knows that inclusive, meaningful, and authentic outreach and stakeholder engagement lays the groundwork for forming partnerships, building trust, and developing a plan that the community supports. The outreach and engagement efforts described below will provide varied opportunities for stakeholders to share their vision and needs for SRTS in Fayetteville. These engagement opportunities will be conducted both in-person and online and are designed to create a sense of ownership of and support for the Plan and ongoing SRTS efforts.







Our engagement methods are intended to reach the entire community.

TASK C.1: DEVELOP A COMMUNITY ENGAGEMENT STRATEGY

Fayetteville students, parents, and school administrators face many competing demands for their time and attention. Even those who care deeply about seeing improvements to the infrastructure around their schools and want to be involved in the decision-making process may find it difficult to dedicate time to providing feedback.

For this reason, Toole Design proposes an additional task to the City's RFQ. Under this task, Toole Design will work with a core group of stakeholders and City staff to develop a community engagement strategy that is thoughtful, empathetic, contextually appropriate, and accessible.

For us, an accessible community process is one that is:

- Physically accessible to people of all abilities (for example, presentations are accessible for people with visual impairment; walk-audits are inclusive of wheelchair users)
- Geographically accessible in that no one is excluded because they do not have access to a vehicle or to transit
- Culturally appropriate (are we asking questions relevant and important to this community? The community sees themselves reflected in the project staff and key decisionmakers)
- Affordable (the cost of participation, such as gas, transit passes, or childcare should not preclude anyone from participation)
- Linguistically accessible (all materials are provided in English, Spanish, and others as needed)

The community engagement strategy will include engagement with the Technical Advisory Committee (TAC), resident-based committees, and school-based groups as well as conducting parent and student surveys and community workshops, as detailed in the tasks below.

TASK C.2: COORDINATE WITH TECHNICAL ADVISORY COMMITTEE

Toole Design will help the City convene a SRTS Technical Advisory Committee (TAC) to guide the development of the Plan. The TAC should include members of the community and stakeholders who will ultimately be tasked with implementing aspects



Activity flyer in Spanish for the Alameda County Safe Routes to School Program.

of the Plan. An initial list of committee members should include:

- Representatives from the Fayetteville Public School District, including the Superintendent's Office, Sustainability and Bike Education Coordinator, and Maintenance, Operations, and Transportation
- City of Fayetteville staff, including Community Development, Development Services, Parks, Natural Resources, and Cultural Affairs, Public Safety, and Public Works
- Stakeholders from the schools, including principals, teachers, parent teacher association members, and students

Toole Design will facilitate three TAC meetings over the course of the project. We will facilitate the meetings and provide an agenda, presentation, participant list, and notes for each meeting. Proposed meeting topics include:

- **Meeting 1:** Introduction to SRTS and its importance; developing the Plan's vision, goals, and direction for the technical aspects of the Plan, including the Community Engagement Strategy
- **Meeting 2:** Input on existing conditions, including concerns, issues, and areas of interest; review of Existing Conditions Report, school and district-wide base maps, and collision analysis
- **Meeting 3:** Review community engagement input and key takeaways and initial recommendations

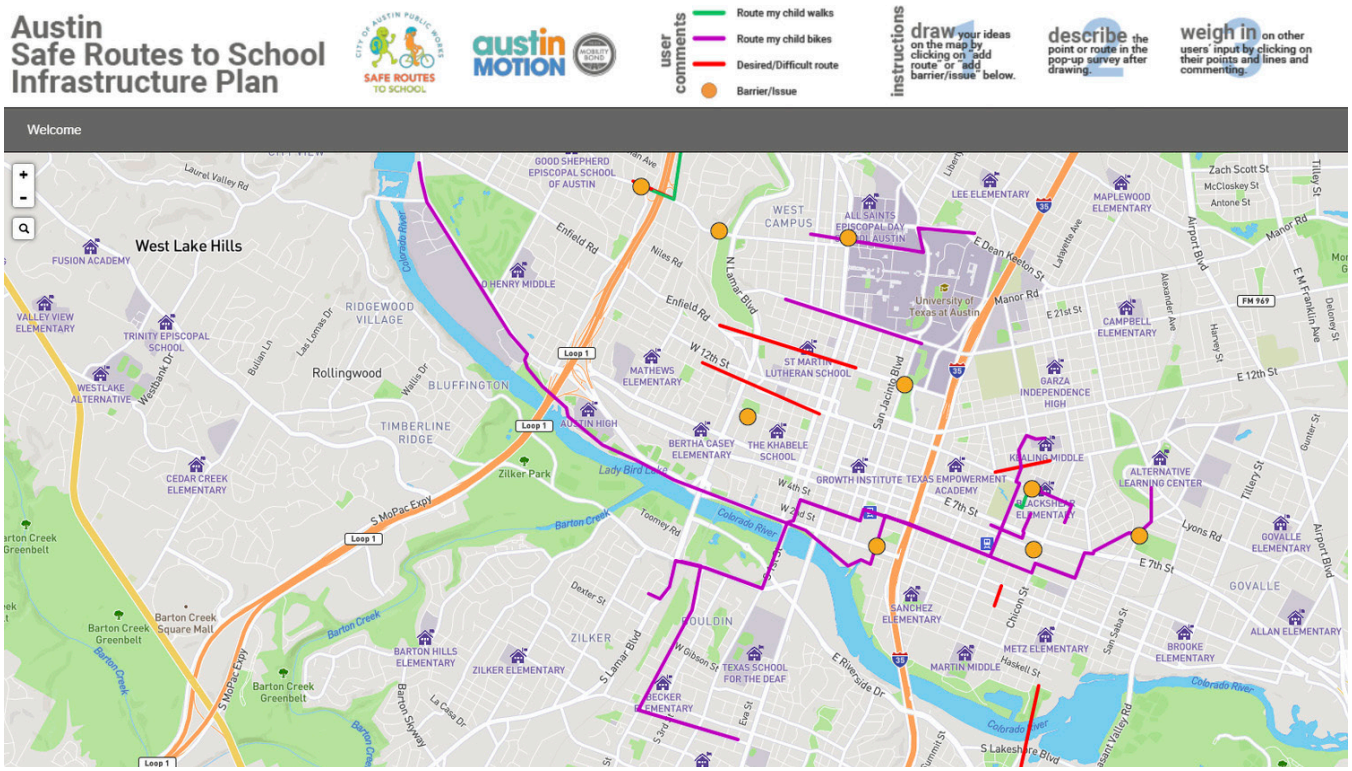
Once the Draft Plan is completed, the TAC will be invited to provide feedback and participate in the review meeting described in Task D.3.

TASK C.3: CONDUCT PARENT AND STUDENT SURVEYS

Multiple factors influence how students and families get to and from schools, and surveys can be an effective way to gather baseline data on school travel modes, and barriers and opportunities to active transportation to school. The approach outlined below describes strategies to improve survey response rates from schools and parents/caregivers, and to customize survey questions to enhance the quality of information received. We will work with the City Project Team and School District to develop the customized surveys and detailed survey administration processes. We will think carefully about the timing of the surveys since the parent and student surveys assess current travel modes to school, and travel patterns are directly linked to in-person school attendance.

TASK C.3.1: ONLINE PARENT SURVEY AND INTERACTIVE MAP

SRTS plans typically survey parents and caregivers to determine the reasons they do, or do not, let their children walk or bike to school. We have experience developing online parent surveys, and we recently developed a survey for our San



Example of an online, interactive map.

Pablo Safe Routes to School Master Plan project which directs respondents to tailored questions depending on whether they are a student, parent or guardian, teacher or and administrator, or a nearby neighbor. The survey includes an online map so that respondents can drop pins on specific locations and leave a comment, and respondents are invited to upload photos from specific locations.

For the Fayetteville SRTS Plan, the parent survey will include questions about their children's current levels of walking and bicycling to school, factors that affect whether parents allow their children to walk and bike to school, the presence of key safety-related issues along the walking and bicycling routes, and opportunities for improvement. As a part of the survey, we will include an interactive map that allows parents to add comments to specific locations. We can invite nearby neighbors and the general Fayetteville community to share their input on the map. We will coordinate with City staff to provide the parent survey in English, Spanish, and other languages, as needed.

While survey responses providing critical feedback, surveys typically have a low response rate. To increase participation, Toole Design has seen the most success when the link is sent from the School District—or even better, the school Principal—via email or text. We can work with the School Districts to identify ways to facilitate parents taking this survey—for example, when the parents are registering students for the new school year.

To promote the survey, Toole Design will work with the City, School District, and schools to share the survey link through school emails, social media accounts, website and on the school marquee; by creating posters for the schools to share with families; and for the City to share during community events and at neighborhood destinations, such as parks and commercial areas. We have also had success through installing sticker decals on the ground or install sandwich boards in key community locations to advertise the survey. We will also create a paper survey that can be distributed during the Plan's community workshops and community events.

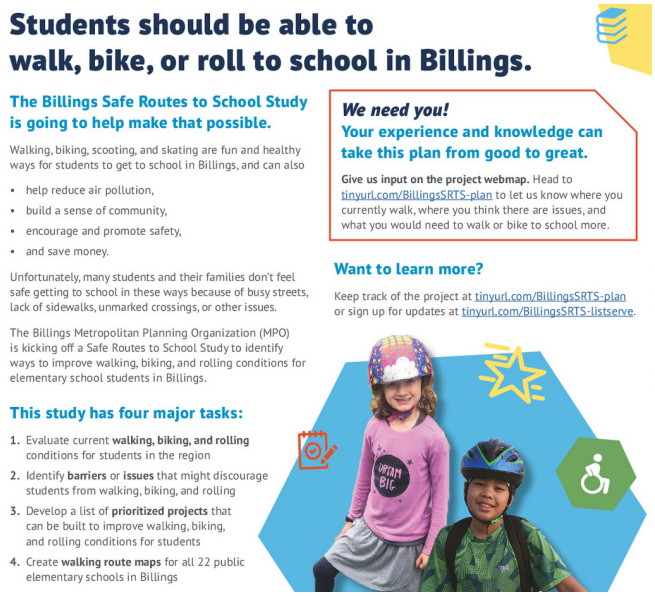
We will be responsible for analyzing the responses to the survey and presenting the findings in a memorandum or slide deck that highlights key takeaways.

TASK C.3.2: STUDENT TRAVEL SURVEYS

Reaching students is an important component of our engagement for the SRTS Plan since students are who we are serving with our recommendations. To hear from students, we propose working with the School Districts and school staff to administer two age-appropriate surveys to students—one for students in grades K-10, and one for high school students who may be driving themselves to school.

For students in grades K-10, we will prepare an online form for teachers to conduct a "snapshot" survey of student travel modes. The teacher will ask students how they got to school that day and how they will get home and will record responses by travel mode. The student travel tallies work best when a discreet timeframe is established to administer the surveys and when principals are willing to send reminders to teachers to conduct them. Alternatively, we could consider administering an age-appropriate online survey directly to 3rd-10th grade students to find out what barriers they typically faced on their journeys to and from school. We have found that surveys sent directly from school staff to students see a good response rate.

Because older high school students are beginning to drive, Toole Design will create a separate survey for students in grades 11 and 12 which will ask about their current travel mode to and from school, including questions about carpooling and transit use, and the reasons behind their travel mode choices.



Students should be able to walk, bike, or roll to school in Billings.

The Billings Safe Routes to School Study is going to help make that possible.

Walking, biking, scooting, and skating are fun and healthy ways for students to get to school in Billings, and can also

- help reduce air pollution,
- build a sense of community,
- encourage and promote safety,
- and save money.

Unfortunately, many students and their families don't feel safe getting to school in these ways because of busy streets, lack of sidewalks, unmarked crossings, or other issues.

The Billings Metropolitan Planning Organization (MPO) is kicking off a Safe Routes to School Study to identify ways to improve walking, biking, and rolling conditions for elementary school students in Billings.

This study has four major tasks:

1. Evaluate current **walking, biking, and rolling** conditions for students in the region
2. Identify **barriers** or **issues** that might discourage students from walking, biking, and rolling
3. Develop a list of **prioritized projects** that can be built to improve walking, biking, and rolling conditions for students
4. Create **walking route maps** for all 22 public elementary schools in Billings

We need you!
Your experience and knowledge can take this plan from good to great.

Give us input on the project webmap. Head to tinyurl.com/BillingsSRTS-plan to let us know where you currently walk, where you think there are issues, and what you would need to walk or bike to school more.

Want to learn more?

Keep track of the project at tinyurl.com/BillingsSRTS-plan or sign up for updates at tinyurl.com/BillingsSRTS-listserve.

Flier requesting participation for Billings SRTS.

TASK C.3.3: PROJECT WEBPAGE

Toole Design will create a project webpage that is hosted on the City's website to promote engagement activities, share educational materials, document public events, provide a review of deliverables, and detail ways to stay involved throughout the course of the project. Toole Design will provide initial webpage materials in an agreed upon format and provide updates at key project milestones. Alternatively, Toole Design can create a standalone website using Squarespace for an additional cost.

TASK C.4: SEEK INPUT FROM RESIDENT-BASED COMMITTEES

Our Deputy Project Manager and Planning Lead, JP Shaffer, will attend up to two meetings with the City's resident-based committees, including the City's Active Transportation Advisory Committee and Youth Advisory Committee. Through extensive experience working with boards, advisory committees, and task forces, JP has an understanding of the issues with which they are generally concerned and can tailor his presentation and materials to address the committees' interests.

We recommend meeting with the committees after our initial engineering and non-engineering recommendations have been developed, so that the committee members can share their input on the recommendations and ensure that the Plan reflects the needs, concerns, and upcoming projects around the schools and in each neighborhood. JP will prepare an interactive presentation that will also solicit input on the criteria that should be used to prioritize the recommended projects in the Plan.

TASK C.5: SEEK INPUT FROM SCHOOL-BASED GROUPS

Toole Design will participate in up to one meeting at each of the 16 schools with the Principal of the school and/or existing school-based groups, such as the parent-teacher association. We recognize that each school is unique and has its own culture, opportunities, and challenges, and we will facilitate a conversation with each school about their needs.

When feasible, we propose meeting with school-based groups after the Field Safety Audits have been conducted and the initial recommendations have been developed, so that we can solicit input on the recommendations. If the City is interested, we also recommend inviting school stakeholders to participate in the Field Safety Audits so that they can share their experiences with walking, bicycling, and driving to school.

TASK C.6: COMMUNITY WORKSHOPS

Toole Design will help the City prepare for, facilitate, and attend two Community Workshops, which may be standalone events or coordinated with existing meetings or events. During the workshops, we will use interactive activities that help solicit community input on challenges to walking and bicycling to school and help to vet and prioritize the recommendations.





We will not just invite people to come to a meeting; rather, we will meet people where they are.

Toole Design will support the City in holding community workshops in two different locations across the city to increase accessibility, at three different times. We recommend hosting the meetings at the middle and high schools, where community members and stakeholders will feel comfortable and more likely to belong. We will prepare a presentation that includes an overview of the project and its objectives, presents initial walk audit findings, solicits input on challenges and opportunities, and facilitates a discussion about priorities.

To advertise the workshops, we will draft and develop community-friendly promotional materials such as posters and fliers; encourage school administration to send invitations via email and backpack mail; and announce the meeting on the school marquees. We will also reduce barriers to participation by holding the meetings in accessible locations, having translators and translated materials and, if possible, providing refreshments and childcare at each meeting.

Alternately, Toole Design can provide similar assistance for two workshops around key milestones in the planning process. Proposed workshop topics could include:

- **Meeting 1—Project Launch:** During the first community workshop, we will introduce the Plan to the Fayetteville community and use interactive mapping exercises to gather information on problem areas for walking and bicycling safety to schools, identify popular routes, and solicit project ideas to address challenge areas.
- **Meeting 2—Draft Recommendations:** During the second workshop, we will share goals, priorities, and initial recommendations and solicit input from the community. We will use this input to refine our recommendations.

Toole Design recognizes the need to be adaptable and creative when it comes to stakeholder and community engagement. Community workshops can be a useful way to engage with the community and solicit input; however, they do have their limitations. We have learned that asking people to come to a meeting, rather than going to where they are, is not always as effective in reaching a broader audience, especially people who have historically been left out of planning processes.

TASK D: SAFE ROUTES TO SCHOOL PLAN

As a part of this final task, Toole Design will compile all the findings, data, and input that we have developed and received during Tasks A-C to create the Fayetteville SRTS Plan. We will work with the TAC to set goals and expected outcomes for the plan, and to develop a priority project list for each school and district-wide. This actionable Plan will allow the City to move seamlessly from adoption of the Plan to implementation of the recommendations.

TASK D.1: PROJECT PRIORITIZATION

Ensuring that recommended projects transition from "plan to pavement" is a key element of our work and where our team excels. At Toole Design, we bring deep experience with prioritizing SRTS projects for hundreds of communities. Our team will work with the TAC to develop a list of priority infrastructure projects and non-infrastructure program recommendations for each school site and district wide.

The specific prioritization criteria will be data-driven, informed by City and community input, and based upon the SRTS Planning Principles and the Five Es. Criteria may include, but are not limited to:

- History of crashes and/or crash risk
- Potential to increase active mobility trips
- Implementation and maintenance costs
- Existing partnerships and capacity
- Impact to historically disadvantaged communities and areas of persistent poverty



Our prioritization project will be data-driven and take into account the impact on historically disadvantaged communities.

More specifically, infrastructure and program recommendations will be evaluated on their likelihood of increasing walking and bicycling to Fayetteville Schools. Distance to school is a key factor in parent decisions to let children walk to school, and higher rates of walking are typically seen in households within a half mile of the school. Bicycling may be more feasible beyond half a mile, but other factors may impact the decision to bike to school, such as owning a bicycle or having the necessary skills and comfort level for traveling by bike (both parent and child). Considering these factors explicitly will help set the stage for a more strategic set of implementation projects.

Prioritized recommendations will feature:

- Project readiness or level of effort
- Feasibility considerations (e.g., issues pertaining to civil, ROW, geometric design, traffic operations and parking, signal timing, utilities, drainage, etc.)
- Timeline for implementation (short-, medium-, or long-term), including opportunities for pilots or rapid implementation
- Level of community support/engagement and key implementation partners

TASK D.2: DEVELOP DRAFT SAFE ROUTES TO SCHOOL PLAN

Toole Design will develop a draft Fayetteville SRTS Plan incorporating the work of previous tasks for the City's and School District's review. The Draft Plan will establish the reason for a SRTS plan, summarize plan development processes and findings, present school-specific findings, recommendations and priority projects and district level priority projects. The plan will also provide a discussion of next steps, including potential funding sources for projects and programs. The Draft Plan will be concise, visually appealing, and rich with graphics.

We expect one round of initial review of the Draft Plan by City staff before sharing the Draft Plan with the stakeholders in the Review Meeting (Task D.3).

TASK D.3: REVIEW MEETING FOR DRAFT SAFE ROUTES TO SCHOOL PLAN

Our team will meet with City staff, School District staff, the TAC, and other stakeholders to gather additional feedback on the Draft Plan. We propose sending the Draft Plan to stakeholders in advance of the meeting,

and during the meeting, we will facilitate a discussion with the participants regarding their questions, clarifications, and proposed revisions.

After the meeting, Toole Design will revise the plan based on the comments received. We suggest that this review meeting also include a discussion on implementation to provide a shared understanding of the next steps. This discussion will support stakeholders who may be tasked with carrying out some of the policies and programs recommended in the Plan.

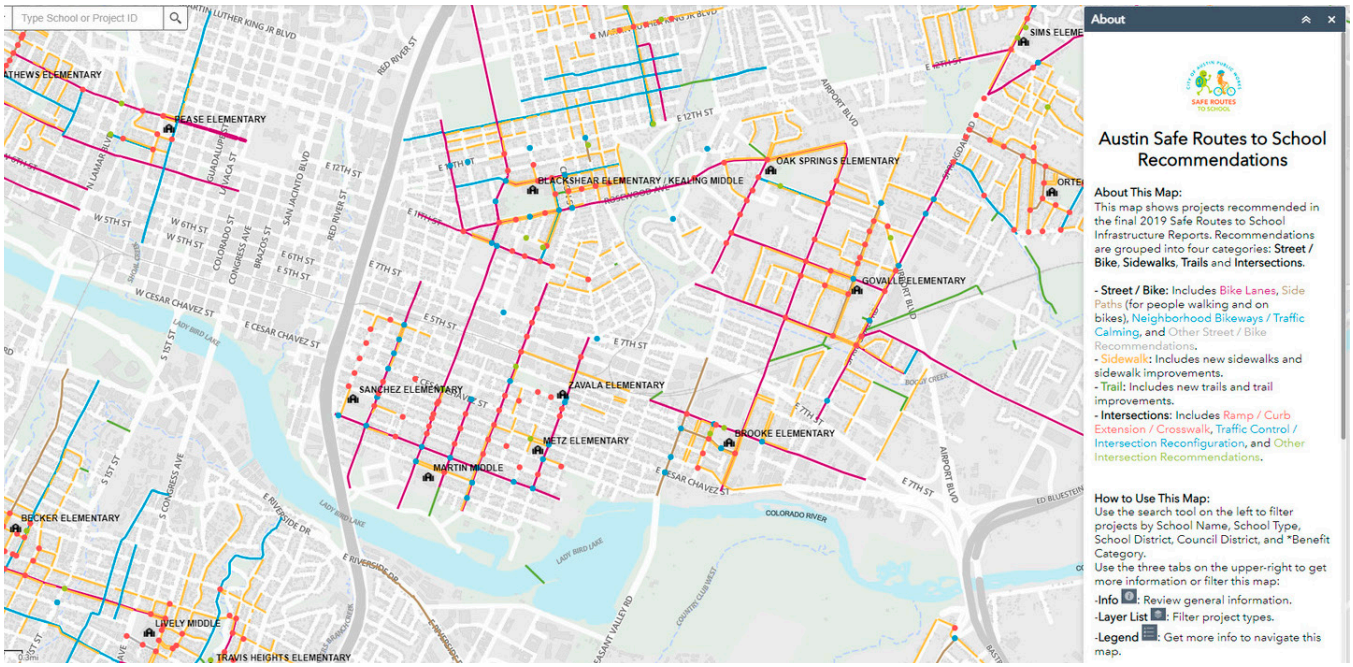
During this stage, we propose offering an opportunity for the community to provide input on the Draft Plan. This could be in the form of a webinar, in-person meeting, or through a customizable online PDF viewer which allows the community to review and comment on the draft Plan and see others' comments.

TASK D.4: DEVELOP FINAL SAFE ROUTES TO SCHOOL PLAN

Toole Design will revise the Draft Plan based on feedback from the City and the other partners (see Task D.3) and will deliver the Final Safe Routes to School Plan in PDF. At this point, all data, files, and documentation used and created in the development of the plan will be provided to the City.

TASK D.5: CITY COUNCIL PLAN ADOPTION

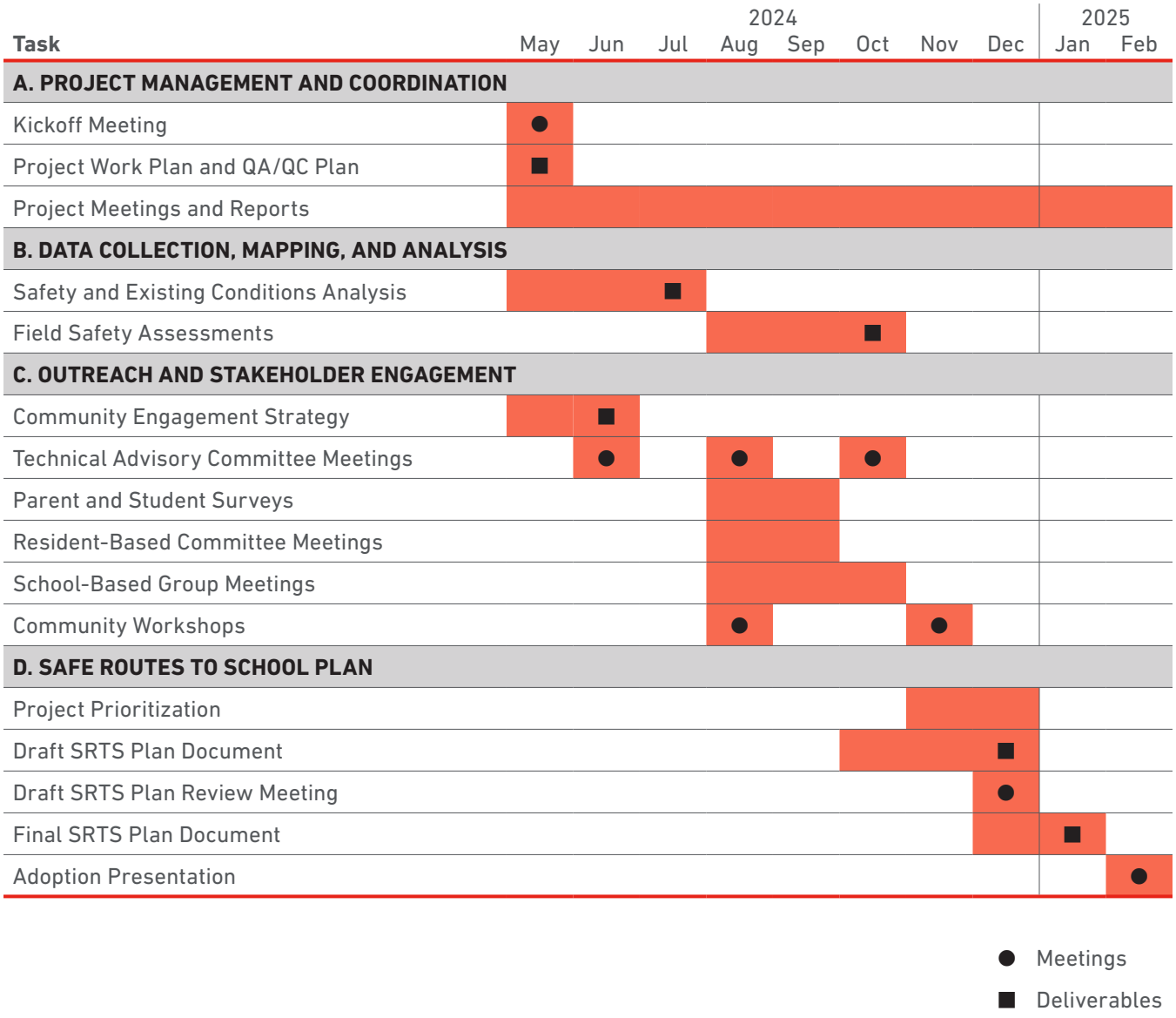
Toole Design will prepare a presentation to the Fayetteville City Council summarizing the process of developing the final Safe Routes to School Plan, the findings and recommendations, and the next steps for implementation. Project Manager, Jared Draper, or Deputy Project Manager, JP Shaffer, will be available to attend the City Council meeting, if needed.



Webmap allowing the community to see project recommendations and priorities. You can visit this map at this link.

WORK SCHEDULE

Toole Design has the experience, expertise, and capacity to complete the tasks of the Fayetteville Safe Routes to School Plan efficiently and with high quality. We estimate a 10-month timeline to develop a final SRTS Plan that can be adopted and implemented by the City. This accelerated timeline will allow the City and School District to begin implementing projects in preparation for the 2025-26 school year.





C

SCOPE OF WORK AND DELIVERABLES

DELIVERABLES AND ADDITIONAL SERVICES

Toole Design proposes the following deliverables to accomplish the scope of services requested by the City. Any Additional Services were noted in the Approach. Toole Design will deliver all project files, including outreach materials, maps, and GIS files in both PDF and editable formats, as determined in coordination with City staff.

TASK A: PROJECT MANAGEMENT AND COORDINATION

A successful project begins with a shared understanding of project goals and desired outcomes, which is followed by rigorous work planning, clear and continuous communications, and an eye toward quality and consistency in the deliverables produced.

TASK A DELIVERABLES:

- Kickoff meeting materials, including a data request memorandum, and summary notes
- Draft and final Project Work Plan (PWP) and QA/QC Plan
- Agenda, facilitation, and notes for regular coordination meetings
- Monthly progress reports and invoices

TASK B: DATA COLLECTION, MAPPING, AND ANALYSIS

With a comprehensive and unbiased understanding of existing conditions, Toole Design and the City will create a plan focused on positive outcomes through successful implementation.

TASK B DELIVERABLES:

- Draft and Final Safety and Existing Conditions Report, including:
  - Review of existing plans, policies, programs, and data
  - Detailed crash summary analysis
  - Existing conditions base maps for each school (16)
  - Field Safety Assessment findings for each school

TASK C: OUTREACH AND STAKEHOLDER ENGAGEMENT

Inclusive, meaningful, and authentic outreach and stakeholder engagement lays the groundwork for forming partnerships, building trust, and developing a plan that the community supports.

TASK C DELIVERABLES:

- Community Engagement Strategy—Draft and Final
- Facilitation of and materials for three Technical Advisory Committee meetings
- Online parent survey with interactive web map, and a summary of findings
- Two student travel surveys, and a summary of findings
- Project webpage materials
- Presentation to and materials for two resident-based committee meetings
- Facilitation of and materials for 16 school-based group meetings
- Facilitation of and materials for two community workshops or alternative engagement activities as appropriate

TASK D: SAFE ROUTES TO SCHOOL PLAN

As a part of this final task, we will pull together all the findings, data, and input that we have developed and received during Tasks A-C to create the Fayetteville Safe Routes to School Plan. We will work with the Technical Advisory Committee to develop a priority project list for each school and district-wide. This actionable Plan will allow the City to move seamlessly from adoption of the Plan to implementation of the recommendations.

We expect one round of initial review of the Draft Plan by City staff before sharing the Draft Plan with the stakeholders in the Review Meeting (Task D.3).

TASK D DELIVERABLES:

- Draft and Final Plan document, including:
  - District-wide and school-specific recommendations
  - Project prioritization
  - Project cost estimates
  - Funding opportunities
  - Implementation strategy
  - Performance metrics
- Preparation for and facilitation of Review Meeting, and summary meeting notes
- City Council presentation and attendance, if needed



The final Plan will be graphically rich and implementable.



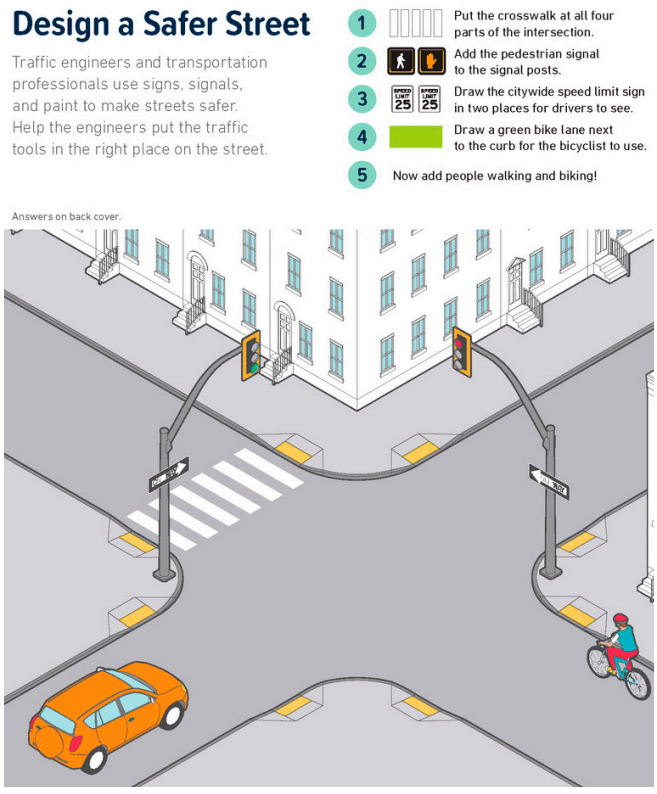
D

QUALIFICATIONS AND EXPERIENCE

FIRM QUALIFICATIONS

Jennifer Toole founded Toole Design in 2003 with a mission to create dynamic communities where walking, biking, and using transit are possible for people of all ages and abilities. Since then, she has assembled a talented group of planners, engineers, urban designers, and landscape architects who share her passion for producing the highest quality work as well as her commitment to improving community health and quality of life.

Toole Design has outstanding experience in SRTS planning and policy, having worked with local transportation departments, school boards, parents, administrators, and children on SRTS projects for over 500 schools throughout North America. One of Toole Design's very first projects was a SRTS pilot program that pre-dated federal SRTS funding, and since then we have prepared guidance for hundreds of millions of dollars in federal SRTS funding. We also assisted in establishing the National Center for Safe Routes to School.



Sample activity from Toole Design's work in Philadelphia.

We have a reputation for our ability to quickly and carefully evaluate the most critical issues each school faces, developing feasible solutions that have immediate and positive impacts on the safety and comfort of children traveling to school on foot or by bike. Our experience includes plans for single schools, groups of schools, and entire school districts, and we have developed several SRTS travel plan templates that helped stretch program dollars by supporting schools and neighborhoods in the process of developing their own school travel plans.

PROGRAM DEVELOPMENT

Toole Design's education program development expertise is rooted in our deep experience in SRTS planning and engineering, policy and curriculum development, and program evaluation. We developed program guidance for the Federal Safe Routes to School program (including $612 million in funding) and assisted in establishing the National Center for Safe Routes to School.

Toole Design worked with the Federal Highway Administration (FHWA) to develop the Pedestrian Safer Journey and with the National Highway Traffic Safety Administration (NHTSA) to develop their Child Pedestrian Safety Curriculum. We are currently working with the City of Philadelphia on a suite of related pedestrian and bicycle safety activities, including a Vision Zero pedestrian safety study and action plan, a pilot implementation of the National Center for Safe Routes School's Vision Zero for Youth initiative, and pedestrian and bicycle safety education lessons and outreach materials for students in grades K-12 and their parents.

BEST PRACTICES

Toole Design has supported the development of child pedestrian and bicycle safety curricula, both at the national and state level. As a component of each of those projects, Toole Design conducted best practice research to identify new or more effective approaches to child safety education. We will incorporate lessons learned from past research and analysis, and we have the experience to efficiently identify and assess any new materials that are necessary.

FIRM EXPERIENCE

Over the last 21 years, Toole Design has worked on many projects that are similar in scope to Fayetteville's Safe Routes to School Planning Services project. On the following pages, we have featured some of our most relevant work.

AUSTIN SAFE ROUTES TO SCHOOL INFRASTRUCTURE PLAN

AUSTIN, TX

Toole Design worked for the City of Austin Public Works Department to develop Safe Routes to School (SRTS) Infrastructure Plan. The Plan was based on infrastructure audits around 137 middle and elementary schools and resulted in a prioritized list of engineering solutions that aim to create safer options for students to get to and from school using active modes of transportation. The Plan and resulting projects are funded by the 2016 Mobility Bond, which dedicates $27.5 million for SRTS infrastructure.

Toole Design used a phased approach to tackle the massive undertaking, with 25-30 audits taking place each semester. We developed a tailored, data-driven prioritization process to rank projects, resulting in a priority list of investments for each school, each City Council district, and the city overall. The Plan also included an extensive outreach component, including public open houses in each City Council District, over 60 pop-up events, and an online interactive WikiMap in both Spanish and English.

Because the bond funding requires projects to be implemented on a tight timeline, this planning-level study was designed to lead immediately into engineering and construction. This informed the approach to evaluating the cost/benefit of every recommendation (based on potential safety benefits and number of students potentially served) and to prioritizing projects for near-term implementation. Toole Design's phased approach allowed the City to begin constructing Phase 1 recommendations before the project was complete, and construction resulting immediately from this Plan continues today.

SAFE ROUTES TO SCHOOL CURRICULUM TOOLKIT AND PROGRAM ANALYSIS AND EVALUATION

PHILADELPHIA, PA

As a part of their Vision Zero program, the City of Philadelphia has put a special emphasis on preventing traffic fatalities for their most vulnerable residents: children and young adults. To assist them in reaching this goal, Toole Design aligned the City's Safe Routes to School program, Safe Routes Philly, with it's Vision Zero program. We revamped Philadelphia's child safety education program to include age-appropriate educational resources and safety messages for elementary and high school students. We also developed the following:

- Bicycle safety lesson plans and teacher materials for students in grades K-1, 2-3, and 4-5 that emphasize skill building and are designed to address the most common crashes for their age.
- Pedestrian safety lesson plans and teacher materials for students in grades K-1, 2-3, and 4-5 that emphasize age-appropriate skill building and supervised skill practice.
- Parent/caregiver tip sheets to reinforce core pedestrian safety lessons and encourage practice at home.
- The Safe Routes Philly Activity Book, which is designed for children ages 8-11 and aimed at reinforcing an understanding of critical safety lessons for independent walking and bicycling.



Sample from the Philadelphia SRTS toolkit.

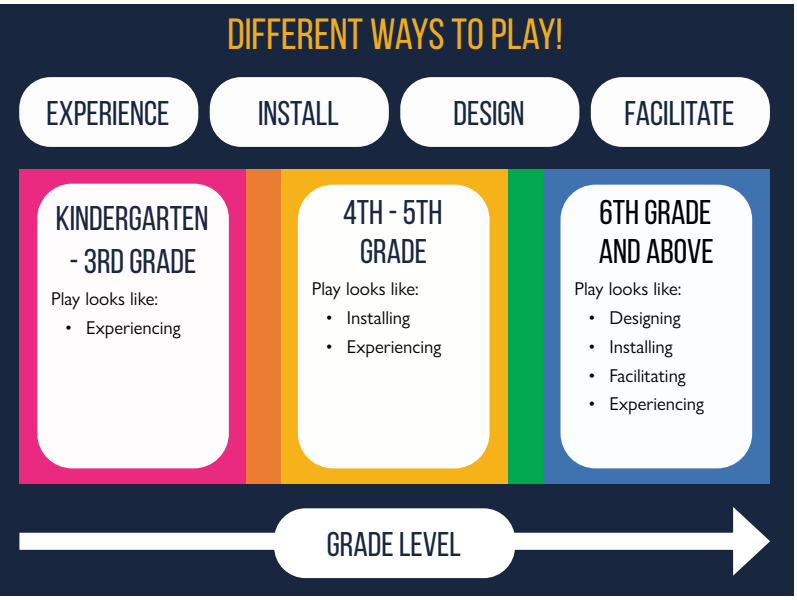
- A Do-It-Yourself Traffic Garden Guide for pop-up and temporary installations. The guide focuses on how to plan for, install, and maintain a traffic garden. The City plans to promote the guide and traffic gardens as a venue to teach the skill building elements of the safety lessons.
- High school transportation lessons that introduce more complex thinking on historical transportation practice and how community transportation systems are designed. Lessons also encourage young adults to develop transportation and safety related public service announcements.
- Safe Routes to School Video Storyboards to guide future development of short videos to relay safety messages and encourage walking and bicycling.

GREENSBORO SRTS EVALUATION AND TRAFFIC PLAYGROUND TOOLKIT

GREENSBORO, NC

The City of Greensboro has recognized that to meet the goals of their Vision Zero program, that there must be an emphasis on safety for children on their daily trips to school Through the Safe Routes to School (SRTS) program, Toole Design partnered with the City staff to develop a resources to evaluate SRTS activities and install traffic playgrounds. Our team met with stakeholders, reviewed crash data and street networks surrounding schools, produced fun SRTS program collateral templates, and crafted a toolkit that can be used by City staff, educators, or neighborhood groups to encourage walking and biking to school. The key deliverables included:

- **Safe Routes to School Program Guidance:** This report highlighted the value of the SRTS program, discussed program activities, and created a process for evaluation that include timelines and responsible parties. Data analysis was also summarized to highlight where infrastructure and program invests should be prioritized based on crash data, gaps in sidewalks, and socially vulnerable populations.
- **Traffic Playground Toolkit:** As a resource, this toolkit defined the value of a traffic playground and play-based learning along with providing information on organizing teams, identifying the right audience, and designing a traffic playground at a variety of scales.



Sample from the Greensboro SRTS toolkit.

NORTHWEST ARKANSAS VISION ZERO PLAN

Toole Design led the development of the Northwest Arkansas (NWA) Vision Zero Plan which focused on reducing—and ultimately eliminating—fatal and serious injury crashes across the region's roadway network. This region is focused on being known for world-class bicycling and active tourism. Partnering with the Northwest Arkansas Regional Planning Commission (NWARPC) and municipal stakeholders, Toole Design crafted a Plan that recommends projects, policies, and programs that have been proven to reduce crash risk and save lives. Regional working group meetings, stakeholder listening sessions, online interactive maps, and several demonstration projects were conducted to hear local perceptions of safety that can directly influence recommendations.

Using the Safe System Approach, Toole Design assessed existing conditions and analyzed existing crash data to determine street characteristics that cause the most harm and emphasize a proactive and systemic approach to deploying proven safety countermeasures. The resulting High-Injury Network (HIN) for the region highlights where recommendations may be most effective and how regional partnership can be leveraged to fund and construct new projects.

The final Plan positions the region to apply for project grant funding through the SS4A program along with identifying local policies and strategies for continuing equitable engagement for safety related work in their communities. The City of Fayetteville used the Safety Action Plan to apply for SS4A implementation funding, and on December 13, 2023, they were awarded $25M in SS4A funding—the second largest award in the nation.

Toole Design is continuing this work in Phase 2 of the NWARPC's Regional Vision Zero effort, which was awarded a USDOT Safe Streets and Roads for All (SS4A) Supplemental Planning Grant. Under this extension of the regional Plan, Toole Design will develop a regional Complete Streets Design Guide that provides both design and process guidance for implementing safer streets for all modes, create individual Comprehensive Safety Action Plans for Bentonville, Centerton, Fayetteville, Rogers, and Springdale, and craft a variety of community engagement strategies and tools for the region.

FAYETTEVILLE SS4A GRANT SUPPORT

FAYETTEVILLE, AR

Toole Design supported the City of Fayetteville in their successful $25M application to the Safe Streets and Roads for All (SS4A) Implementation Grant program, which is enabling the City to address five high priority corridors for life-saving road safety improvements. The application built upon the roadway safety analyses, community engagement, high injury network (HIN), and action items identified in the NW Arkansas Regional Vision Zero Plan.

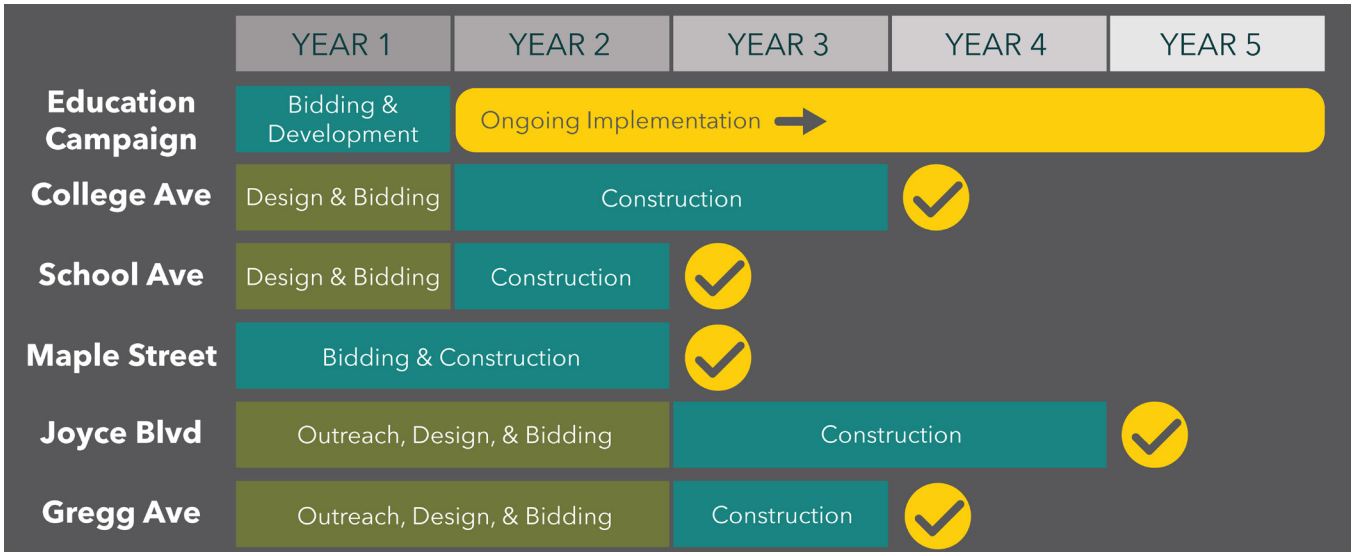
Toole Design provided city-level mapping and analysis of killed and serious injury (KSI) crashes by mode, crash type, and other contributing factors along regional HIN corridors within the city. The team then focused on project feasibility and prioritization, evaluating the corridors for their alignment with the city's growth and mobility plans, equity analyses, existing right-of-way, and match funding availability.

For the selected corridors, Toole Design then assisted in assessing project readiness and establishing a high-level, phased project schedule for completing design and construction within the grant's five-year timeline. Finally, the project team worked to refine the application narrative to ensure a direct response to the Selection Criteria included in the USDOT's Notice of Funding Opportunity.

ALAMEDA COUNTY SAFE ROUTES TO SCHOOLS PROGRAM

ALAMEDA COUNTY, CA

Healthy Kids, Safer Streets, Strong Communities!
The Alameda County Safe Routes to Schools (SR2S) Program is one of the largest safe routes programs in the nation. Each year, the program serves thousands of students at over 280 elementary, middle, and high



Fayetteville grant support plan.

schools. Since 2017, Toole Design has led the program's Education and Outreach arm in collaboration with our non-profit partners, TransForm. As the prime consultant, we support Alameda County Transportation Commission (Alameda CTC) to manage and grow the program, recruit new schools, design programming and curriculum, and implement creative encouragement and education campaigns.

Program Management and Administration
Toole Design supports the Alameda CTC Program Manager to lead this large and complex program. We provide daily project management and administration that includes staff and subconsultant oversight, scheduling, budget management, grant compliance, public relations and media, quality assurance/quality control, coordination with elected officials, and coordination with school districts. We also assist in managing relationships with program partners such as MTC, the Alameda County Public Health Department, the National Safe Routes Partnership, and peer safe routes programs in the Bay Area. Over the past five years, the program has grown and evolved, largely due to Toole Design's stellar client services, program management tools, and robust QA/QC procedures.

Encouragement, Education, and Training
Toole Design oversees a team of TransForm site coordinators that implement on-the-ground programming at our 280+ schools. The site coordinators recruit and retain schools and school champions. Champions are parents, teachers, or administrators who work with us to implement the program at their school, and they are an essential piece of the program's success.

Through events, trainings, presentations, classroom resources, and take-home materials, we encourage students to (safely!) walk, bicycle, scooter/skate, carpool, or take transit to and from school. At the heart of the program are four county-wide events that engage thousands of students each year: International Walk and Roll to School Day, the Golden Sneaker Contest, Bike to School Day, and a specialized event for high schools. We also offer ongoing events to keep kids moving throughout the year; these include Walk and Roll to Schools Days, Walking School Buses, Bike Trains, and Wellness Walks.

Beyond events, the Toole Design Team also develops age-appropriate curricula that focus on behavioral change. Our in-classroom educational modules include a Transportation Storytime for elementary schools, "Go Green" for middle schools, multimodal Travel Training for middle and high schools, and Rail Safety Training for all ages. We update our curricula on an ongoing basis in response to school needs and interests, feedback from teachers and students, and evolving best practices for Safe Routes to School education.

Equity
The Toole Design Team is responsible for the Access Safe Routes Program, which delivers a comprehensive school travel program at the most disadvantaged and high-collision schools in Alameda County. This program was added in early 2020 with the aim of addressing the Equity element of the Safe Routes to Schools' 6 Es framework. As of the start of the 2022-2023 school year, over half of the eligible schools have enrolled in the Access program.

Outreach and Communication
The Toole Design Team leads all public-facing program communications. We manage the program website and publish a newsletter that goes out to 1,000 parents, teachers, school champions, and administrators each month. In coordination with ACTC's communication staff, we develop compelling, eye-catching social media content for Twitter, Facebook, and Instagram.

Toole Design developed a program Branding Guide and a Communications Master Plan to ensure that all program communications are consistent, appropriate for their intended audience, user-friendly, and compelling. Together, these two documents provide program staff with guidance on messaging, language, copy-editing, graphics, photos, and icons. Toole Design also conducts quality assurance for all program communications to ensure that they meet our high standards for professionalism and clarity.

Youth Leadership
The Alameda County SR2S Program includes an active high school program, and Toole Design supports the high school site coordinators to implement monthly programming at 20 schools. Informed by national best practice, we established a Youth Task Force, which is a group of high school students that implement their

SR2S program and their schools, help run events for the younger grades, and encourage peers to get involved. Each year, we work closely with the Youth Task Force to implement a countywide high school event, with examples including Cocoa for Carpools or the Creation for Transportation art contest. We also offer specialized high school curricula that dive deeper into the issues high school students care about, such as the climate crisis and mobility justice.







Activities as part of Safe Routes to School programs in Alameda County, La Crosse, and San Pablo (from top to bottom).

LA CROSSE SAFE ROUTES TO SCHOOL UPDATE

LA CROSSE, WI

Toole Design helped the City of La Crosse analyze and re-focus its Safe Routes to School (SRTS) initiatives by delivering two components: a Strategic City Plan with recommendations for changing policies and expanding education and encouragement programs, and school neighborhood infrastructure plans for all 22 schools in the City. During our information gathering phase, we solicited input from residents and agency staff via surveys, student focus groups, and stakeholder interviews.

The final SRTS Plan recommends a list of strategies and actions to build the La Crosse Safe Routes to School program and have a greater impact on the students and families living in La Crosse. From an infrastructure perspective, the project team conducted detailed fieldwork to record arrival and dismissal behaviors and infrastructure improvement opportunities at all 22 schools. These observations were then analyzed and developed into engineering recommendations for 11 school neighborhood plans. The Plan prioritized investments in both infrastructure and programming at the top five schools that were most likely to see a mode shift to more students walking and biking to school.

In response to COVID-19, Toole Design worked with the City to re-scope the engagement away from public meetings to an online video format and outdoor demonstration projects that permit social distancing. We helped the City build a temporary neighborhood greenway on a eight-block street to give residents near two schools a safer corridor for walking and biking.

SAN PABLO SAFE ROUTES TO SCHOOL MASTER PLAN

SAN PABLO, CA

Toole Design worked with the City of San Pablo to develop the City's first ever Safe Routes to School Master Plan. Toole Design evaluated safety and mobility conditions around 10 schools in San Pablo and made recommendations for education, encouragement and engineering interventions. San Pablo is a low income, ethnically diverse city. More than half of the

City's residents are Hispanic or Latino and over 90% are non-white.

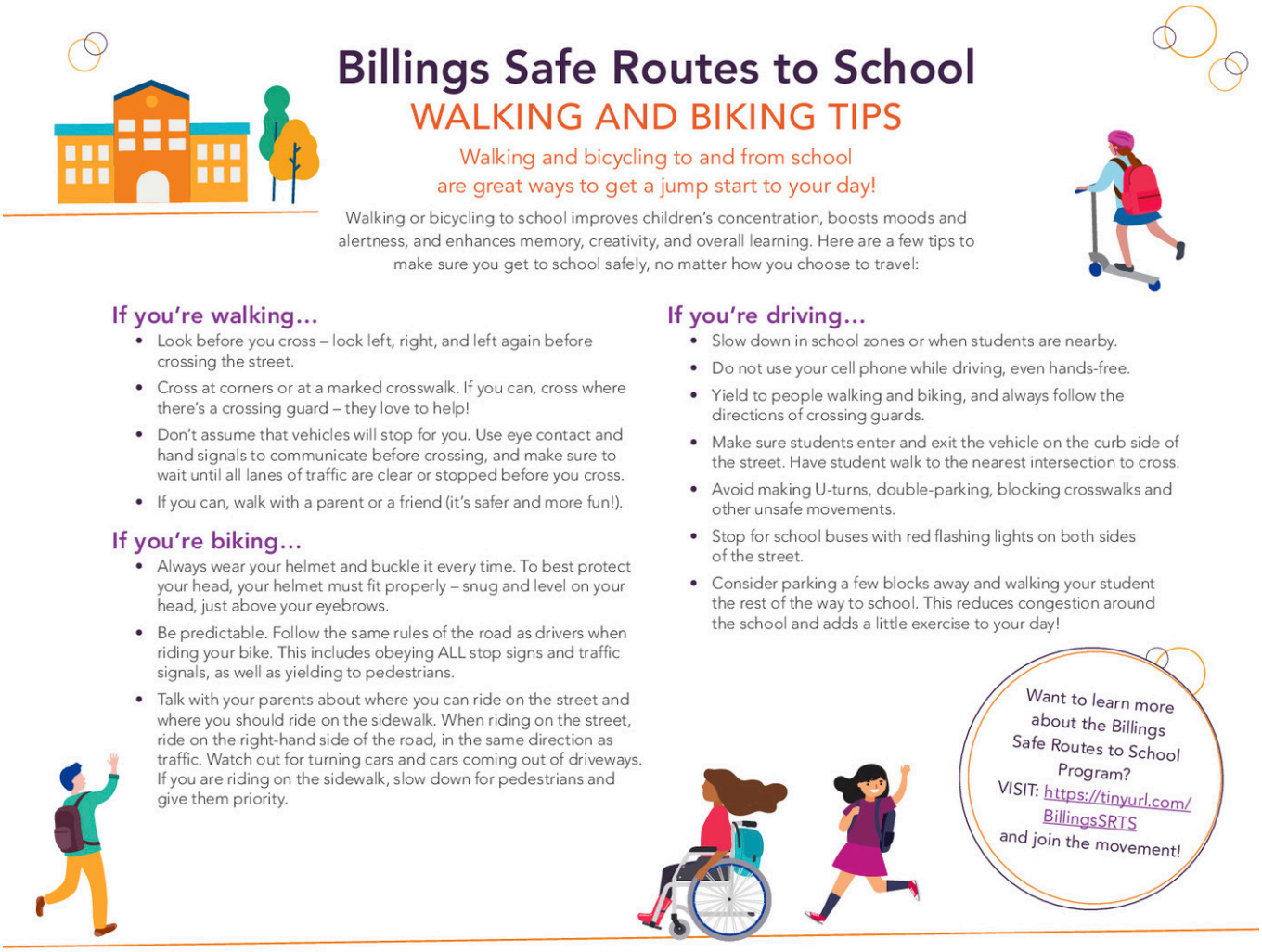
The San Pablo Safe Routes to School Master Plan improved safety and comfort for many low income students of color in San Pablo as they walk, bike, and take transit to school. To meet community needs, Toole Design created an equity-infused engagement process. Toole Design used three equity tools including: 1) Spanish translation and interpretation; 2) working directly with principals, Beacon Directors, and the Youth Commission to leverage existing systems of communication; and 3) a user-friendly, age-appropriate mapping tool to capture input.

As part of the project, Toole Design led a temporary demonstration of recommended designs along a key route to two elementary schools. Using temporary and quick-build materials, the project team installed a bus boarding island, a two-way separated bicycle lane, a high visibility crosswalk, and a curb extension. The overwhelming community support generated by the event helped the City to successfully apply for and secure implementation funds.

BILLINGS SAFE ROUTES TO SCHOOL STUDY UPDATE

BILLINGS, MT

The Billings Safe Routes to School Plan update is a forward-thinking strategy for programs and projects in the City of Billings that identified barriers, opportunities, and systemic changes to make walking, biking, and rolling safer and more attractive for students and their families in Billings. This project looked at all the City's 22 elementary schools and provided project, policy,



Tip sheet for students and families.

and programmatic recommendations using information gleaned from a variety of methods—walking audits with City staff and community members, an interactive online map, principal interviews, and continual engagement with a diverse project advisory committee.

Using input from these sources and topical knowledge, the team produced a list of around 100 projects that would improve walking and biking conditions citywide. Next, the team grouped these projects into three tiers using existing and regularly updated data to prioritize the projects based on traffic safety, feasibility, demand, and equity. This prioritization process was designed to be replicable to allow the City's Safe Routes program to rerun the process when projects are completed, roadway changes are made (e.g., a change in speed limit), and/or demographic shifts occur (e.g., rates of free and reduced lunch change).

To complement the project recommendations, the plan also included programmatic and policy recommendations to ensure that the Safe Routes program becomes more established in the school community, continues to leverage and expand community partnerships, and increases its involvement in school policy decisions. Lastly, the plan included walking maps for each school with specific routes designated based on sidewalks, crossing infrastructure, crossings guards, and other factors that would make walking safer and more comfortable for students and their families.

The plan was unanimously adopted in July 2022 is and already being implemented.

VIRGINIA DEPARTMENT OF TRANSPORTATION SAFE ROUTES TO SCHOOL PROGRAM

Since 2010, Toole Design has provided staff support for the Virginia Department of Transportation's (VDOT) Safe Routes to School (SRTS) program, helping to plan, develop, implement and evaluate all aspects of the statewide program. Our work has facilitated the sustainable evolution of the program through changes in program funding and leadership.

In 2012, we developed the first VDOT SRTS Strategic Plan and launched an annual Student Travel Tally week to support local and statewide evaluation efforts. In 2013, the VDOT SRTS program began awarding funding for School District SRTS Coordinators to support broader adoption of SRTS programs within school districts across the state. Toole Design delivers an onboarding webinar for new grantees, manages a coordinator listserv, oversees required grantee reporting, and facilitates quarterly conference calls, webinars and biannual trainings (online and in person) to coordinate statewide activities and promote sharing of best practices among local coordinators.

Toole Design also developed and manages VDOT's statewide SRTS outreach and marketing campaign, which serves to encourage and support sustainable local programs. Specific activities include a dynamic website, quarterly e-newsletter, and email blasts, along with a mini-grant program to encourage first time schools and support existing programs.

When the VDOT SRTS program managed infrastructure grants directly through the Federal Safe Routes to School funding, Toole Design supported the development and review of required school travel plans. When dedicated SRTS funding expired and infrastructure grants were moved to VDOT's Local Assistance Division, Toole Design developed an enhanced walkability review that identifies specific infrastructure and programmatic recommendations for individual schools. The resulting reports are a concise summary of specific recommendations that can be used in TAP grant applications.

In 2020, we developed the program's first SRTS Success Book, a graphically engaging and story-based 10-year evaluation of the program The SRTS Success Book informed the development of the first ever Program Annual Report. This report will annually evaluate the program, it's successes, and lessons learned.



Bike to School Day advertisement.

REFERENCES

Toole Design is proud of the work we have done across North America to make walking and biking to school safer. Please contact our client references below to learn about their experiences working with us.



CITY OF AUSTIN PUBLIC WORKS DEPARTMENT

Craig McColloch, PE, Project Manager
505 Barton Springs Road, Suite 1300, Austin, TX 78704
512.974.2968, craig.mccolloch@austintexas.gov

Toole Design developed a prioritized list of engineering solutions for increasing safe active transportation options based on infrastructure audits around 137 elementary and middle schools, informing our ability to scale SRTS efforts for achievable outcomes. In our role as staff augmentation partners, Toole Design staff also work on behalf of the department's SRTS Program implementing over $40 million in project funds.



ALAMEDA COUNTY TRANSPORTATION COMMISSION

Leslie Lara-Enriquez (currently with Bay Area Metro)
375 Beale Street, Suite 800 San Francisco, CA 94105
415.778.5258, llara-enriquez@bayareametro.gov

Toole Design has led the Education and Outreach contract for the Alameda County Safe Routes to Schools Program (Alameda SRTS) for the Alameda County Transportation Commission since 2017. This is one of the largest SRTS programs in the U.S. with over 200 elementary, middle, and high schools included.



BILLINGS METROPOLITAN COUNCIL

Elyse Monat, Active Transportation Planner
2825 3rd Avenue N, 4th Floor, Billings, MT 59101
406.247.8637, monate@billingsmt.gov

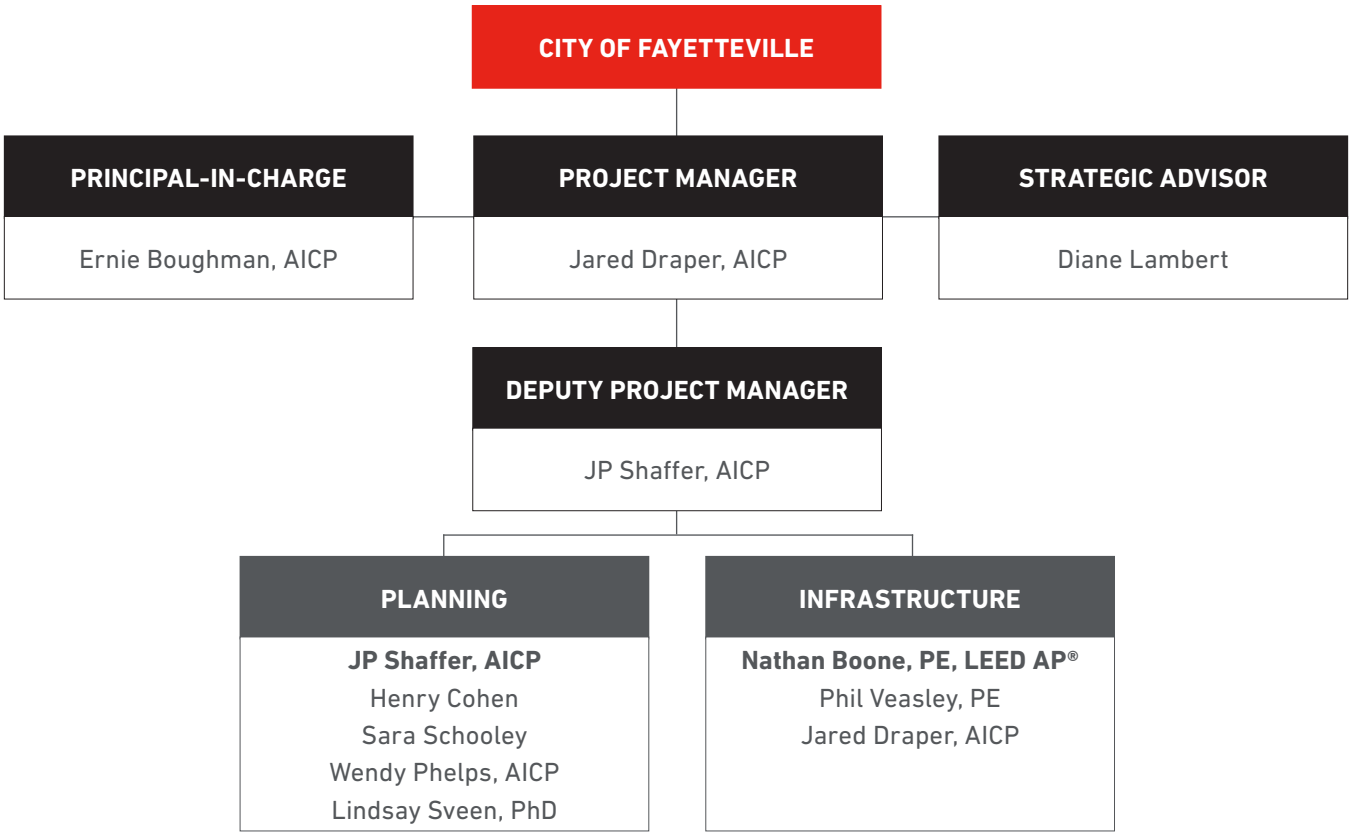
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LIST OF PROJECT PERSONNEL

ORGANIZATION CHART

Toole Design has assembled the following team to work with the City of Fayetteville on their Safe Routes to School Plan. We have a deep bench of staff throughout North America with expertise in safety to call upon for additional support if needed. Subject leads are in bold. We have included the estimated number of hours each staff member is anticipated to work on this project in Section F. Availability.





ERNEST BOUGHMAN, III, AICP

PRINCIPAL-IN-CHARGE

PROFESSIONAL HIGHLIGHTS

Years of Experience: 29

Toole Design: 2013-Present

URS Corporation: 2007-2013

Parsons Brinckerhoff: 1998-2007

EDUCATION/ CERTIFICATION

Master of City and Regional Planning, Clemson University: 1998

Bachelor of Science, Architectural Design, Clemson University: 1995

American Institute of Certified Planners

APPOINTMENTS/ AFFILIATIONS

American Planning Association

Ernie is Toole Design's Director of Operations for the Southern U.S. Ernie has provided leadership for the planning and design of transportation facilities that increase safety, comfort, and convenience for people driving cars, riding bikes, walking, and using transit, enabling people of all ages and abilities to harmoniously travel together. He often provides instruction on the intersection between Context Sensitive Solutions and Complete Streets.

SELECTED PROJECT EXPERIENCE

South Carolina Safe Routes to School Resource Center
As part of the South Carolina Safe Routes to School Resource Center, Ernie assisted with the travel plan task. As the lead planner developing the travel plan, solutions were developed to improve the safety and comfort of students choosing to walk or bike to Beaufort Elementary in the Lowcountry of South Carolina. Solutions included low-cost ideas, such as striping and signage that could be installed by the local Department of Transportation maintenance office, as well as more capital intensive recommendations that could be implemented over time as funding is realized.

Georgia Safe Routes to School "Pop-Up" Improvement Event Toolkit
As part of travel plan assistance services for the Georgia Safe Routes to School (SRTS) program, Ernie authored a toolkit for the implementation of "pop-up" improvements. The toolkit was designed to assist local schools in realizing temporary pop-up improvements that can show a school community how small changes can make a big difference for everyone who travels to and from school. The toolkit included step-by-step directions for implementing pop-up improvements, from how to get permission from state and local governments to materials needed to put the improvements in place.

Northwest Arkansas Safety Action Plan
Ernie is providing leadership for Phase 2 of a Safety Action Plan for the Northwest Arkansas Regional Planning Commission (NWARPC). As Principal-in-Charge, Ernie is responsible for ensuring that staff resources are available, services are responsive to client needs, and the final deliverable is of a high quality and meets the tenets of the Safe Streets and Roads for All (SS4A) program. While the plan is regional in scope, localized analyses were conducted to assist individual communities in applying for SS4A implementation funding. With completion and adoption of the Plan by NWARPC and member governments, Toole Design is now assisting with follow-on services, including a Complete Streets Design Guide.

Northwest Arkansas Bike Infrastructure Plan
Ernie served as Project Manager for the creation of a bike infrastructure network in Northwest Arkansas. In 2015, the region completed a bicycle and pedestrian plan that included nearly 1,800 miles of bicycle facilities, but the communities within the region struggled to know where to start on implementation. The Bike Infrastructure Plan identifies 11 core projects and includes conceptual designs for each, as well as design guidelines for the region. The Plan tees up world-class projects for implementation; in fact, Ernie is already overseeing the final design of several of these projects.



JARED DRAPER, AICP

PROJECT MANAGER

PROFESSIONAL HIGHLIGHTS

Years of Experience: 14

Toole Design: 2016-Present

City of Commerce City, CO: 2011-2016

Ten at the Top: 2010-2011

EDUCATION/ CERTIFICATION

Master of City and Regional Planning, Clemson University: 2011

Bachelor of Arts, Spanish Language and Sociology, NC State University: 2008

American Institute of Certified Planners

APPOINTMENTS/ AFFILIATIONS

American Planning Association

Association of Pedestrian and Bicycle Professionals

Jared has a blend of public and private planning experience in multimodal transportation projects, land use planning, and site design. He has experience with public facilitation, corridor and small area planning, land development, and long range planning efforts. His work has enabled communities to realize the value and benefits of planning solutions that are attractive and reflect the local character. Jared brings strong Complete Streets experience and has utilized GIS and on-the-ground site assessments to develop streets for all users. He has the ability to balance the needs and the context of a community with innovative transportation solutions that improve functionality and address local needs.

SELECTED PROJECT EXPERIENCE

Northwest Arkansas Safety Action Plan
Jared is leading Phase 2 of the development of a regional safety action plan for the Northwest Arkansas Regional Planning Commission (NWARPC). As Project Manager, Jared is responsible for prioritizing safety through each element of the Plan—data analysis, stakeholder and community engagement, countermeasure selection, project and policy recommendations, and strategic phasing and funding development. He has partnered with communities across the region to identify high-injury corridors and establishing resources to address historical crash locations while being proactive to reduce risk to users throughout the entire regional street network.

Austin Safe Routes to School Infrastructure Plan, Austin, TX
Jared served as Project Planner for this project focusing on increasing the number of comfortable and safe facilities for students to walk and bike to school. In this capacity, he conducted walk audits and developed infrastructure recommendations at 118 schools in Austin. This project was supported by a $27.5 million Mobility Bond.

Greensboro SRTS Evaluation and Traffic Playground Toolkit, Greensboro, NC
Jared managed and led the development of the evaluation plan and traffic playground toolkit for the City of Greensboro. This project created program collateral, evaluation materials, and a toolkits with resources and guidance to be used by schools, the parks department, and local partners to encourage children of all abilities to walk or bike to school. Jared facilitated conversations with stakeholders to guide the development of evaluation and toolkit elements that meet the unique needs of the Greensboro community. Greensboro's traffic playground toolkit provided design options that could be deployed for small events or larger permanent installations to allow for children to learn about roadway safety through play.

Georgia SRTS Resource Center
Jared's project efforts included analyzing and prioritizing conceptual improvement recommendations utilizing Safe Route to School (SRTS) engineering, education, encouragement, enforcement, and evaluation best practices. Jared worked closely with the SRTS teams for each respective school to understand the existing conditions and develop recommendations to encourage walking and biking to school. His worked included site field work in the community to identify challenges and opportunities for students that walk or bike to school.



DIANE LAMBERT, MPH

STRATEGIC ADVISOR

PROFESSIONAL HIGHLIGHTS

Years of Experience: 24

Toole Design: 2006-Present

Partners for Active Living: 2000-2006

EDUCATION/ CERTIFICATION

Master of Public Health, University of South Carolina: 1995

Bachelor of Science, Management, Clemson University: 1992

APPOINTMENTS/ AFFILIATIONS

Instructor, National Safe Routes to School

Master Trainer, National Safe Routes to School

Diane is a Senior Planner and is recognized as one of the nation's foremost experts in school travel and Safe Routes to School (SRTS). As Toole Design's SRTS Practice Lead, she has dedicated much of her career to promoting active and healthy communities and initiating SRTS programs across the country, working at local, state and national levels. Locally, Diane has facilitated numerous community planning sessions and developed school travel plans that identify engineering, education, encouragement and enforcement strategies to enable more children to safely walk or bicycle to school. She has worked on SRTS programs in over 15 states, and she has assisted with the development of state SRTS strategic plans in Virginia, Minnesota, and Florida. Nationally, Diane has developed national child safety education resources and led research on state SRTS best practices. She led the development of the National Highway Transportation Safety Administration (NHTSA) Child Pedestrian Safety Curriculum, and supported the development of the Federal Highway Administration's (FHWA) updated Pedestrian Safer Journey and Bicycle Safer Journey e-learning modules. In 2007 Diane conducted an assessment of newly established state SRTS programs to identify common program structures and funding distribution procedures, and she served as professional support to the National SRTS Task Force as it prepared a report that was delivered to Congress in 2008 (the report provided an overview of the successes and challenges of the Federal SRTS legislation and outlined recommended strategies to continue the advancement of SRTS in the United States).

SELECTED PROJECT EXPERIENCE

Safe Routes to School Curriculum Toolkit and Program Analysis and Evaluation, Philadelphia, PA

Diane led a team in the development of child safety education materials for the City of Philadelphia's safe routes to school (SRTS) program—Safe Routes Philly. As the city strives to align their SRTS and Vision Zero programs, Toole Design revised Safe Routes Philly's child safety education materials, messaging elements, and program evaluation metrics to support the Vision Zero initiative. As project manager, Diane oversaw the development of 35 separate deliverables within a short timeframe, including pedestrian and bicycle safety and skill lessons for students in grades K-5, a safety-themed activity booklet for children ages 8-11, a series of active transportation lessons for high school students that introduce more complex thinking on historical transportation practices and behaviors, and parent/caregiver tip sheets on child pedestrian safety and video storyboards to support Safe Routes Philly's parent education efforts.

National Center for Safe Routes to School

Diane served as Project Manager for the National Center for Safe Routes to School, which was the Clearinghouse for the Federal Safe Routes to School (SRTS) program from September 2005 through December 2016. She oversaw the development of new resources, and managed training development and delivery nationwide, including updates and instructor training for the SRTS National Course. Diane also assisted with oversight of subcontractor tasks, and operated the National Center's webinar program. Diane supported the National Center in writing a 10-year report for Federal Highway Administration.



JOHN PAUL SHAFFER, AICP

DEPUTY PROJECT MANAGER

PROFESSIONAL HIGHLIGHTS

Years of Experience: 15

Toole Design: 2023-Present

People for Bikes: 2020-2023

BLDG Memphis: 2014-2020

Memphis Urban Area Metropolitan Planning Organization: 2010-2014

Center for Applied Earth Science and Engineering Research: 2009-2010

EDUCATION/ CERTIFICATION

Master's Degree, City and Regional Planning, The University of Memphis: 2010

Bachelor of Arts, Jazz Studies, University of New Orleans: 2002

Political Science, Tulane University: 1999

American Institute of Certified Planners

APPOINTMENTS/ AFFILIATIONS

American Planning Association

Association of Pedestrian and Bicycle Professionals

AWARDS

Charter Award in the Metropolis, City, and Town Category—The Congress for the New Urbanism: 2021

Daniel Burnham Award for a Comprehensive Plan—American Planning Association: 2020

John Paul is a Senior Planner with both public and private sector experience in multimodal transportation planning, public policy, and community engagement. He has served clients across the southeastern U.S. by leading complete streets and micromobility projects, multi-disciplinary public engagement, and program development and evaluation. John Paul's work is focused on planning for active mobility, design guidance, and performance measurement.

SELECTED PROJECT EXPERIENCE

Northwest Arkansas Safety Action Plan Phase 2
John Paul is leading the development of local Safety Action Plans for Bentonville, Centerton, Fayetteville, Rogers, and Springdale in Northwest Arkansas. The planning process will include creating city-specific High Injury Networks, tailored countermeasures and safety strategies, and customized outreach strategies for each community.

Walmart Move Mobility Hub and Micromobility Program, Bentonville, AR
For Walmart's Bentonville home office, John Paul led quick-build infrastructure installations, bicycle parking expansion, a shared micromobility pilot program, and policy and program design toward the company's effort to achieve 10% of corporate associates commuting by non-SOV modes.

Memphis 3.0 Comprehensive Plan, Memphis, TN
John Paul served as the community engagement co-lead for the city's award-winning comprehensive plan, its first in nearly 40 years. He led a robust community engagement process that connected with over 15,000 residents and served as a technical advisor and working group chair for the transportation and mobility plan elements.

Arrive Happy Employer Bike Program Road Map, Bentonville, AR
John Paul served as the project manager for this employer resource. He led a team of TDM and communications experts in developing a comprehensive guide for employer active commute programs, including an end-of-trip facilities planning tool and playbook for commuter engagement.

Memphis Walkability Toolkit, Memphis, TN
John Paul guided the creation and implementation of a resource toolkit for local governments and community groups. The toolkit's use included audits of pedestrian facilities, identifying improvement projects, and coordinating safety outreach in partnership with the Tennessee Highway Safety Office and NHTSA.

Mid-South Regional Resilience Plan, Memphis and Shelby Counties, TN
John Paul managed a bi-state community outreach effort, beginning with the county's successful application to HUD's National Disaster Resilience Competition. This was followed with a set of comprehensive recommendations for mitigating the impacts of climate and extreme weather and other environmental threats in the Memphis metro area.



NATHAN BOONE, PE, LEED AP®

INFRASTRUCTURE LEAD

PROFESSIONAL HIGHLIGHTS

Years of Experience: 18

Toole Design: 2023-Present

Air Regulations Consulting: 2023-2023

JEO Consulting Group: 2013-2023

AECOM: 2012-2013

Black & Veatch: 2011-2012

Atkins Global: 2006-2011

EDUCATION/ CERTIFICATION

Bachelor of Science, Civil Engineering, Texas A&M University: 2006

Professional Engineer: AR, AL CO, IA, KS, NE, OH, SD, TX, WY

LEED Accredited Professional

AWARDS

National Top Job of the Year, Norfolk Braasch Avenue Downtown Revitalization Project, Project Manager

Best Study, Research, & Consulting Engineering Services Project, Lincoln Downtown Irrigation Management Plan, Project Manager, American Council of Engineering Companies Nebraska: 2020

Best Concrete Pavement Repair Project, Albion Fairview Street Improvement Project, Project Manager, Nebraska Concrete Paving Association: 2019

Nathan has extensive design and management experience in recreation, urban, and rural infrastructure improvement projects. With experience varying between asphalt mill and overlay, multi-block street reconstruction, multi-use trail projects, highway preservation projects, and citywide curb ramp replacements, he has a thorough understanding to right-size an approach to the needs of the project. These projects have also utilized funding and followed respective processes for Recreational Trails Program, Transportation Alternatives Program, Community Development Block Grant Programs, and Safe Routes to School Programs. Nathan understands the importance of bringing the right people, at the right time, to the table to cultivate collaboration and progress for the communities in which we live, work, and play.

SELECTED PROJECT EXPERIENCE

Northwest Arkansas Regional Safety Action Plan Phase 2
Nathan is leading the development of the Complete Streets Design Guide to serve as a Northwest Arkansas regional resource for planning, designing, and implementing Complete Streets. The guide development process includes stakeholder coordination, review of existing conditions/best practices, and establishment of street design principles and street types.

Rousseau Elementary School Circulation and Safe Routes, Lincoln, NE
Nathan was the Civil Design Lead to evaluate the circulation patterns for vehicles and pedestrians during pick-up and drop-off hours and design proposed improvements to increase staff parking, efficiency in pick-up and drop-off movements, and safety for children walking and bicycling to school. The process including extensive collaboration with school staff and parent representatives to identify equitable, cost-effective solutions.

Citywide Curb Ramp Inventory and ADA Transition Plan, Waverly, NE
Nathan was the Project Manager for the inventory of a citywide curb ramp inventory and developing of an ADA transition plan. Given the size of the city, it was a challenge to efficiently and accurately collect data of every curb ramp to prioritize implementable improvements. Multiple small-working groups dispersed across the City with handheld GPS units to populate a GIS database of data.

Nebraska DOT District Curb Ramp Designs
Nathan led the civil design task for this multi-city project to redesign curb ramps within DOT right-of-way for PROWAG compliance. The project evaluated and identified preferred design alternatives for each curb ramp in locations with extensive longitudinal slope, while minimizing right-of-way needs and impacts to adjacent landowners. A thorough understanding of PROWAG allowed the design team to develop alternatives that met accessibility needs while maintaining as much existing infrastructure as reasonable.



HENRY COHEN

PLANNER

PROFESSIONAL HIGHLIGHTS

Years of Experience: 6

Toole Design: 2018-Present

Jaunt Regional Transit: 2019-2020

City of Charlottesville: 2018

EDUCATION/ CERTIFICATION

Master of Science, Urban and Environmental Planning, University of Virginia: 2021

Bachelor of Arts, Geography, Virginia Tech: 2018

Henry is a planner with a background in geography. He has experience working on multimodal transportation projects at the public, private and agency level, and specializes in comprehensive planning, GIS analysis and visual communications. He is passionate about using maps and graphics to bring complex data to life and tell compelling stories about the places we love. He has worked with cities and DOTs across the southeast on transit system redesigns, pedestrian safety initiatives, and bicycle and pedestrian plans.

SELECTED PROJECT EXPERIENCE

Northwest Arkansas Safety Action Plan
Henry is working with the Northwest Arkansas Region to develop Phase 2 of its inaugural Vision Zero Action Plan. Serving as both a lead planner and an analyst, he is responsible for creating a logo and brand for the plan, developing custom online engagement tools, and delivering polished maps, graphics, and written materials. Henry is coordinating tasks between planners, managers, and data scientists understand regional crash data spanning three counties and two states and communicate the vision of safe streets for all.

Clemson University ADA Project, Clemson, SC
Henry is working as a planner to help Clemson University make their campus more welcoming and accessible to people of all abilities. The project will provide a detailed review of the current accessibility conditions across campus including GIS analysis of accessible routes, building entrances and available accessible parking. Henry is conducting interviews and in-person outreach with staff and students, and developing outreach materials to open a conversation about accessibility with the Clemson community

Sonoma County Vision Zero Action Plan, Sonoma County, CA
Henry is working on a team of planners and researchers from across the country to develop an inaugural Vision Zero Action Plan for Sonoma County. He is responsible for analyzing and interpreting crash data and developing data-driven goals and action items that will give the client a clear path towards achieving zero traffic related deaths and serious injuries.

NCDOT Interim Design Guide
Henry is serving as a planner and reviewer for an innovative pilot program bringing low-cost, interim design safety projects to communities across the state of North Carolina. These projects limit exposure for pedestrians and bicyclists by shortening crossing distances and increasing separation between from vehicle traffic. Henry is responsible for developing branding and marketing materials for the program, and he is assisting with a web-based application tool that helps local staff and elected officials visualize how proven safety countermeasures could be deployed at specific sites in their community.



PHIL VEASLEY, PE

ENGINEER

PROFESSIONAL HIGHLIGHTS

Years of Experience: 7

Toole Design: 2022-Present

Arcadis: 2018-2022

Georgia Department of Transportation: 2017

EDUCATION/ CERTIFICATION

Bachelor of Civil Engineering, Kennesaw State University: 2018

Professional Engineer: NC

Phil is an engineer with experience in the modeling, analysis, outreach, coordination, and design of transportation projects. Phil specializes in CAD work and Synchro modeling. He has served clients throughout the Southeastern U.S. by aiding in various projects such as concept reports, corridor planning studies, safety improvement, and noise analysis.

SELECTED PROJECT EXPERIENCE

Bentonville Bikeway Designs, Bentonville, AR
Phil serves as a designer for a variety of quick build projects that improve the safety and accessibility of on street bike routes in Bentonville. He uses AutoCAD to produce construction documents including details and typical sections. Phil also produces cost estimates for the projects.

University Lakes Project, Baton Rogue, LA
Phil helped analyze and design the conceptual plans for the University Lakes Project adjacent to the LSU campus. The CAD plans included pedestrian and bicycle crossings as well as signing and striping layouts.

Athens Bikeway Striping, Athens-Clarke County, GA
Phil served as a designer for the striping plan update at various intersections. He used AutoCAD to identify and design innovative intersections within the existing footprint to enhance safety for users on bicycles.

VDOT GAP 2022, Washington, VA
Phil served as a designer for the conceptual plans for a trail and sidewalk network as well as safety improvements in Rappahannock County. The plans are being produced in Microstation and will be used for grant applications. Phil presented the conceptual plans to the clients and produces cost estimates.

ATLDOT Jackson Street Bridge Parklet, Atlanta, GA
Phil served as a designer for the pro-bono plans to improve Atlanta's Jackson Street Bridge. The design improves the bridge span to include a pedestrian parklet and buffered bike lanes.

Forsyth Street Multimodal Project, Atlanta, GA
Phil serves as the designer for the plans to create a multimodal corridor along Forsyth Street. This project aims to improve the street for pedestrians and bicyclists, as well as adding enhanced bus stop features. His responsibilities include developing a plan set and cost estimate that balances the needs of all users within the area.

GDOT District 6 Pedestrian Signal and Crosswalk Improvements
Phil severed as a designer and concept report author for the improvement of signalized intersections and crosswalks in Northwest Georgia. The conceptual design called for the enhancement of signals, ADA ramps, sidewalks and crosswalks at various signalized intersection. Phil aided in the design, concept reporting, and client coordination phases.



SARA SCHOOLEY

SENIOR PLANNER

PROFESSIONAL HIGHLIGHTS

Years of Experience: 15

Toole Design: 2017-Present

City of Portland: 2011-2017

American Planning Association: 2010

Multnomah County Health Department: 2010

Community Planning Workshop, University of Oregon: 2007-2009

EDUCATION/ CERTIFICATION

Bachelor of Science and Engineering, Environmental Engineering, Michigan Technological University: 2003

Master of Community and Regional Planning, University of Oregon: 2009

APPOINTMENTS/ AFFILIATIONS

Association of Bicycle and Pedestrian Professionals

American Planning Association

AWARDS

2023 CLIDE Award in the Public Planning and Policy Category for the Richardson Active Transportation Plan

2023 Wisconsin APA Innovation Project of the Year - East Central Wisconsin Regional Planning Commission Equitable Engagement Toolkit

Mariposa Transportation Center Project: Best Comprehensive Plan 2020 from the APA Small Town and Rural Division

Eno Transportation Foundation Scholar: 2009

Sara has a unique professional background that has successfully integrated health, equity, and creative community engagement into transportation planning efforts that serve diverse populations. Prior to joining Toole Design, Sara was the lead author and community engagement manager for the City of Portland's Safe Routes to School Policy, which has been a national example for using quantitative and qualitative measures to prioritize projects and programs using an equity lens. She also served as Portland's Pedestrian Coordinator, serving as the City's "front door" for any concern, project, or discussion about the City's pedestrian network or compliance with the Americans with Disabilities Act. Sara is a skilled communicator and public involvement professional, having used her collaboration expertise to lead and successfully create formalized processes for contentious issues that meet policy goals while addressing community needs and concerns. She specializes in public outreach, project prioritization, and incorporating health and racial equity into conversations and projects.

SELECTED PROJECT EXPERIENCE

Anne Arundel Safe Routes to School, Anne Arundel County, MD
Sara is writing the bicycle and pedestrians curriculums for 3rd and K5/1st graders, respectively, for the Anne Arundel County School District. Her efforts began with a best practices review to guide their work, and then moved on to creating an easy-to-follow curriculum for P.E. teachers, materials for the curriculum (including a pedestrian safety felt board), and caregiver guides to be distributed after the classroom sessions.

Daly City Vision Zero, Daly City, CA
Sara is the lead campaign developer for this project, which aims to create a cohesive suite of materials to educate Daly City residents about the City's Vision Zero policy and projects. The materials and strategy are and will continue to be developed in a way that connects with and respects Daly City's unique demographics, especially in regards to the Filipino community and local elders.

OCTA E-Bike Educational Materials, Orange County, CA
Sara led the creation of educational materials about safe and courteous e-bike use in Orange County, specifically targeting new e-bike owners and tweens using social media, postcards, and bike hangers. Sara also worked with a social media consultant to create a TikTok video about e-bike safety to reach a younger demographic.

Billings Safe Routes to School Study Update, Billings, MT
Sara was the Project Manager for this Safe Routes to School project, that looked to identify current barriers to walking and rolling in Billings and create a prioritized project list to encourage active transportation for students. This project included a webmap to gather feedback, on-site walk and bike audits, and close work with the MPO's Project Advisory Committee to ensure the proposed project list is approved and invested in over the coming years.



WENDY PHELPS, AICP

SENIOR PLANNER

PROFESSIONAL HIGHLIGHTS

Years of Experience: 12

Toole Design: 2014-Present

City of Charlottesville: 2012-2014

University of Virginia: 2012-2013

EDUCATION/ CERTIFICATION

Master of Urban and Environmental Planning, University of Virginia: 2013

Bachelor of Arts, Environmental Studies, Pitzer College: 2007

American Institute of Certified Planners

APPOINTMENTS/ AFFILIATIONS

American Planning Association, 2011-Present

Co-Chair, APBP National Capital Region Chapter: 2019-2020

Association of Pedestrian and Bicycle Professionals

AWARDS

Outstanding Plan of Development for Streets That Work; Charlottesville Planning Commission; February 2017

Herman Key Jr. Access to the Disabled Award for Streets That Work; Charlottesville Planning Commission; February 2017

Wendy is a Senior Planner with a background in education and sustainability. Her varied skillset includes project management, public involvement, bicycle and pedestrian planning, program and policy development, and work on Safe Routes to School projects on multiple scales. Wendy has extensive experience conducting field observations and collaborating with designers and engineers to recommend facilities that improve safety and comfort for bicyclists and pedestrians. On all of her projects, she brings creativity, clear communication, and an eye for graphic design.

SELECTED PROJECT EXPERIENCE

Alameda County SRTS, Alameda County, CA
Wendy applied knowledge gained from several years of working with large Safe Routes to School programs to help develop outreach strategies and update educational resources. Her work helped the TransForm site coordinators deliver programs and activities aimed at increasing active transportation to 260 elementary, middle, and high schools throughout the county.

Austin Safe Routes to School, Austin, TX
Wendy served as the Deputy Project Manager supervising walk audits and the development of infrastructure recommendations at 130 schools in Austin. She trained and managed multiple teams of planners and engineers to conduct walk audits, coordinated public meetings, and reviewed draft deliverables for quality and consistency. This project was funded by a $27.5 million Mobility Bond, ensuring recommendations are implemented within the next five years.

Virginia DOT Safe Routes to School
Wendy was the Project Manager in charge of ongoing staff support for the Virginia Safe Routes to School Program (SRTS). Toole Design assists with statewide events like Walk and Bike to School Days, handles outreach and communication, administers small grants, as well as trains and supports local SRTS coordinators. As the Project Manager, Wendy maintained the project schedule, created and stuck to the annual budget, coordinated staff assignments, and served as a resource for other SRTS projects.

Virginia SRTS Task Force Support
Building on the recommendations in the 2021-2026 VA SRTS Strategic Plan that Toole Design developed, the firm supported VDOT as it sought a sustainable, dedicated funding source for Safe Routes to School non-infrastructure projects. Wendy collaborated with colleagues and the State SRTS Coordinator to identify additional funding sources and craft the strategy for gaining Commonwealth Transportation Board approval.



LINDSAY SVEEN

COMMUNICATIONS MANAGER

PROFESSIONAL HIGHLIGHTS

Years of Experience: 9

Toole Design: 2021-Present

Indiana University Marketing and Communications: 2017–2021

Independent Content Creator: 2015–2018

Indiana University Department of English: 2012–2017

Sonic Union Creative Audio: 2010–2012

EDUCATION/ CERTIFICATION

Doctor of Philosophy, English, Indiana University: 2015

Master of Arts, English, Indiana University: 2008

Bachelor of Arts, English, New York University: 2005

Certificate in Digital Marketing Strategies, Northwestern: 2020

RESEARCH AND PUBLICATIONS

Equitably Community Engagement Requires Learning, Self-Reflection, and Transparency. *Planning Magazine.* March 2023. Digital. With Kristof Devastey and Jennifer Fierman.

Engineering for Equity: Asking the Right Questions. *ITE Journal.* April 2022. With Kristof Devastey, Cipriana Thompson, and Andy Clarke.

As Communications Specialist, Lindsay brings her experience as a storyteller and strategist to all projects. She transitioned from higher education to the transportation industry to serve a broader public and help make a difference on the ground. She has managed email, web, print, video, and social media campaigns and enjoys seeing projects through from high-level strategy down to the finest detail. Her background as a scholar and instructor trained her to turn complex ideas into simple words and images. As a bike commuter in NYC, she became a champion of Complete Streets long before she heard that term.

SELECTED PROJECT EXPERIENCE

Kansas Safe Routes to School Program
Lindsay provides communications support for the newly revamped Kansas Safe Routes to School Program. As communications lead for the broader Kansas Active Transportation Enhancement project, Lindsay helped to facilitate the relaunch of the Kansas SRTS Program in coordination with the Walk Bike Roll Kansas Summit in September 2023 and subsequent SRTS webinars. She reviews and edits public-facing content for the SRTS website, newsletter, and social media, and she helped to develop talking points and templates for use by internal program staff. She also provides technical support and guidance for staff using the program's email and web platforms.

Alameda County Safe Routes to Schools, Alameda County, CA
Lindsay serves as communications lead for the Alameda County Safe Routes to Schools Program. She develops and coordinates content for the monthly newsletter, press releases, executive reports, and the Program's social media accounts. She maintains and updates the Program website. She coordinates with the client and subconsultants to ensure all communications are accurate and timely. She also coordinates the translation of Program materials and handles any other communications tasks as they arise.

Vision Zero Safety Education Campaign Toolkit, Lancaster, PA
Lindsay assisted with a variety of communications and outreach tasks, including social media strategy, copyediting, and proofreading. She facilitated focus group meetings to listen to community members and compile their feedback on draft social media, email, and other outreach materials. She advised on the voice and tone of project materials, incorporating edits to balance the focus group suggestions with the City's needs and capabilities.

Aquidneck Island Bike Network, Aquidneck Island, RI
Lindsay is serving as the communications lead for this project. She liaised with graphic design to help develop the logo and branding for the initiative. She set up a Mailchimp account in order to send polished, branded emails related to the campaign. She works closely with the Project Manager to strategize future communications, creates polls to gather information from the Advisory Committee, and maintains the list of all contacts.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

TOOLE DESIGN

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS OF EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Lindsay Sveen, PhD	**Communications Lead**	9	3

15. FIRM AND LOCATION *(City and State)*	
Toole Design Group, LLC - Madison, WI	
16. EDUCATION (DEGREE AND SPECIALIZATION)	17. CURRENT PROFESSIONAL REGISTRATION (*STATE AND DISCIPLINE*)
Doctor of Philosophy, English Master of Arts, English	Certificate in Digital Marketing Strategies

18. OTHER PROFESSIONAL QUALIFICATIONS (*Publications, Organizations, Training, Awards, etc.*)

As Communications Specialist, Lindsay brings her experience as a storyteller and strategist to all projects. She transitioned from higher education to the transportation industry to serve a broader public and help make a difference on the ground. She has managed email, web, print, video, and social media campaigns and enjoys seeing projects through from high-level strategy down to the finest detail. Her background as a scholar and instructor trained her to turn complex ideas into simple words and images. As a bike commuter in NYC, she became a champion of Complete Streets long before she heard that term.

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(if applicable)*
FHWA Complete Streets Initiative Technical Support	Ongoing	n/a

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm

Lindsay is a lead author in the development of the FHWA *Guide of Complementary Skills for Safety Professionals*. The guide will help safety engineers and other transportation practitioners bolster their communications skills and "sell" safety concepts within their teams and across the industry. Leveraging her background in professional writing instruction and her daily experience helping transportation professionals promote their ideas, Lindsay wrote the outline and several chapters for this unique resource. For the other chapters, she served as editor. She will also collaborate with the graphic design team to steer the visual content that will supplement the text. Fee: $132K

b.

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(if applicable)*
Vision Zero Safety Education Campaign Toolkit, Lancaster, PA	2023	n/a

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm

Lindsay assisted with a variety of communications and outreach tasks, including social media strategy, copyediting, and proofreading. She facilitated focus group meetings to listen to community members and compile their feedback on draft social media, email, and other outreach materials. She advised on the voice and tone of project materials, incorporating edits to balance the focus group suggestions with the City's needs and capabilities. Fee: $40K

c.

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(if applicable)*
Aquidneck Island Bike Network, Aquidneck Island, RI	Ongoing	n/a

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm

Lindsay is serving as the communications lead for this project. She liaised with graphic design to help develop the logo and branding for the initiative. She set up a Mailchimp account in order to send polished, branded emails related to the campaign. She works closely with the Project Manager to strategize future communications, creates polls to gather information from the Advisory Committee, and maintains the list of all contacts. Fee: $240K

d.

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(if applicable)*
Beverly Hills Wilshire La Cienega Streetscape Design-Bike Education Outreach Materials, Beverly Hills, CA	2021	n/a

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm

Lindsay developed messaging and oversaw graphic design for National Bike Month outreach materials, including a printed mailer, a newspaper ad, website graphics, and social media. She worked with the project manager to understand the client's needs, concerns, and existing branding. With assistance from technical staff, she crafted copy for social media posts that translated regulations and design features into friendly, accessible language for the general public. She also served as liaison between the project manager and the graphic design team, to manage schedules and guide the look and feel. Fee: $874K



AVAILABILITY

AVAILABILITY

The staff presented in this proposal are the individuals you will be working with. They have the capacity needed to complete project tasks and are ready to start upon Notice to Proceed. In addition, Toole Design has a deep well of professional and technical resources, meaning we can draw on a wide range of additional staff, or specialists, as the need arises. Specific information regarding each staff member's availability is located below.

Staff Name	Availability	Estimated Hours	Workload
Ernie Boughman Principal-in-Charge	15%	24	Mobile MPO County Bike/Ped Plan; Riverbanks Land Use Transportation Study; Spartanburg Gateway Corridors Plan
Jared Draper Project Manager	30%	60	Austin Intersection Daylighting Study, Bentonville 2024 Baseline Metrics, Laredo Safety Action Plan; NCSU Morrill Drive Bike Lane Design; NW Arkansas Safety Action Plan Phase 2; Spartanburg County Safety Action Plan
Diane Lambert Strategic Advisor	15%	24	Alameda County Safe Routes to School; Boston SRTS Planning and Engineering; Burnaby Safe Routes to School; Costa Mesa Bicycle Safety Education; Fresno Safe Routes to School Site Assessment; Georgia Safe Routes to School Resource Center; LADOT Safe Routes for Seniors
JP Shaffer Deputy Project Manager	40%	96	2024 Bentonville Grant Opportunities; Bentonville 2024 Baseline Metrics; Memphis Mobility Advocacy Plan; NW Arkansas Safety Action Plan Phase 2; Spartanburg County Safety Action Plan
Nathan Boone Infrastructure Lead	30%	96	Bentonville 2024 Baseline Metrics; Grand Boulevard Cycle Track; MoPac East-Lied Platte River Study; NCSU Morrill Drive Bike Lane Design; NW Arkansas Safety Action Plan Phase 2; Norfolk Safety Action Plan
Henry Cohen Planner	40%	110	Laredo Safety Action Plan; NW Arkansas Safety Action Plan Phase 2; Raleigh Greenway Map Update; Spartanburg County Safety Action Plan; Third Penny Public Information Website
Phil Veasley Engineer	40%	120	Athens Barber Street Bike/Ped Design; Houston Main Street Shared Bike Lane; Huff Road Multimodal Study; NCSU Morrill Drive Bake Lane Design
Sara Schooley Senior Planner	35%	60	Alameda County Safe Routes to School; Bloomington SS4A Action Plan; NCHRP 17-97 Strategies to Improve Pedestrian Safety at Night; NW Ohio TSAP; Sun Prairie Vision Zero
Wendy Phelps Senior Planner	30%	60	Alameda County Safe Routes to School; Filmore Bike Lanes; KATE FY2024; Los Angeles County Bike Plan; MAG Safety Action Plan
Lindsay Sveen Communications Lead	30%	50	Alameda County Safe Routes to School; KATE FY2024; Pittsburgh Turtle Creek Connector


¿SE LAS LAVÓ?
5/5 Lunch
Please return to class.
Greenfield Bilingual

9 FORMS

City of Fayetteville
RFQ 24-03, Safe Routes to School Planning Services
SECTION C: Signature Submittal

1. DISCLOSURE INFORMATION:

Proposer shall disclose any possible conflict of interest or disclose any financial interest with the City of Fayetteville, including, but not limited to, City of Fayetteville employees. Proposer response shall disclose if a known relationship exists between any principal or employee of submitting firm or its team members or sub-consultants, and any City of Fayetteville employee, or elected City of Fayetteville Official.

If, to your knowledge, no relationship exists, this should also be stated in your response. Failure to disclose such a relationship may result in cancellation of a purchase and/or contract as a result of your response. This form must be completed and returned in order for your Proposal to be eligible for consideration.

PLEASE CHECK ONE OF THE FOLLOWING TWO OPTIONS, AS IT APPROPRIATELY APPLIES TO YOUR FIRM:

_____**X**_____1) NO KNOWN RELATIONSHIP EXISTS

_____2) RELATIONSHIP EXISTS (Please explain): _____

_____

_____

I certify that; as an officer of this organization, or per the attached letter of authorization, I am duly authorized to certify the information provided herein is accurate and true; and my organization shall comply with all State and Federal Equal Opportunity and Non-Discrimination requirements and conditions of employment.

Pursuant Arkansas Code Annotated §25-1-503, the Contractor agrees and certifies that they do not currently boycott Israel and will not boycott Israel during any time in which they are entering into, or while in contract, with any public entity as defined in §25-1-503. If at any time during contract the contractor decides to boycott Israel, the contractor must notify the contracted public entity in writing.

Pursuant Arkansas Code Annotated §25-1-1002, the Contractor agrees and certifies that they do not currently boycott Energy, Fossil Fuel, Firearms, and Ammunition Industries during any time in which they are entering into, or while in contract, with any public entity as defined in §25-1-1002. If at any time during the contract the contractor decides to boycott Energy, Fossil Fuel, Firearms, and/or Ammunition Industries, the contractor must notify the contracted public entity in writing.

2. PRIMARY CONTACT INFORMATION:

At the discretion of the City, one or more firms may be asked for more detailed information before final ranking of the firms, which may also include oral interviews. **NOTE: Each Proposer shall submit to the City a primary contact name, e-mail address, and phone number (preferably a cell phone number) where the City selection committee can call for clarification or interview via telephone.**

Name of Firm: Toole Design Group, LLC

Name of Primary Contact: Jared Draper, AICP

Title of Primary Contact: Raleigh Office Director | Proposed Project Manager

Phone#1 (cell preferred): 919.336.5010 x188 Phone#2: _____

E-Mail Address: jdraper@tooledesign.com | marketing@tooledesign.com

3. ACKNOWLEDGEMENT OF ADDENDA:

Please acknowledge receipt of addenda for this Request for Qualification by signing and dating below. All addendums are hereby made a part of the RFQ documents to the same extent as though it were originally included therein. Proposers should indicate their receipt of same in the appropriate blank listed herein. Failure to do so may subject firm to disqualification.

ADDENDUM NO.	SIGNATURE AND PRINTED NAME	DATE ACKNOWLEDGED
1	Ernest Boughman	March 29, 2024

4. DEBARMENT CERTIFICATION:

As an interested party on this project, you are required to provide debarment/suspension certification indicating compliance with the below Federal Executive Order. Certification can be done by completing and signing this form.

Federal Executive Order (E.O.) 12549 "Debarment and Suspension" requires that all contractors receiving individual awards, using federal funds, and all sub-recipients certify that the organization and its principals are not debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded by any Federal department or agency from doing business with the Federal Government.

Signature certifies that neither you nor your principal is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.

Questions regarding this form should be directed to the City of Fayetteville Purchasing Division.

COMPANY: Toole Design Group, LLC

PHYSICAL ADDRESS: 315 S Bloodworth Street, Raleigh, NC 27601

MAILING ADDRESS: 8484 Georgia Avenue, Suite 800, Silver Spring, MD 20910

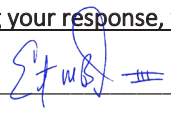
TAX ID#: 05-0545429 SAM UEI#: QGWJWBM76MP5

PHONE: 919.336.5010 FAX: 301.927.2800

E-MAIL: marketing@tooledesign.com

ARKANSAS SECRETARY OF STATE FILING #: 800184049

By submitting your response, you certify that you are authorized to represent and bind your company:

SIGNATURE: 

PRINTED NAME : Ernest Boughman, III, AICP

TITLE: Director of Operations, Southern U.S. DATE: April 16, 2024

END OF RFQ DOCUMENT

AGREEMENT
FOR
PLANNING SERVICES

Job 040956, Safe Routes to School Planning
(City of Fayetteville)

PREAMBLE

THIS AGREEMENT, entered into this ____ day of _____, 2024, by and between City of Fayetteville ("Owner"), and Toole Design Group, LLC ("Consultant"), a corporation existing under the laws of the State of Maryland, with principal offices at 8484 Georgia Avenue, Suite 800, Silver Spring, MD 20910.

WITNESSETH:

WHEREAS the Owner is contracting with Toole Design Group, LLC for Safe Routes to School Planning services to identify areas of need and prioritize the areas for future projects focused on safety improvements; and,

WHEREAS, the Owner's forces are fully employed on other urgent work that prevents their early assignment to the aforementioned work; and,

WHEREAS, the Consultant's staff is adequate and well qualified, and it has been determined that its current workload will permit completion of the project on schedule.

NOW THEREFORE, it is considered to be in the best public interest for the Owner to obtain the assistance of the Consultant's organization in connection with creating a plan for safe routes to schools. In consideration of the faithful performance of each party of the mutual covenants and agreements set forth hereinafter, it is mutually agreed as follows:

1. PRELIMINARY MATTERS

1.1. "Consultant's Representative" shall be Jared Draper, until written notice is provided to the Owner designating a new representative.

1.2. "Contract Ceiling Price." The Contract Ceiling Price for this Agreement is $124,932. The Contract Ceiling Price is the maximum aggregate amount of all payments that the Owner may become obligated to make under this Agreement. In no event, unless modified in writing, shall total payments by the Owner under this Agreement exceed the Contract Ceiling Price. The Consultant shall not be entitled to receive adjustment, reimbursement, or payment, nor shall the Owner, its officers, agents, employees, or representatives, incur any liability for, any fee or cost, exceeding the Contract Ceiling Price.

1.3. "Contract Price" is aggregate amount of allowable costs and fees to be paid by the Owner under this Agreement.

1.4. "Default" means the failure of the Consultant to perform any of the provisions of this Agreement. *Default includes, but is not limited to, failure to complete phases of the work according to schedule or failure to make progress in the work so as to endanger timely performance of this Agreement, failure to pay subcontractors in a timely manner, failure to comply with federal and state laws, and failure to comply with certifications made in or pursuant to this Agreement.*

1.5. "Department" or "ARDOT" means the Arkansas Department of Transportation.

1.6. "DOT" means the United States Department of Transportation.

1.7. "FAR" means the Federal Acquisition Regulations, codified in 48 CFR.

1.8. "Owner" means, City of Fayetteville.

1.9. "Fee" whether fixed or otherwise is a dollar amount that includes the Consultant's profit on the job.

1.10. "FHWA" means the Federal Highway Administration.

1.11. "Indirect Cost Rate." The Indirect Cost Rate is defined in the provisions of 48 CFR Part 31 and is also subject to any limitations contained herein. The Indirect Cost Rate for the Consultant under this Agreement shall be 162.15 percent plus 0.05 percent Facilities Capital Cost of Money (FCCM) (FY 2022), unless modified in writing through a supplemental agreement. If applicable, the Indirect Cost Rate for each subconsultant shall be listed in Appendix B.

1.12. Title I Services" are those services provided by the Consultant before the award of the contract for construction of the Project, consisting primarily of engineering services for the planning or design of the Project.

1.13. "Title I Services Ceiling Price." The Title I Services Ceiling Price for this Agreement is $124,932. The Title I Services Ceiling price is the maximum aggregate amount of all payments that the Owner may become obligated to make under this Agreement for fees and costs related to Title I Services. In no event, unless modified in writing, shall total payments by the Owner related to Title I Services exceed the Title I Services Ceiling Price. The Consultant shall not be entitled to receive adjustment, reimbursement, or payment for, nor shall the Owner, its officers, agents, employees, or representatives, incur any liability for, any fee or cost related to, Title I Services exceeding the Title I Services Ceiling Price.

1.14. "Title II Services" are those services provided by the Consultant after the award of the contract for the construction of the Project, consisting primarily of engineering services during the construction of the Project.

1.15. "Title II Services Ceiling Price." The Title II Services Ceiling Price for this Agreement is not applicable (N/A) for this Agreement. The Title II Services Ceiling price is the maximum aggregate amount of all payments that the Owner may become obligated to make under this Agreement for fees and costs related to Title II Services. In no event, unless modified in writing, shall total payments by the Owner related to Title II Services exceed the Title II Services Ceiling Price. The Consultant shall not be entitled to receive adjustment, reimbursement, or payment for, nor shall the Owner, its officers, agents, employees, or representatives, incur any liability for, any fee or cost related to, Title II Services exceeding the Title II Services Ceiling Price.

1.16. "Title II Multiplier" (if applicable) is the mark-up by which the fee and indirect costs associated with Title II services are calculated. The Title II Multiplier, which accounts for the fee and indirect costs, is multiplied by the salary rate, as shown on the Schedule of Salary Ranges, of the particular individual(s) performing the Title II services. The Title II Multiplier under this Agreement is N/A unless modified in writing through a supplemental agreement.

2. TYPE OF AGREEMENT

2.1. This Agreement is a cost-plus-fixed-fee contract. The Consultant is being hired to perform professional engineering services in connection with the Project as set forth herein. In consideration for Title I services performed, the Owner will reimburse the Consultant for allowable direct and indirect costs, as defined herein, and pay the Consultant a fixed fee. If Title II services are to be performed, the Owner will reimburse the Consultant for allowable direct costs and also pay the Consultant an amount determined by multiplying the salary rate of the individual(s) performing the Title II services, as shown on the Schedule of Salary Ranges, by the Title II Multiplier.

2.2. The Project to be performed under this Agreement is a federally-assisted project and federal funds will be used, in part, to pay the Consultant. Therefore, notwithstanding any provision of this Agreement, all payments, costs, and expenditures are subject to the requirements and limitations of FAR, and the Consultant shall certify the accuracy of all invoices and requests for payment, along with supporting documentation and any information provided in determining the Indirect Cost Rates.

3. COSTS, FEES, AND PAYMENT

3.1. *Allowable costs*.

3.1.1. Allowable costs are subject to the limitations, regulations, and cost principles and procedures in FAR, which are expressly incorporated into this Agreement by reference. For the purpose of reimbursing allowable costs (except as provided in subparagraph 2 below, with respect to pension, deferred profit sharing, and employee stock ownership plan contributions), the term *costs* includes only—

3.1.1.1. Those recorded costs that, at the time of the request for reimbursement, the Consultant has paid by cash, check, or other form of actual payment for items or services purchased directly for the Agreement;

3.1.1.2. When the Consultant is not delinquent in paying costs of contract performance in the ordinary course of business, costs incurred, but not necessarily paid, for—

- Materials issued from the Consultant's inventory and placed in the production process for use in its performance under this Agreement;
- Direct labor;
- Direct travel;
- Other direct in-house costs; and
- Properly allocable and allowable indirect costs, as shown in the records maintained by the Consultant for purposes of obtaining reimbursement under government contracts; and
- The amount of progress payments that have been paid to the Consultant's subcontractors under similar cost standards.

3.1.2. Consultant's contributions to any pension or other post-retirement benefit, profit-sharing or employee stock ownership plan funds that are paid quarterly or more often may be included in indirect costs for payment purposes; *provided*, that the Consultant pays the contribution to the fund within 30 days after the close of the period covered. Payments made 30 days or more after the close of a period shall not be included until the Consultant actually makes the payment. Accrued costs for such contributions that are paid less often than quarterly shall be excluded from indirect costs for payment purposes until the Consultant actually makes the payment.

3.1.3. Allowable costs for travel are reimbursed for actual expenses incurred and are subject to the limitations, regulations, and cost principals and procedures in FAR and the State of Arkansas Travel Regulations as adopted by the Department Accounting Manual, which are expressly incorporated into this Agreement by reference.

3.1.4. Notwithstanding the audit and adjustment of invoices or vouchers, allowable indirect costs under this Agreement shall be obtained by applying Indirect Cost Rates established in accordance with Subsection 3.3 below.

3.1.5. Any statements in specifications or other documents incorporated in this Agreement by reference designating performance of services or furnishing of materials at the Consultant's expense or at no cost to the Owner shall be disregarded for purposes of cost-reimbursement.

3.2. *Salaries*. The following schedule covers the classification of personnel and the salary ranges for all personnel anticipated to be assigned to this project by the Consultant:

3.2.1. SCHEDULE OF SALARY RANGES

Classification	Direct Rate Ranges (Hourly)
Principal-in-Charge	$70 - $115
Project Manager	$55 - $75
Strategic Advisor	$55 - $75
Engineering Lead III	$80 - $100
Engineering Lead II	$70 - $85
Engineering Lead I	$60 - $75
Senior Engineer	$55 - $70
Engineer III	$40 - $60
Engineer II	$35 - $45
Engineer	$30 - $40
Senior Landscape Architect	$50 - $65
Landscape Architect	$40 - $55
Designer II	$30 - $40
Designer	$25 - $35
Planning Lead III	$80 - $95
Planning Lead II	$65 - $85
Planning Lead I	$55 - $70

Classification	Direct Rate Ranges (Hourly)
Senior Planner	$45 - $60
Planner III	$35 - $50
Planner II	$30 - $40
Planner	$25 - $35
GIS Analyst	$35 - $50
Technician	$35 - $50
Intern	$20 - $50
Admin	$25 - $35

3.2.2. The Owner shall reimburse the Consultant for overtime costs only when the overtime has been authorized in writing by the Owner. When authorized, overtime shall be reimbursed at the rate of time and one-half for all nonexempt employees. Notwithstanding this provision, the Consultant must comply with all federal and state wage and hour laws and regulations, regardless whether the overtime is considered reimbursable under this Agreement.

3.2.3. Invoices shall be submitted by email in pdf format that cannot be altered to:

purchasing@fayetteville-ar.gov;

With copies to:

ddeifling@fayetteville-ar.gov;
mmihalevich@fayetteville-ar.gov; and
LPA@ardot.gov

3.3. *Indirect Cost Rates*.

3.3.1. Allowable indirect costs incurred by the Consultant shall also be reimbursed by the Owner at the Indirect Cost Rate. The Indirect Cost Rate of the Consultant for this Agreement shall be the rate as set forth in subsection **1.11**. If applicable, the Indirect Cost Rate for subcontractors shall be determined in the same manner and subject to the same limitations as the Consultant, and shall be listed for each subcontractor identified in Appendix **B**. The Indirect Cost Rate, or any adjustment thereto, shall not change any monetary ceiling, contract obligation, or specific cost allowance, or disallowance provided for in this Agreement except as provided for in sections 3.3.4. and 3.3.5. The Indirect Cost Rate must reflect the allowable indirect costs pursuant to FAR.

3.3.2. In establishing the Indirect Cost Rate or proposing any adjustment thereto, the Consultant shall, upon request, submit to the Owner, ARDOT, FHWA, or their representatives an audited indirect cost rate and supporting cost data in accordance with the requirements set forth in the current *Arkansas Department of Transportation Indirect Cost Rate Audit Requirements.*

3.3.3. During the term of this Agreement, if an audit of a subsequent accounting period of the Consultant demonstrates that the Consultant has incurred allowable indirect costs at a different rate than the Indirect Cost Rate, the Indirect Cost Rate shall be adjusted. Any adjustment is subject to the audit and documentation requirements of the FAR and the current *Arkansas Department of Transportation Indirect Cost Rate*

Audit Requirements. Except in the case of a provisional Indirect Cost Rate, as provided in the following subparagraphs, or the disallowance of cost following a subsequent audit, any adjustment to the Indirect Cost Rate shall be effective only prospectively from the date that the adjustment is accepted.

3.3.4. In order to expedite some projects, when an audited indirect cost rate has not yet been submitted and approved, the Owner may extend a temporary waiver and accept a provisional indirect cost rate. This provisional rate must be reviewed by and receive a positive recommendation from the Arkansas Department of Transportation. The provisional cost proposal must be accompanied by written assurance from an independent CPA that he/she has been engaged to audit the costs in accordance with the above requirements. The anticipated audit must be based on costs incurred in the most recently completed fiscal year for which the cost data is available, with the audit scheduled to begin within a reasonable time frame. If the date of the initial cost proposal is within the last quarter of the current fiscal year, the audit may be delayed until the current fiscal year is closed and the final cost data is available. The written assurance from the CPA that he or she has been engaged to perform the audit at an appropriate time is still required.

3.3.5. Once an audited indirect cost rate is approved, the ceiling prices provided for in the initial agreement using the provisional indirect cost rate will be adjusted with a supplemental agreement to implement the resulting increase or decrease from revising the indirect cost rate, and all amounts paid the consultant prior to receipt and acceptance of an audited indirect cost rate will be retroactively adjusted for changes in the indirect cost rate. However, no changes in hours, fixed fees, or other costs will be allowed as a result of applying the audited indirect cost rate.

3.4. *Fees*. The justification for the fees and cost is contained in Appendix A-2. In addition to reimbursement of the allowable costs as set forth above, the Owner shall pay to the Consultant a fee of $12,774. For Title II Services the Owner shall reimburse the Consultant for allowable direct costs and also pay to the Consultant an amount determined by multiplying the salary rate of the individual(s) performing the Title II Services, as shown on the Schedule of Salary Ranges, by the Title II Multiplier. The Title II Multiplier shall account for all fees and indirect costs associated with Title II services.

3.5. *Invoices, Reimbursement, and Partial Payments*. Submission of invoices and payment of the fees shall be made as follows, unless modified by the written agreement of both parties:

3.5.1. Not more often than once per month, the Consultant shall submit to the Owner, in such form and detail as the Owner may require, an invoice or voucher supported by a statement of the claimed allowable costs for performing this Agreement, and estimates of the amount and value of the work accomplished under this Agreement. The invoices for costs and estimates for fees shall be supported by any data requested by the Owner. Owner shall pay Consultant within thirty (30) days of receipt of an invoice or voucher. Should Owner fail to make timely payment, Consultant reserves the right to stop work until payment is received.

3.5.2. In making estimates for fee purposes, such estimates shall include only the amount and value of the work accomplished and performed by the Consultant under this Agreement which meets the standards of quality established under this Agreement. The Consultant shall submit with the estimates any supporting data required by the Owner. At a minimum, the supporting data shall include a progress report in the form and number required by the Owner.

3.5.3. Upon approval of the estimate by the Owner, payment upon properly executed vouchers shall be made to the Consultant, as soon as practicable, of 100 percent of the allowed costs, and of 90 percent of the approved amount of the estimated fee, less all previous payments. Notwithstanding any other provision of this Agreement, only costs and fees determined to be allowable by the Owner in accordance with subpart 31.2 of the Federal Acquisition Regulations (FAR) in effect on the date of this Agreement and under the terms of this Agreement shall be reimbursed or paid.

3.5.4. Before final payment under the Agreement, and as a condition precedent thereto, the Consultant shall execute and deliver to the Owner a release of all claims which are known or reasonably could have been known to exist against the Owner arising under or by virtue of this Agreement, other than any claims that are specifically excepted by the Consultant from the operation of the release in amounts stated in the release.

3.6. *Title I Services, Title II Services Ceiling Price and Contract Ceiling Price*. The parties agree that aggregate payments under this Agreement, including all costs and fees, shall not exceed the Contract Ceiling Price. The parties further agree that aggregate payments for Title I and Title II services under this Agreement, including all costs and fees, shall not exceed the Title I and Title II Services Ceiling Price, respectively. No adjustment of the Indirect Cost Rate, other adjustment, claim, or dispute shall affect the limits imposed by these ceiling prices. No payment of costs or fees shall be made above these ceiling prices unless the Agreement is modified in writing.

3.7. *Final payment*.

3.7.1. The Consultant shall submit a completion invoice or voucher, designated as such, promptly upon completion of the work, but no later than ninety (90) days (or longer, as the Owner may approve in writing) after the completion date. Upon approval of the completion invoice or voucher, and upon the Consultant's compliance with all terms of this Agreement, the Owner shall promptly pay any balance of allowable costs and any retainage owed to the Consultant. After the release of said retainage Consultant agrees that it will continue to provide consultation services to the Owner as needed through supplemental agreement(s) with respect to the contracted services under this Agreement until all work is completed under both Title I and Title II.

3.7.2. The Consultant shall pay to the Owner any refunds, rebates, credits, or other amounts (including interest, if any) accruing to or received by the Consultant or any assignee under this Agreement, to the extent that those amounts are properly allocable to costs for which the Consultant has been reimbursed by the Owner. Reasonable expenses incurred by the Consultant for securing refunds, rebates, credits, or other amounts shall be allowable costs if approved by the Owner. Before final payment under this Agreement, the Consultant and each assignee whose assignment is in effect at the time of final payment shall execute and deliver—

- An assignment to the Owner, in form and substance satisfactory to the Owner, of refunds, rebates, credits, or other amounts (including interest, if any) properly allocable to costs for which the Consultant has been reimbursed by the Owner under this Agreement; and,

- A release discharging the Owner, its officers, agents, and employees from all liabilities, obligations, and claims which were known or could reasonably have been known to exist arising out of or under this Agreement.

3.8. *Owner's Right to Withhold Payment*. The Owner may withhold payment to such extent as it deems necessary as a result of: (1) third party claims arising out of the services of

the Consultant and made against the Owner; (2) evidence of fraud, over-billing, or overpayment; (3) inclusion of non-allowable costs; (4) failure to make prompt payments to subcontractors in the time provided by this Agreement; (5) payment requests received including fees for unapproved subcontractors; and/or (6) the Consultant's default or unsatisfactory performance of services. The withholding of payment under this provision shall in no way relieve the Consultant of its obligation to continue to perform its services under this Agreement.

4. DISALLOWANCE OF COSTS

4.1. Notwithstanding any other clause of this Agreement, the Owner may at any time issue to the Consultant a written notice of intent to disallow specified costs incurred or planned for incurrence under this Agreement that have been determined not to be allowable under the contract terms.

4.2. Failure to issue a notice under this Section shall not affect the Owner's rights to take exception to incurred costs.

4.3. If a subsequent audit reveals that: (1) items not properly reimbursable have, in fact, been reimbursed as direct costs; or (2) that the Indirect Cost Rate contains items not properly reimbursable under the FAR; then, in the case of indirect costs, the Indirect Cost Rate shall be amended retroactively to reflect the actual allowable indirect costs incurred, and, in the case of both direct and indirect costs, the Owner may offset, or the Consultant shall repay to Owner, any overpayment.

5. RECORDS & AUDITS

5.1. *Records* includes books, documents, accounting procedures and practices, and other data, regardless of type and regardless of whether such items are in written form, in the form of computer data, or in any other form.

5.2. *Examination.* The Consultant shall maintain, and the Owner, ARDOT, FHWA, and their authorized representatives shall have the right to examine and audit all records and other evidence sufficient to reflect properly all costs (direct and indirect) claimed to have been incurred or anticipated to be incurred in performance of this Agreement. This right of examination shall also include examination and audit of any records considered, relied upon, or relating to the determination of the Indirect Cost Rate or any certification thereof, including any CPA audit relied upon to establish the rate. This right of examination shall also include inspection at all reasonable times of the Consultant's offices and facilities, or parts of them, engaged in performing the Agreement.

5.3. *Supporting Data.* If the Consultant has been required to submit data in connection with any action relating to this Agreement, including the negotiation of or pre-negotiation audit of the Indirect Cost Rate, the negotiation of the Fee, request for cost reimbursement, request for payment, request for an adjustment, or assertion of a claim, the Owner, ARDOT, FHWA, or their authorized representatives, in order to evaluate the accuracy, completeness, and accuracy of the data, shall have the right to examine and audit all of the Consultant's records, including computations and projections, related to—

- The determination or certification of the Indirect Cost Rate, including any independent CPA audit or certification thereof;

- Any proposal for the Agreement, subcontract, or modification;

- Discussions conducted on the proposal(s), including those related to negotiating;
- Fees or allowable costs under the Agreement, subcontract, or modification;
- Performance of the Agreement, subcontract or modification; or,
- The amount and basis of any claim or dispute.

5.4. *Audit.* The Owner, ARDOT, FHWA, or their authorized representatives, shall have access to and the right to examine any of the Consultant's records involving transactions related to this Agreement or a subcontract hereunder.

5.5. *Reports.* If the Consultant is required to furnish cost, funding, or performance reports, the Owner, ARDOT, FHWA, or their authorized representatives shall have the right to examine and audit the supporting records and materials, for the purpose of evaluating (1) the effectiveness of the Consultant's policies and procedures to produce data compatible with the objectives of these reports and (2) the data reported.

5.6. *Availability.* The Consultant shall retain and make available at its office at all reasonable times the records, materials, and other evidence described in this Section and Section 29, Disputes and Claims, for examination, audit, or reproduction, until five years after final payment under this Agreement and all other pending matters are closed, or for any longer period required by statute or by other clauses of this Agreement. In addition—

5.6.1. If this Agreement is completely or partially terminated, the records relating to the work terminated shall be retained and made available for five years after the termination and all other pending matters are closed; and,

5.6.2. Records relating to any claim or dispute, or to litigation or the settlement of claims arising under or relating to this Agreement shall be retained and made available until after any such claims or litigation, including appeals, are finally resolved.

5.7. The Consultant shall insert a clause containing all the terms of this Section in all subcontracts under this Agreement.

6. DESCRIPTION OF THE PROJECT

6.1. See details in Appendix A-1: City of Fayetteville Safe Routes to School Plan – Scope of Work.

7. INFORMATION AND TITLE I SERVICES TO BE PROVIDED BY CONSULTANT

7.1. See details in Appendix A-1: City of Fayetteville Safe Routes to School Plan – Scope of Work.

8. INFORMATION TO BE PROVIDED BY THE OWNER

8.1. See details in Appendix A-1: City of Fayetteville Safe Routes to School Plan – Scope of Work.

9. TITLE II SERVICES TO BE PROVIDED BY CONSULTANT

9.1. Title II Services are not applicable for this Agreement.

10. COORDINATION WITH OWNER

10.1. Throughout the Project, the Consultant shall hold meetings as needed in Fayetteville, Arkansas, or such other location as designated by the Owner, with representatives of the Owner, the ARDOT, and the FHWA so that as the Project progresses, the Consultant shall have full benefit of the Owner's knowledge of existing needs and facilities and be consistent with the Owner's current policies and practices. The extent and character of the work to be done by the Consultant shall be subject to the general oversight and approval of the Owner.

11. OFFICE LOCATION FOR REVIEW OF WORK

11.1. Review of the work as it progresses and all files and documents produced under this Agreement may be made by representatives of the Owner, the ARDOT, and the FHWA or the Consultant's Arkansas office located at 240 S Main Street, Bentonville, AR 72712.

12. ACCESS TO PROPERTY

12.1. The Consultant's services to the Owner may require entry upon private property. The Owner will present or mail to private landowners a letter of introduction and explanation, describing the work, which shall be drafted by the Consultant. The Consultant will make reasonable attempts to notify resident landowners who are obvious and present when the Consultant is in the field. The Consultant is not expected to provide detailed contact with individual landowners. The Consultant is not expected to obtain entry by means other than the consent of the landowner. If the Consultant is denied entry to private property by the landowner, the Consultant will not enter the property. If denied entry to the property, the Consultant shall notify the Owner and advise the Owner of an alternate evaluation method if one is feasible. The Owner shall decide on the course of action to obtain access to the property.

13. DELIVERABLES

13.1. See details in Appendix A-1: City of Fayetteville Safe Routes to School Plan – Scope of Work.

14. SUBCONTRACTING

14.1. Unless expressly disclosed in Appendix B, the Consultant may not subcontract any of the services to be provided herein without the express written approval of the Owner. All subcontractors, including those listed in Appendix B, shall be bound by the terms of this Agreement. All subcontractors shall be subject to all contractual and legal restrictions concerning payment and determination of allowable costs, and subject to all disclosure and audit provisions contained herein and in any applicable federal or state law.

14.2. Unless the consent or approval specifically provides otherwise, neither consent by the Owner to any subcontract nor approval of the Consultant's purchasing system shall constitute a determination (1) of the acceptability of any subcontract terms or conditions,

(2) of the acceptability of any subcontract price or of any amount paid under any subcontract, or (3) to relieve the Consultant of any responsibility, obligation, or duty under this Agreement.

14.3. No subcontract placed under this Agreement shall provide for payment on a cost-plus-a-percentage-of-cost basis, and any fee payable under cost-reimbursement subcontracts shall not exceed the fee limitations of the FAR.

14.4. Furthermore, notwithstanding any other provision within this Agreement, no reimbursement or payment for any markup of the cost of any subcontract shall be considered by the Owner without the express written agreement of the Owner.

14.5. *Prompt Payment*. The Consultant shall pay subcontractors for satisfactory performance of their subcontracts within 30 days of receipt of each payment by the Owner to the Consultant. Any retainage payments held by the Consultant must be returned to the subcontractor within 30 days after the subcontractor's work is completed. Failure to comply with this provision shall be considered a Default by the Consultant. If the Consultant fails to comply with this provision, in addition to any other rights or remedies provided under this Agreement, the Owner, at its sole option and discretion, may:

- make payments directly to the subcontractor and offset such payments, along with any administrative costs incurred by the Owner, against reimbursements or payments otherwise due the Consultant;
- notify any sureties; and/or,
- withhold any or all reimbursements or payments otherwise due to the Consultant until the Consultant ensures that the subcontractors have been and will be promptly paid for work performed.

14.6. The Consultant shall insert a clause containing all the terms of this Section in all subcontracts under this Agreement.

15. RESPONSIBILITY OF THE CONSULTANT

15.1. Neither the employees of the Consultant, or of its subcontractors, shall be deemed employees of the Owner for the purposes of this Agreement.

15.2. The Consultant and its subcontractors agree that it will have no interest, direct or indirect, that would conflict in any manner or degree with the performance of its obligations under this Agreement. Furthermore, the Consultant and its subcontractors shall not enter into any other contract during the term of this Agreement that would create or involve a conflict of interest with the services provided herein or other contracts that may be adverse to the Owner, State, City or County as it relates to this Agreement.

15.3. Notwithstanding any review, approval, acceptance, or payment by the Owner, the Consultant shall be responsible for the professional quality, technical accuracy, and the coordination of all designs, drawings, specifications, and other services furnished by the Consultant under this Agreement. The Consultant shall, without additional compensation above the Contract Price, correct or revise any errors or deficiencies in its designs, drawings, specifications, and other services.

15.4. The Consultant shall demonstrate to the Owner's Representative the presence and implementation of quality assurance in the performance of the Consultant's work. The

Consultant shall identify individual(s) responsible, as well as methods used to determine the completeness and accuracy of drawings, specifications, and cost estimates.

15.5. The Consultant further agrees that in its performance of work under this Agreement, it shall adhere to the requirements in the Design Standards of the ARDOT and FHWA, which shall be incorporated herein by reference.

15.6. The Owner shall have the right at any time and in its sole discretion to submit for review all or any portion of the Consultant's work to consulting engineers engaged by the Owner for that purpose. The Consultant shall fully cooperate with any such review.

15.7. The Consultant and any subcontractor shall employ qualified and competent personnel to perform the work under this Agreement.

15.8. Neither the Owner's review, approval, or acceptance of, nor payment for, the services required under this Agreement shall be construed to operate as a waiver of any rights under this Agreement, or of any cause of action arising out of the performance of this Agreement. The Consultant shall be and remain liable to the Owner for all damages to the Owner caused by the Consultant's negligent performance of any of the services furnished under this Agreement.

15.9. The rights and remedies of the Owner provided under this Agreement are in addition to any other rights and remedies provided by law.

15.10. If the Consultant is comprised of more than one legal entity, each such entity shall be jointly and severally liable hereunder.

16. WARRANTY OF SERVICES

16.1. *Definitions*. *Acceptance,* as used in this Agreement, means the act of an authorized representative of the Owner by which the Owner approves specific services, as partial or complete performance of the Agreement. *Correction,* as used in this Agreement, means the elimination of a defect.

16.2. Notwithstanding inspection and acceptance by the Owner or any provision concerning the conclusiveness thereof, the Consultant warrants that all services performed and work product under this Agreement will, at the time of acceptance, conform to the requirements of this Agreement, meet the satisfaction of the Owner, and are performed in accordance to the prevailing industry standards, including standards of conduct and care, format and content.

16.3. If the Consultant is required to correct or re-perform, it shall be at no additional cost to the Owner above the Contract Price, and any services corrected or re-performed by the Consultant shall be subject to this Section to the same extent as work initially performed. If the Consultant fails or refuses to correct or re-perform, the Owner may, by contract or otherwise, correct or replace with similar services and charge to the Consultant the cost occasioned to the Owner thereby, or make an equitable adjustment in the Contract Price.

16.4. If the Owner does not require correction or re-performance, the Owner shall make an equitable adjustment in the Contract Price.

16.5. Nothing within this Section shall constitute a waiver or exclusion of any other right or remedy that the Owner may possess at law or under this Agreement.

17. TERM, COMMENCEMENT, AND COMPLETION

17.1. This Agreement shall commence on the effective date set forth above and remain in effect until the completion of the Consultant's Scope of Services, as defined herein, to be completed by **August 31, 2025**, unless extended or terminated by the Owner in accordance with this Agreement.

17.2. The Consultant shall begin work under the terms of this Agreement within ten (10) days of receiving written notice to proceed. [If services are to be performed in subsequent phases, then each phase shall be commenced upon the Owner's approval of the previous phase. The Consultant shall not be entitled to any compensation or reimbursement for services performed in a phase unless and until it has received approval from the Owner to proceed with such services.]

17.3. It is further agreed that time is of the essence in performance of this Agreement. The Consultant shall complete the work, or each phase, as scheduled, and the Owner shall provide any required approval of the work or phase meeting the requirements contained herein in a reasonable and timely manner. The Project shall be completed as follows:

See details in Appendix D - PROJECT SCHEDULE.

18. TERMINATION

18.1. The Owner may terminate this Agreement in whole or, from time to time, in part, for the Owner's convenience or because of the Default of the Consultant.

18.2. The Owner shall terminate this Agreement by delivering to the Consultant written notice of the termination.

18.3. Upon receipt of the notice, the Consultant shall:

- Immediately discontinue all services affected (unless the notice directs otherwise).
- Deliver to the Owner all data, drawings, specifications, reports, estimates, summaries, and other information and materials accumulated in performing this Agreement, whether completed or in process.
- Terminate all subcontracts to the extent they relate to the work terminated.
- In the sole discretion and option of the Owner, and if and only if requested to do so, assign to the Owner all right, title, and interest of the Consultant under the subcontracts terminated, in which case the Owner shall have the right to settle any claim or dispute arising out of those subcontracts without waiver of any right or claim the Owner may possess against the Consultant.
- With approval or ratification by the Owner, settle all outstanding liabilities arising from the termination of subcontracts, the cost of which would be allowable in whole or in part, under this Agreement.
- Complete performance of any work not terminated.
- Take any action that may be necessary, or that the Owner may direct, for the protection and preservation of the property related to this Agreement which is in the possession of the Consultant and in which the Owner has or may acquire an interest.

18.4. If the termination is for the convenience of the Owner, the Owner shall make an equitable adjustment in the Contract Price, subject to the Ceiling Prices and Funding Limitations provisions, *but shall allow no anticipated fee or profit on unperformed services.* The Owner, upon its own determination, shall pay the Consultant in addition to payment for services rendered and reimbursable costs incurred, for all expenses the Owner determines to have been reasonably incurred by the Consultant in connection with the orderly termination of this Agreement including but not limited to demobilization, reassignment of personnel, associated indirect costs and all other expenses directly resulting from termination.

18.5. If the termination is for the Consultant's Default, the Owner may complete the work by contract or otherwise and the Consultant shall be liable for any reasonable and necessary additional cost incurred by the Owner to the extent caused by Consultant's default.

18.6. Disputes and claims arising from termination of this Agreement shall be governed by Section 29, Disputes and Claims.

18.7. The rights and remedies of the Owner provided in this Section are in addition to any other rights and remedies provided by law or under this Agreement and shall not constitute a waiver of any other such right or remedy.

19. STOP WORK ORDERS

19.1. The Owner may, at any time, by written order to the Consultant, require the Consultant to stop all, or any part, of the work called for by this Agreement for a period of up to 90 days after the order is delivered to the Consultant, and for any further period to which the parties may agree. Upon receipt of the order, the Consultant shall immediately comply with its terms and take all reasonable steps to minimize the incurrence of costs allocable to the work covered by the order during the period of work stoppage. Within a period of 90 days after a stop work order is delivered to the Consultant, or within any extension of that period to which the parties shall have agreed, the Owner shall either—

19.1.1. Cancel the stop work order; or

19.1.2. Terminate the work pursuant to Section 18, Termination.

19.2. If a stop work order issued under this Section is canceled or the period of the order or any extension thereof expires, the Consultant shall resume work. The Owner shall make an equitable adjustment in the delivery schedule or Contract Price, or both, and the Agreement shall be modified in writing accordingly, if—

- The stop work order was not issued because of Consultant's Default in its performance of its obligations under any part of this Agreement; and,

- The stop work order results in an increase in the time required for, or in the Consultant's cost properly allocable to, the performance of any part of this Agreement; and,

- The Consultant provides Notice of Potential Claim pursuant to Section 29, Disputes and Claims.

20. CHANGES

20.1. The Owner may at any time, by written order, and without notice to the sureties, if any, make changes within the general scope of this Agreement, including but not limited to: (1)

drawings, designs, or specifications; (2) time of performance (i.e., hours of the day, days of the week, etc.); and (3) places of inspection, delivery, or acceptance.

20.2. If any such change causes an increase *or decrease* in the cost of, or the time required for, performance of any part of the work under this Agreement, whether or not changed by the order, the Owner shall make an equitable adjustment in the (1) estimated cost, delivery or completion schedule, or both; (2) amount of any fee; and (3) other affected terms.

20.3. All claims and disputes shall be governed by the Section 29, Disputes and Claims. As provided in Section 29, the Consultant must provide written notice of its intention to make a claim for additional compensation before beginning the work on which the claim is based. If such notice is not given, the Consultant hereby agrees to waive any claim for such additional compensation.

20.4. Failure to agree to any adjustment shall be a dispute under Section 29, Disputes and Claims. *However, nothing in this Section or any other provision of this Agreement shall excuse the Consultant from proceeding with the Agreement as changed.*

21. OWNERSHIP OF DOCUMENTS & DATA

21.1. Except for any pre-existing intellectual property, all project documents and data, regardless of form and including but not limited to original drawings, disks of CADD drawings, cross-sections, estimates, files, field notes, and data, shall be the property of the Owner. The Consultant shall further provide all documents and data to the Owner upon the Owner's request. The Consultant may retain reproduced copies of drawings and other documents. In the event that any patent rights or copyrights are created in any of the documents, data compilations, or any other work product, the Owner shall have an irrevocable license to use such documents, or data compilations, or work product.

22. PATENT AND COPYRIGHT INFRINGEMENT

22.1. The Consultant shall report to the Owner, promptly and in reasonable written detail, each notice or claim of patent or copyright infringement based on the performance of this Agreement of which the Consultant has knowledge.

22.2. In the event of any claim or suit against the Owner on account of any alleged patent or copyright infringement arising out of the performance of this Agreement or out of the use of any supplies furnished or work or services performed under this Agreement, the Consultant shall furnish to the Owner, when requested by the Owner, all evidence and information in possession of the Consultant pertaining to such suit or claim. Such evidence and information shall be furnished at the expense of the Consultant.

22.3. The Consultant agrees to include, and require inclusion of, the provisions of this Section in all subcontracts at any tier for supplies or services.

22.4. The Consultant shall indemnify the Owner and its officers, agents, and employees against liability, including costs and attorneys' fees, for infringement of any United States patent or copyright arising from the manufacture or delivery of supplies, the performance of services, or the construction, alteration, modification, or repair of real property under this Agreement, or out of the use or disposal by or for the account of the Owner of such supplies or construction work.

22.5. This indemnity shall not apply unless the Consultant shall have been informed within ten (10) business days following the Owner's receipt of legal notice of any suit alleging

such infringement and shall have been given such opportunity as is afforded by applicable laws, rules, or regulations to participate in its defense. Further, this indemnity shall not apply to (1) an infringement resulting from compliance with specific written instructions of the Owner directing a change in the supplies to be delivered or in the materials or equipment to be used, or directing a manner of performance of the Agreement not normally used by the Consultant, (2) an infringement resulting from addition to or change in supplies or components furnished or construction work performed that was made subsequent to delivery or performance, or (3) a claimed infringement that is unreasonably settled without the consent of the Consultant, unless required by final decree of a court of competent jurisdiction.

23. BANKRUPTCY

23.1. In the event the Consultant enters into proceedings relating to bankruptcy, whether voluntary or involuntary, the Consultant agrees to furnish, by certified mail, written notice of the bankruptcy to the Owner. This notice shall be furnished within five days of the initiation of the proceedings relating to bankruptcy filing. This notice shall include the date on which the bankruptcy petition was filed, the identity of the court in which the bankruptcy petition was filed, and a listing of ARDOT job numbers and FAP numbers for all contracts with Owner against which final payment has not been made. This obligation remains in effect until final payment under this Agreement.

24. FUNDING LIMITATIONS

24.1. The Owner's obligations under this Agreement are contingent upon the availability of appropriated funds from which payments under the terms of this Agreement can be made in this and each subsequent fiscal year for the duration of the Agreement. No legal liability on the part of the Owner of any kind whatsoever under this Agreement shall arise until funds are made available to the Owner for performance of this Agreement, including those to be appropriated and provided by the State of Arkansas and those to be provided by the United States.

25. RESTRICTIONS ON EMPLOYMENT OF PRESENT AND FORMER EMPLOYEES

25.1. Not Applicable.

26. SUCCESSORS AND ASSIGNS

26.1. This Agreement shall be binding upon the parties and their successors and assigns, and except as expressly set forth herein, neither the Owner nor the Consultant may assign, delegate, or transfer any benefit or obligation under this Agreement without the express written consent of the other party. Nothing herein shall be construed as a waiver of any immunity or as creating any personal liability on the part of any officer or agent of the Owner or any other governmental entity either made a party to, or having any interest in, this Agreement.

27. INDEMNITY AND RESPONSIBILITY FOR CLAIMS AND LIABILITY

27.1. *Indemnity*. The Consultant shall hold harmless and indemnify the Owner and the ARDOT, their officers, employees and agents and all other governmental agencies with an interest in the Project, from and for all claims and liabilities stemming from any negligent

acts, errors or omissions in the services performed in this Agreement on the part of the Consultant and its subcontractors, and their agents and employees.

27.2. *No Personal Liability*. No director, officer, manager, employee, agent, assign, or representative of the Owner or the ARDOT shall be liable to the Consultant in a personal or individual capacity under any term of this Agreement, because of any breach thereof, or for any act or omission in its execution or performance.

27.3. *Independent Consultant Relationship*. The parties intend that the Consultant shall be an independent consultant of the Owner and that the Consultant shall be liable for any act or omission of the Consultant or its agents, employees, or subcontractors arising under or occurring during the performance of this Agreement. No act or direction of the Owner shall be deemed to be an exercise of supervision or control of the Consultant's performance.

28. INSURANCE

28.1. *Professional Liability Insurance Coverage.* The Consultant shall maintain at all times during the performance of services under this Agreement professional liability insurance coverage for errors, omissions, and negligent acts to the extent caused by the performance of professional services under this Agreement in an amount per claim of not less than five (5) times the original Contract Ceiling Price or $2,000,000, whichever is less. Such insurance shall extend to the Consultant and to its legal representatives in the event of death, dissolution, or bankruptcy, and shall cover the errors, omissions, or negligent acts of the Consultant's subcontractors, agents, and employees. Such insurance shall extend to any errors, omissions, and negligent acts in the performance of services under this Agreement committed by the Consultant or alleged to have been committed by the Consultant or any person for whom the Consultant is legally responsible subject to the terms of the policy.

28.2. *Deductible.* The Consultant may maintain a professional liability insurance policy with a deductible clause in an amount approved by the Owner if, in the judgment and opinion of the Owner, the Consultant's financial resources are sufficient to adequately cover possible liability in the amount of the deductible. The Consultant shall submit promptly to the Owner, upon request as often as quarterly, detailed financial statements and any other information requested by the Owner to reasonably determine whether or not the Consultant's financial resources are sufficient to adequately cover possible liability in the amount of the deductible.

28.3. *Workers' Compensation Insurance.* The Consultant shall at all times during the Term of this Agreement maintain Workers' Compensation and Employer's Liability Insurance as required under Arkansas law.

28.4. *Automobile and General Liability Insurance.* The Consultant shall at all times during the term of this Agreement maintain commercial general liability insurance coverage for bodily injury and property damage in the combined single limit of $1,000,000 per occurrence and aggregate, and comprehensive automobile liability insurance coverage for bodily injury and property damage in the combined single limit of $1,000,000, which shall cover all owned, hired, and non-owned vehicles.

28.5. *Valuable Papers Insurance.* The Consultant shall at all times during the term of this Agreement maintain Valuable Papers Insurance, whether as part of the General Liability Insurance referenced above or as a separate insurance, in an amount sufficient to cover all cost associated with repairing, restoring, or replacing any plans, drawings, field notes, and other documents kept or created by the Consultant as part of the services under this

Agreement, in the event of casualty to or loss or theft of such papers.

28.6. *Insurance Policies and Certificates.* The Consultant shall provide the Owner upon request copies of its insurance policies and evidence satisfactory to the Owner concerning the effectiveness and the specific terms of the insurance. Prior to the execution of this Agreement, the Consultant shall furnish to the Owner certificates of insurance reflecting policies in force, and it shall also provide certificates evidencing all renewals of any expiring insurance policy required hereunder within thirty (30) days of the expiration thereof. The Consultant's failure to provide and continue in force and effect any insurance required under this Article shall be deemed a Default for which Owner, in its sole discretion, may terminate this Agreement immediately or on such other terms as it sees fit.

28.7. *Additional Insurance Requirements.* All insurance maintained by the Consultant pursuant to this Section shall be written by insurance companies licensed to do business in Arkansas, in form and substance satisfactory to the Owner, and shall provide that the insurance will not be subject to cancellation, termination, or change during its term except upon thirty (30) days prior written notice to the Owner. In the event that the insurance is cancelled, terminated, or changed during its term and thirty (30) days written notice cannot be provided to the Owner, the Consultant shall provide any insurance required under this Article for continual coverage upon expiration of the existing policy or become financially responsible for any claims associated with the expired period.

28.8. *Duration of Insurance Obligations.* The Consultant shall maintain its professional insurance coverage required under this Agreement in force and effect for a period not less than five years after the final acceptance of the project or the completion of the Consultant's services under this Agreement, whichever comes later. Comprehensive General Liability Insurance Coverage and Valuable Papers Insurance Coverage required under this Agreement shall be in full force and effect until the final acceptance or the completion of the Consultant's services, whichever comes later. All other insurance shall be maintained in full force and effect until final acceptance of the project or completion of the Consultant's services, whichever comes first.

28.9. *Consultant's Insurance Primary.* All insurance policies maintained by the Consultant pursuant to this Agreement shall provide that the consultant’s insurance shall be primary and the Owner's own insurance shall be non-contributing.

28.10. *Additional Insured.* All liability insurance policies, except the professional liability policy, maintained by the Consultant pursuant to this Agreement shall be endorsed to include the Owner, its officers, directors, managers, employees, agents, assigns and representatives, individually and collectively, as additional insured, and all property damage insurance shall be endorsed with a waiver of subrogation by the insurer as to the Owner.

29. DISPUTES AND CLAIMS

29.1. *Notice of Potential Claim.* Whenever a Consultant deems that any additional compensation is due, the Consultant shall notify the Owner in writing of its intention to make a claim for additional compensation (“Notice of Potential Claim”) ***before beginning the work that gives rise to the claim***.

29.2. *Time & Manner for Submitting Claim.* All disputes and claims shall first be submitted in writing to the Owner within 45 calendar days after the completion or termination date. ***The Consultant hereby agrees that the failure to submit the dispute or claim to the Owner prior to 45 calendar days after the completion or termination date shall constitute a waiver of the dispute or claim.***

29.3. *Form*. All disputes and claims must be submitted in writing and in sufficient detail to permit the Owner to determine the basis for entitlement and the actual allowable costs incurred. Each claim must contain:

- A detailed factual statement of the claim providing all necessary dates, locations, and items of work affected by the claim;
- The date the actions resulting in the claim occurred or conditions resulting in the claim became evident;
- A copy of the "Notice of Potential Claim";
- The name, title, and activity of each Owner's employee knowledgeable about facts that gave rise to such claim;
- The name, title, and activity of each Consultant, Subcontractor, or employee knowledgeable about the facts that gave rise to the claim;
- The specific provisions of the Agreement that support the claim and a statement why such provision support the claim;
- The identification and substance of any relevant documents, things, or oral communications related to the claim;
- A statement whether the claim is based on provisions of the Agreement or an alleged breach of the Agreement;
- If an extension of time is sought, the specific number of days sought and the basis for the extension;
- The amount of additional compensation sought and a specific cost breakdown of the amount claimed; and,
- Any other information or documents that are relevant to the claim.

29.4. *Decision and Appeal*. The decision of the Owner shall be final and conclusive.

29.5. *Continued Performance*. Pending final resolution of a dispute or claim, unless the Owner has terminated this Agreement pursuant to Section 18 or issued a stop work order pursuant to Section 19, the Consultant shall proceed diligently with the performance of this Agreement in accordance with the Owner's decisions.

29.6. *Nonexclusive Remedies.* The rights and remedies of the Owner provided in this Section are in addition to any other rights and remedies provided by law or under this Agreement, and shall not constitute a waiver of any other such right or remedy. If the Owner decides the facts justify the action, the Owner may, at its sole option and discretion, receive and act upon a proposal, dispute, or claim submitted at any time before final payment under this Agreement.

30. COVENANT AGAINST CONTINGENCY FEES

30.1. The Consultant warrants that no person or agency has been employed or retained to solicit or obtain this Agreement upon an agreement or understanding for a contingent fee, except a bona fide employee or agency. For breach or violation of this warranty, the Owner

shall have the right to annul this Agreement without liability or, in its discretion, to deduct from the Contract Price or consideration, or otherwise recover, the full amount of the contingent fee.

30.2. *Bona fide agency,* as used in this Section, means an established commercial or selling agency, maintained by the Consultant for the purpose of securing business, that neither exerts nor proposes to exert improper influence to solicit or obtain government contracts nor holds itself out as being able to obtain any government contract or contracts through improper influence.

30.3. *Bona fide employee,* as used in this Section, means a person, employed by the Consultant and subject to the Consultant's supervision and control as to time, place, and manner of performance, who neither exerts nor proposes to exert improper influence to solicit or obtain government contracts nor holds out as being able to obtain any government contract or contracts through improper influence.

30.4. *Contingent fee,* as used in this Section, means any commission, percentage, brokerage, or other fee that is contingent upon the success that a person or concern has in securing a government contract.

30.5. *Improper influence,* as used in this Section, means any influence that induces or tends to induce a government employee or officer to give consideration or to act regarding a government contract on any basis other than the merits of the matter.

31. TITLE VI ASSURANCES (NONDISCRIMINATION)

During the performance of this Agreement, the Consultant, for itself, its successors, and its assigns, certifies and agrees as follows:

31.1. *Compliance with Regulations*. The Consultant shall comply with the Regulations relative to Title VI (Nondiscrimination in Federally-assisted programs of the Department of Transportation and its operating elements, especially Title 49 CFR Part 21, as amended, and hereinafter referred to as the Regulations). These regulations are herein incorporated by reference and made a part of this Agreement. Title VI provides that the recipients of Federal financial assistance will maintain and implement a policy of nondiscrimination in which no person shall, on the basis of race, color, or national origin be excluded from participation in, denied the benefits of, or subject to discrimination under any program or activity by recipients of Federal financial assistance or their assignees and successors in interest.

31.2. *Nondiscrimination*. The Consultant, with regard to the work performed by it during the term of this Agreement, shall not discriminate on the basis of race, color, or national origin in the selection and retention of subcontractors, including procurement of material and leases of equipment. The Consultant shall not participate either directly or indirectly in any discrimination prohibited by Section 21.5 of the Regulations, including employment practices.

31.3. *Solicitations for Subcontracts, Including Procurements of Material & Equipment*. In all solicitations, either by competitive bidding or negotiation, made by the Consultant for work to be performed under a subcontract, including procurement of materials and leases of equipment, each potential subcontractor or supplier shall be notified by the Consultant of the Consultant's obligations under this Agreement and the Regulations relative to nondiscrimination on the grounds of race, color, or national origin.

31.4. *Information and Reports*. The Consultant shall provide all information and reports required by the Regulations, or directives issued pursuant thereto, and shall permit access to its books, records, and accounts, other sources of information, and its facilities by the Owner, the ARDOT, or the USDOT and its Affiliated Modes to be pertinent to ascertain compliance with such regulations and directives. Where any information required of the Consultant is in the exclusive possession of another who fails or refuses to furnish this information, the Consultant shall so certify to the Owner, the ARDOT or the USDOT and its Affiliated Modes, as appropriate, and shall set forth the efforts made by the Consultant to obtain the records or information.

31.5. *Sanctions for Noncompliance*. In the event of the Consultant's noncompliance with the nondiscrimination provisions of this Agreement, the Owner shall impose such contract sanctions as it, the ARDOT, or the USDOT and its Affiliated Modes may determine to be appropriate, including but not limited to, withholding of payments to the Consultant under the Agreement until the Consultant complies with the provisions and/or cancellation, termination, or suspension of the Agreement, in whole or in part.

31.6. *Incorporation of Provisions*. The Consultant shall include the terms and conditions of this Section in every subcontract including procurements of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The Consultant shall take such action with respect to any subcontract or procurement as the Owner, the ARDOT, or the USDOT and its Affiliated Modes may direct as a means of enforcing these terms and conditions, including sanctions for noncompliance; *provided*, however that, in the event the Consultant becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of any direction, the Consultant may request the Owner or the ARDOT to enter into the litigation to protect the interests of the State and litigation to protect the interest of the United States.

32. DBE CLAUSE

32.1. The Consultant or subcontractor shall not discriminate on the basis of race, color, sex or in the performance of this Agreement. The Consultant shall comply with the applicable requirements of 49 CFR Part 26 and perform any actions necessary to maintain compliance in the award and administration of DOT-assisted contracts. Failure by the Consultant to comply with or perform these requirements is a material breach of this Agreement, which may result in the cancellation, termination, or suspension of this Agreement in whole or in part, or such other remedy that the Owner may determine appropriate.

32.2. The Consultant shall insert a clause containing all the terms of this Section in all subcontracts under this Agreement.

33. COMPLIANCE WITH ALL OTHER LAWS REGARDING NONDISCRIMINATION

33.1. The Consultant will comply with the provisions of the Americans with Disabilities Act (ADA), Section 504 of the Rehabilitation Act, Title VI of the Civil Rights Act of 1964, FHWA Federal Aid Project Guidance, and any other Federal, State, and/or local laws, rules and/or regulations.

33.2. The Consultant, during the term of this Agreement, shall not discriminate on the basis of race, color, sex, national origin, age, religion, or any other protected classes in admission or access to and treatment in programs and activities associated with this Agreement, or in the selection and retention of subcontractors, including procurement of material and leases of equipment. The Consultant shall not participate either directly or indirectly in any discrimination prohibited by the Regulations, including employment practices.

33.3. In accordance with Section 504 regulations 49 CFR Part 27.15, the Owner's Notice of Nondiscrimination is required in any bulletins, announcements, handbooks, pamphlets, brochures, and any other publications associated with this Agreement that are made available to the public, program participants, applicants or employees.

34. CERTIFICATION REGARDING LOBBYING

34.1. The Consultant certifies, to the best of their knowledge and belief, that:

34.1.1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

34.1.2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying".

34.1.3. The Consultant shall require that the language of this certification be included in the agreement for all subcontracts and that all subcontractors shall certify and disclose accordingly.

35. CERTIFICATION REGARDING DEBARMENT, SUSPENSION, PROPOSED DEBARMENT, AND OTHER RESPONSIBILITY MATTERS

35.1. The Consultant certifies, to the best of its knowledge and belief, that—

35.1.1. The Consultant and any of its Principals—

35.1.1.1. Are not presently debarred, suspended, proposed for debarment, or declared ineligible for the award of contracts by any federal or state agency;

35.1.1.2. Have not, within a 3-year period preceding this offer, been convicted of or had a civil judgment rendered against them for: commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) contract or subcontract; violation of federal or state antitrust statutes relating to the submission of offers; or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

35.1.1.3. Are not presently indicted for, or otherwise criminally or civilly charged by a governmental entity with, commission of any of the offenses enumerated in Subsection 35.1.1.2; and,

35.1.1.4. The Consultant has not within a 3-year period preceding this offer, had one or more contracts terminated for default by any federal or state agency.

35.2. *Principals,* for the purposes of this certification, means officers; directors; owners; partners; and, persons having primary management or supervisory responsibilities within a business entity (e.g., general manager; plant manager; head of a subsidiary, division, or business segment, and similar positions). This certification concerns a matter within the jurisdiction of an agency of the United States and the making of a false, fictitious, or fraudulent certification may render the maker subject to prosecution under Section 1001, Title 18, United States Code, as well as any other applicable federal and state laws.

35.3. The Consultant shall provide immediate written notice to the Owner if, at any time prior to contract award, the Consultant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

35.4. The certification in Subsection 35.1 is a material representation of fact upon which reliance was placed when making award. If it is later determined that the Consultant knowingly rendered an erroneous certification, the Owner may terminate the contract resulting from this solicitation for default in addition to any other remedies available to the Owner.

36. MISCELLANEOUS

36.1. *General Compliance with Laws*. The Consultant shall comply with all Federal, State, and local laws, regulations, and ordinances applicable to the work, including but not limited to, the Americans with Disabilities Act and Occupational Safety and Health Act as amended.

36.2. *Registered Professional Engineer's Endorsement*. All plans, specifications, estimates, and engineering data provided by the Consultant shall be endorsed and recommended by an authorized representative of the Consultant, who shall be a registered Professional Engineer licensed in the State of Arkansas.

36.3. *Choice of Law*. This Agreement shall be governed by the laws of the State of Arkansas without consideration of its choice of law provisions.

36.4. *Choice of Forum*. The Consultant agrees that any cause of action stemming from or related to this Agreement, including but not limited to disputes or claims arising under this Agreement, for acts or omissions in the performance, suspension, or termination of this Agreement, whether sounding in contract or tort, equity or law, may only be brought in the appropriate forum within State of Arkansas.

36.5. *No Waiver of Immunity*. The Owner expressly does not waive any defense of immunity that it may possess under either federal or state law, and no provision in this Agreement shall be construed to constitute such a waiver in whole or in part.

36.6. *Conflicts Between Laws, Regulations, and Provisions*. In the event of conflicting provisions of law, the interpretation shall be governed by the following in this order, from most controlling to least: Federal law and regulations, State law and regulations, Department and FHWA Design Standards, and this Agreement.

36.7. *Severability*. If any term or condition of this Agreement shall be held invalid, illegal, or unenforceable by a court of competent jurisdiction, all remaining terms of this Agreement shall remain valid and enforceable unless one or both of the parties would be materially prejudiced.

36.8. *No-Waiver*. The failure of the Owner to strictly enforce any term of this Agreement shall not be construed as a waiver of the Owner's right to require the Consultant's subsequent performance of the same or similar obligation or duty.

36.9. *Modification and Merger*. This written Agreement and any provisions incorporated by reference reflect the entire agreement of the parties and may be modified only by the express written agreement of both parties.

36.10. *Force Majeure Clause*. Neither party to this Agreement shall be liable for any delay direct or indirect in performance caused by an unforeseen event such as acts of God, acts of governmental authorities, extraordinary weather conditions or other natural catastrophes, or any other cause beyond the reasonable control or contemplation of either party beyond such party's reasonable control. Each party will take reasonable steps to mitigate the impact of any force majeure.

36.11. *Authorization to Proceed.* Execution of this Agreement by the Owner will be made by written authorization to the Consultant. The Consultant and Subcontractors shall not seek reimbursement for work initiated prior to receiving notice to proceed or work order authorization.

37. CERTIFICATION OF AUTHORIZED REPRESENTATIVES

37.1. This Agreement and the certifications contained herein or attached hereto constitute the whole Agreement of the parties, and each party certifies that this Agreement and any attached certification have been executed by their duly authorized representatives.

38. CERTIFICATION REGARDING CONFLICT OF INTEREST

38.1. The Consultant certifies, that it has no financial interest in the proposed project or construction of the proposed project

38.2. The Consultant nor any of its Principals have no known conflicts with any of the following:

38.2.1.1. No financial interest in work associated with this contract;

38.2.1.2. No ownership interest in work associated with this contract;

38.2.1.3. No financial interest in the results of any agency decisions regarding approvals for work associated with this project;

38.2.1.4. Policies and procedures (provided statutory framework permits) for a contracting agency to pursue a range of civil actions and penalties including fines, suspension, or debarment associated with fraud, waste, abuse, and identified conflict of interest which were not disclosed.

38.3. For the duration of the contract, except for work expressly defined in this contract, the Consultant shall not be party to third party agreements for design or construction on projects associated with contract.

38.4. For the duration of the contract, except for work expressly defined in this contract, the Consultant shall not be party to enforceable promises or guarantees of future work associated with this contract.

39. NOTICE

39.1. All notices, approvals, requests, consents, or other communications required or permitted under this Agreement shall be addressed to either the Owner's Representative or the Consultant's Representative, and mailed or hand-delivered to:

39.1.1. To the Owner's Representative:

City of Fayetteville
113 W. Mountain St.
Fayetteville, AR 72701
Attn: Mayor Lioneld Jordan

39.1.2. To the Consultant:

Toole Design Group, LLC
8484 Georgia Avenue, Suite 800
Silver Spring, MD 20910
Attn: Jared Draper

IN WITNESS WHEREOF, the parties execute this Agreement, to be effective upon the date set out above.

Toole Design Group, LLC

BY: _____
Jared Draper
Interim Director of Operations,
Southern US

City of Fayetteville, Arkansas

BY: _____
Lioneld Jordan
Mayor

ATTEST:

By: _____
Kara Paxton, City Clerk-Treasurer

APPENDICES

APPENDIX A-1	CITY OF FAYETTEVILLE SAFE ROUTES TO SCHOOL PLAN – SCOPE OF WORK
APPENDIX A-2	JUSTIFICATION OF COSTS AND FEES
APPENDIX B	SUBCONTRACTS – None at time of executing Agreement
APPENDIX C	STANDARD CERTIFICATIONS C-1 Toole Design Group, LLC C-2 City of Fayetteville
APPENDIX D	PROJECT SCHEDULE

Appendix A-1
City of Fayetteville
Safe Routes to School Plan

Scope of Work

06.13.24

The following presents Toole Design Group's (Toole Design) proposed scope of work for the City of Fayetteville Safe Routes to School Planning Services, herein noted as the Plan. Key assumptions used in the development of this scope and corresponding budget include:

- *The City of Fayetteville will identify a Project Manager who will serve as the primary point of contact and will provide direction to Toole Design for the duration of the project.*
- *The City's Project Manager will ensure that project deliverables are distributed to appropriate internal and external stakeholders for review and comment and will provide Toole Design with one unified set of comments. Where comments conflict, the City's Project Manager will provide Toole Design with appropriate direction.*
- *Unless otherwise indicated, this scope of work assumes that all draft deliverables for each task will be submitted electronically, and comments will be incorporated into the draft and final Plan document.*
- *City of Fayetteville and Fayetteville Public Schools staff will support the logistics and coordination for stakeholder and public meetings, including securing meeting space if applicable. The fee proposal does not include any costs associated with event space rental.*
- *Our proposed scope and fee for this Plan anticipates a project completion timeline of approximately nine (9) months from notice to proceed with a goal of completing the project by March 31, 2025.*
- *Deliverables indicated may be modified based on changes within specific tasks and subtasks. For example, if the City elects not to move forward with a particular subtask, that deliverable will not be produced.*

INTRODUCTION

Development of the Fayetteville Safe Routes to School (SRTS) Plan will focus on outcomes with every task to ensure an action-oriented plan that is supported by stakeholders and the community, rooted in best practices, and comprehensive in its recommendations and implementation strategy. This scope of work provides clarity on those tasks, along with an understanding that developing an effective Plan requires ongoing reflection on findings and feedback and refinement of analyses and processes. Toole Design understands the need for this flexibility and has planned for it is each task to ensure that the final Plan reflects community values and recommends projects, policies, and programs that are equitable and valuable to Fayetteville.

Bottomline, Toole Design will coordinate with the City of Fayetteville to continuously evaluate the effectiveness of each task, and we are committed to thinking strategically and creatively to pivot as needed to deliver a community supported, implementation-ready Plan within the allocated budget.

Our engagement, analysis, and recommendations work will be anchored by strong project management and quality control with clear communications throughout the project. Toole Design will leverage our recent and current Safety Action Planning work in Northwest Arkansas and Fayetteville to streamline our analysis of existing conditions to focus more effort on outreach, engagement, qualitative data collection, and a priority projects list.

Below is a list of tasks and a brief description of the work to be completed in the development of the Plan.

- **Task 1: Project Management and Coordination** – Consistent collaboration and communication with City staff to ensure that the project is meeting schedule, budget, and quality expectations.
- **Task 2: Data Collection, Mapping, and Analysis** – Analysis and mapping of existing safety and transportation data complemented by Field Safety Assessments at individual schools.
- **Task 3**: **Outreach and Stakeholder Engagement** – Community Engagement Strategy that seeks input and buy-in from the Technical Advisory Committee and a broad array of school and community stakeholders.
- **Task 4: Safe Routes to Schools Plan** – A draft and final plan with a prioritized list of infrastructure projects and school-based programs, to be presented to city leaders for adoption.

TASK 1: PROJECT MANAGEMENT AND COORDINATION

The purpose of this task is to kick off the Fayetteville Safe Routes to School (SRTS) Plan and establish project management strategies that will last until the Plan is complete. The ongoing work in this task will increase efficiency and streamline communication related to project management and coordination for the life of the project.

1.1: Project Kickoff Meeting

Toole Design will convene and facilitate a project kickoff meeting with the City of Fayetteville and Fayetteville Public School District staff to review a draft Project Work Plan (PWP) and confirm the project goals, scope of work, deliverables, schedule, and data needs, outlined in a data request memorandum. Toole Design staff will discuss the approach to the community engagement plan and will clarify the City's project management and communication expectations. Based on this conversation, Toole Design will revise and finalize the Project Work Plan, including a detailed project schedule.

1.2: Coordination, Monitoring, and Administration

Toole Design will establish bi-weekly coordination calls with the City's Project Team to provide project updates, review ongoing work and deliverables, and collaborate on upcoming tasks and community engagement. The Toole Design project management team will be responsible for overall project management, developing meeting agendas and follow-up notes, maintaining the project schedule, oversight of the budget, and being a resource for City staff. The team will also be responsible for Quality Assurance/Quality Control oversight. Toole Design provides our clients with confidence in our quality through a rigorous review process that requires keeping of all internal documentation that can be available for review upon request.

Toole Design will submit monthly invoices, inclusive of a monthly progress report including a summary of:

- Status including percent complete by task, activities ongoing or completed during the reporting period, and activities planned for the following month
- Problems encountered and actions to remedy them (if applicable)

TASK 1 DELIVERABLES

- Kickoff meeting materials, including a data request memorandum, and summary notes
- Draft and final Project Work Plan (PWP) and QA/QC Plan
- Agenda, facilitation, and notes for regular coordination meetings
- Monthly progress report, cost summaries report, and invoices

TASK 2: DATA COLLECTION, MAPPING, AND ANALYSIS

This task provides the foundational knowledge that will inform our recommendations and approach for implementation. Toole Design has extensive experience collecting and analyzing crash data, student location data, and other existing conditions that impact student travel to school. Prior to executing any of these tasks, we will begin with a detailed data request of the City of Fayetteville (as noted in Task 1) to understand what is available in an existing geo-coded format.

Task 2.1: Safety and Existing Conditions Analysis

To inform the following tasks, including the development of the final SRTS Plan document, our team will conduct an analysis of existing datasets and existing plans, policies, and programs, including:

- Existing roadway, transit, bicycle, and pedestrian infrastructure
- Crash data to identify trends in collision locations, types, and severity
- Traffic, bicycle, and pedestrian counts
- Student enrollment data
- School District transportation plans and policies to understand school bus routes and ridership, and as possible, individual school arrival and dismissal procedures
- Safety issues identified in the 2023 Active Transportation Plan, Regional Vision Zero Plan, and other adopted plans
- Transit routes and on-demand/shared micromobility options in relation to staff and/or high school student travel to schools
- Additional data, such as locations of afterschool programs, parks, and community destinations

Toole Design will use this data to prepare a district-wide base map and base maps for each of the 16 schools, which will be consolidated into a graphic-rich Existing Conditions Report that will be used in completing subsequent tasks and the final plan document. Toole Design will coordinate with City staff to ensure that geospatial analysis and outputs produced are in formats that are compatible with the city's geographic information systems (GIS) platforms.

Task 2.2: Field Safety Assessments

Toole Design will coordinate and lead Field Safety Assessments, or "walk audits," at each of the sixteen Fayetteville Public Schools. Walk audits will be conducted with participation of City and School stakeholders, as acknowledged in Task 3. The focus area of the walk audits, and subsequent recommendations, will be up to a half-mile around each school, but may be extended to evaluate bicycle access or specific locations identified by stakeholders.

Each Field Safety Assessments will be held during the morning drop-off or afternoon pick-up period, which will allow us to evaluate activities and conditions during times of peak school travel demand.

Toole Design will prepare a field survey instrument using the Fulcrum mobile data collection platform. Planning assumptions related to infrastructure and non-infrastructure programming needs will be built into the survey tool to assist with prioritization and cost estimations at the school and district-wide levels (see Task 4.1). Toole Design will be responsible for training participants to use the survey platform during the walk audits.

To facilitate the assessments, we will undertake the following specific tasks:

Task 2.2.1: Walk Audit Preparation

Our team will prepare a walk audit map for each school that will be provided to participants to facilitate discussion and identifying areas of concern for students walking, biking, and wheeling. The maps will include a half-mile radius around each school and will show an aerial view with labeled streets and the school site. Toole Design will develop two run-of-show schedules—one for morning arrival and one for afternoon dismissal—that will communicate each step of the walk audit to participants.

Task 2.2.2: Pre-Walk Prep Meeting

Toole Design will gather participants about 45 minutes prior to the school's first or last bell so the Field Assessment Lead can respond to questions and describe the project purpose, provide maps and materials, and review any previously identified issues. Our team will encourage participants to focus on existing barriers and challenges, and to consider conditions from a child's perspective (such as lower height, slower walking speed, delayed processing of information, and possible unfamiliarity with reading traffic control devices).

Task 2.2.3: Conducting Walk Audits

Our walk audits will cover pedestrian, bicycle, and vehicular routes to the school as well as pick-up/drop-off areas. Our observations and analysis will focus on three key elements:

- Infrastructure Conditions, including review of the presence, quality, and design of sidewalks, school area signs and pavement markings, pathways, bicycle lanes, bicycle parking, drop-off/pick-up areas, accessibility and visibility, and personal safety
- Street Crossing Conditions, including review of traffic signal features, signal phasing and operations for all travel modes, marked crosswalk conditions, curb ramp presence and compatibility, and crossing guard presence and level of training
- Traffic Circulation and Behavior, including review of student and parent/caregiver behaviors, particularly in relation to walking patterns, bicycling routes, general motorist behavior, and actions during drop-off and pick-up; also, traffic volumes, speeds, and patterns

Task 2.2.4: Post-Walk Briefings

After the audits, our Field Assessment Lead will hold a post-walk briefing to discuss high-level findings, key observations, and initial impressions of priority issues. They will also discuss next steps and respond to participant questions.

TASK 2 DELIVERABLES

- Draft and Final Safety and Existing Conditions Report, including:
  - » Review of existing plans, policies, programs, and data
  - » Detailed crash summary analysis
  - » Existing conditions base maps for each school (16)
  - » Walk audit run-of-show schedules
  - » Field Safety Assessment findings for each school

TASK 3: OUTREACH AND STAKEHOLDER ENGAGEMENT

Toole Design knows that inclusive, meaningful, and authentic outreach and stakeholder engagement lays the groundwork for forming partnerships, building trust, and developing a plan that the community supports. The outreach and engagement efforts described below will provide varied opportunities for stakeholders to share their vision and needs for SRTS in Fayetteville. These engagement opportunities will be conducted both in-person and online and are designed to begin building a coalition of stakeholders and to create a sense of ownership of and support for the implementation of this Plan and ongoing SRTS efforts.

Task 3.1: Develop a Community Engagement Strategy

Toole Design will work with a core group of stakeholders and City staff to develop a community engagement strategy that is thoughtful, empathetic, contextually appropriate, and accessible. For us, an accessible community process is one that is:

- Physically accessible to people of all abilities (for example, presentations are accessible for people with visual impairment; walk-audits are inclusive of wheelchair users)
- Geographically accessible in that no one is excluded because they do not have access to a vehicle or to transit
- Culturally appropriate (are we asking questions are relevant and important to this community? The community sees themselves reflected in the project staff and key decisionmakers)
- Affordable (the cost of participation, such as gas, transit passes, or childcare should not preclude anyone from participation)
- Linguistically accessible (all materials are provided in English, Spanish, and others as needed)

The community engagement strategy will include engagement with the Technical Advisory Committee, citizen-based committees, and school-based groups as well as conducting parent and student surveys and community workshops, as detailed in the tasks below. Toole Design will also include recommended pop-up and tabling opportunities that can be supported by City and Schools staff, stakeholders, and volunteers as available.

Task 3.2. Coordinate with Technical Advisory Committee

Toole Design will help the City convene a SRTS Technical Advisory Committee (TAC) to guide the development of the Plan. The TAC should include members of the community and stakeholders who will ultimately be tasked with implementing aspects of the Plan. An initial list of committee members should include:

- Representatives from the Fayetteville Public School District, including the Superintendent's Office, Sustainability and Bike Education Coordinator, and Maintenance, Operations, and Transportation
- City of Fayetteville staff, including Community Development, Development Services, Parks, Natural Resources, and Cultural Affairs, Public Safety, and Public Works
- Stakeholders from the schools, including principals, teachers, parent teacher association members, and students
- Representatives from Northwest Arkansas Regional Planning Commission, Razorback Transit, and Ozark Regional Transit

Toole Design will facilitate four TAC meetings over the course of the project. We will facilitate the meetings and provide an agenda, presentation, participant list, and notes for each meeting. Proposed meeting topics include:

- Meeting 1: Introduction to SRTS and its importance; developing the Plan's vision, goals, and direction for the technical aspects of the Plan, including the Community Engagement Strategy
- Meeting 2: Input on existing conditions, including concerns, issues, and areas of interest; review of Existing Conditions Report, school and district-wide base maps, and collision analysis
- Meeting 3: Review community engagement input and key takeaways and initial recommendations
- Meeting 4: Review prioritized projects and Draft Plan (see Task 4.3)

Task 3.3: Conduct Online Travel Survey

Toole Design understands that multiple factors influence how students and families get to and from schools, and surveys can be an effective way to gather baseline data on school travel modes, and barriers and opportunities to active transportation to school. The approach outlined below describes strategies to improve survey response rates from schools and parents/caregivers, and to customize survey questions to enhance the quality of information received. We will work with the City Project Team and School District to develop a customized online travel survey and detailed survey administration processes. We will think carefully about the timing of the surveys since the parent and student surveys assess current travel modes to school, and travel patterns are directly linked to in-person school attendance.

SRTS plans typically survey parents and caregivers to determine the reasons they do, or do not, let their children walk or bike to school. For the Fayetteville SRTS Plan, the travel survey will include questions about students' current levels of walking and bicycling to school, factors that affect whether parents allow their children to walk and bike to school, the presence of key safety-related issues along the walking and bicycling routes, and opportunities for improvement. The survey will include an interactive map that allows parents to add comments to specific locations. We will provide the survey in English, Spanish, and other languages, as needed. Toole Design will coordinate with City staff to identify translators for languages other than English and Spanish.

While survey responses providing critical feedback, surveys typically have a low response rate. To increase participation, Toole Design has seen the most success when the link is sent from the School District – or even better, the school Principal - via email or text. We will coordinate with City and District staff to identify ways to promote and facilitate responses to this survey—for example, when the parents are registering students for the new school year. A paper version of the survey will be created for distribution at community workshops and events.

Toole Design will be responsible for analyzing the responses to the survey and presenting the findings in a memorandum or slide deck that highlights key takeaways.

Task 3.4: Project Website Content

Toole Design will create an online project Story Map site that will be used to support the travel survey, promote engagement activities, share educational materials, document public events, provide a review of deliverables, and detail ways to stay involved throughout the course of the project. Toole Design will provide content and materials for the Story Map and use on City and School District websites in an agreed upon format and provide updates at key project milestones.

Task 3.5: Seek Input from Citizen-Based Committees

Toole Design will attend up to two meetings with the City's citizen-based committees, such as the City's Active Transportation Advisory Committee and Youth Advisory Committee. We will prepare and present tailored content to share findings and recommendations and to collect input on priorities, needs, concerns, and upcoming projects around the schools and in each neighborhood.

Task 3.6: Seek Input from School-Based Groups

Toole Design will participate in up to one meeting at each of the 16 schools with the principal of the school and/or existing school-based groups, such as the parent-teacher association. We recognize that each school is unique and has its own culture, opportunities, and challenges, and we will facilitate a conversation with each school about their needs.

When feasible, we propose meeting with school-based groups after the Field Safety Audits have been conducted and the initial recommendations have been developed, so that we can solicit input on the recommendations. If the City is interested, we also recommend inviting school stakeholders to participate in the Field Safety Audits so that they can share their experiences with walking, bicycling, and driving to school.

Task 3.7: Conduct Community Workshop

Toole Design will help the City prepare for, advertise, facilitate, and attend a Community Workshop, which may be a standalone event or coordinated with existing meetings or events. During the workshop, we will use interactive activities that help solicit community input on challenges to walking and bicycling to school and help to vet and prioritize the Plan's recommendations. We will prepare presentation materials that include an overview of the project, its objectives, and existing conditions and walk audit findings, and will solicit input on challenges, opportunities, and priorities.

To advertise the workshop, we will draft and develop community-friendly promotional materials such as posters and fliers; encourage school administration to send invitations via email and backpack mail; and announce the meeting on the school marquees. We will also reduce barriers to participation by holding the meetings in an accessible location, having translators and translated materials and, if possible, provide refreshments and childcare at the meeting.

Toole Design recognizes the need to be adaptable and creative when it comes to stakeholder and community engagement. Community workshops can be a useful way to engage with the community and solicit input; however, they do have their limitations. We have learned that asking people to come to a meeting, rather than going to where they are, is not always as effective in reaching a broader audience, especially people who have historically been left out of planning processes.

TASK 3 DELIVERABLES

- Community Engagement Strategy – Draft and Final
- Facilitation of and materials for four (4) Technical Advisory Committee meetings
- Online travel survey with interactive web map, and a summary of findings
- Project webpage materials
- Presentation to and materials for two (2) citizen-based committee meetings
- Facilitation of and materials for sixteen (16) school-based group meetings
- Facilitation of and materials for one (1) community workshop OR alternative engagement activity as appropriate

TASK 4: SAFE ROUTES TO SCHOOL PLAN

As a part of this final task, our Toole Design Team will pull together all the findings, data, and input that we have developed and received during Tasks 1-3 to create the Fayetteville SRTS Plan. We will work with the Technical Advisory Committee to develop a priority project list, estimated infrastructure and programming costs, and funding strategies at the school and district wide levels. Toole Design will ensure that the project deliverables clearly communicate the needs, costs, and value of investing in SRTS in an actionable Plan that enables the City to move seamlessly from adoption to implementation of the recommendations.

Task 4.1: Project Prioritization and Cost Estimates

Ensuring that recommended projects transition from “plan to pavement” is a key element of our work and where our team excels. For this task, our team will work with the TAC to develop a list of priority infrastructure projects and non-infrastructure program recommendations for each school site and district wide, as well as estimated implementation costs at the district and school levels.

The specific prioritization criteria will be data-driven, informed by City and community input, and based upon the SRTS Planning Principles and the Five E’s. Criteria may include, but are not limited to:

- History of crashes and/or crash risk
- Potential to increase active mobility trips
- Implementation and maintenance costs
- Existing partnerships and capacity

- Impact to historically disadvantaged communities and areas of persistent poverty

More specifically, infrastructure and program recommendations will be evaluated on their likelihood of increasing walking and bicycling to Fayetteville Schools. Distance to school is a key factor in parent decisions to let children walk to school, and higher rates of walking are typically seen in households within a half mile of the school. Bicycling may be more feasible beyond half a mile, but other factors may impact the decision to bike to school, such as owning a bicycle or having the necessary skills and comfort level for traveling by bike (both parent and child). Considering these factors explicitly will help set the stage for a more strategic set of implementation projects.

Prioritized recommendations will feature:

- Project readiness or level of effort
- Feasibility considerations (e.g., issues pertaining to civil, ROW, geometric design, traffic operations and parking, signal timing, utilities, drainage, etc.)
- Timeline for implementation (short-, medium-, or long-term), including opportunities for pilots or rapid implementation
- Cost estimates for implementation
- Level of community support/engagement and key implementation partners

Task 4.2: Develop Draft Safe Routes to School Plan

The Toole Design Team will develop a draft Fayetteville SRTS Plan incorporating the work of previous tasks for the City's and School District's review. The Draft Plan will establish the reason for a SRTS plan, summarize plan development processes and findings, present school-specific findings, recommendations and priority projects and district level priority projects. The plan will also provide clear steps for implementation, including a development strategy that considers potential public and private funding sources and community partnerships for both infrastructure projects and programs. The Draft Plan will be concise, visually appealing, and rich with graphics.

We expect one round of initial review of the Draft Plan by City staff before sharing the Draft Plan with the stakeholders in the Review Meeting (Task 4.3).

Task 4.3: Review Meeting for Draft Safe Routes to School Plan

Our team will meet with City staff, School District staff, the Technical Advisory Committee, and other stakeholders to gather additional feedback on the Draft Plan. We propose sending the Draft Plan to stakeholders in advance of the meeting, and during the meeting, we will facilitate a discussion with the participants regarding their questions, clarifications, and proposed revisions.

After the meeting, Toole Design will revise the plan based on the comments received. We suggest that this review meeting also include a discussion on implementation to provide a shared understanding of the next steps. This discussion will also support stakeholders who may be tasked with carrying out some of the policies and programs recommended in the Plan.

The City may consider holding the Community Workshop (see Task 3.7) during this stage to give the community the opportunity to learn about and provide input on the Draft Plan. A public workshop at this stage could be

supported by a webinar or a customizable online PDF viewer which allows the community to review and comment on the draft Plan and see others' comments.

Task 4.4: Develop Final Safe Routes to School Plan

Toole Design will revise the Draft Plan based on feedback from the City, the TAC, and the other partners (see Task 4.3) and will deliver the Final SRTS Plan in PDF. At this point, all data, files, and documentation used and created in the development of the plan will be provided to the City.

Task 4.5: City Council Plan Adoption

Toole Design will prepare and help facilitate up to five (5) presentations to the Fayetteville Board of Education, Fayetteville City Council, and related boards or committees summarizing the process of developing the final SRTS Plan, the findings and recommendations, and the next steps for adoption and implementation.

TASK 4 DELIVERABLES

- Prioritization of infrastructure projects and non-infrastructure programs/activities (draft and final)
- Draft and Final Plan document
- Preparation for and facilitation of Review Meeting, and summary meeting notes
- Up to five (5) Board of Education and City Council presentations and attendance
- All project files in PDF format and editable formats to be determined in coordination with City staff, including outreach materials, maps, and GIS files

Appendix A-2 - Justification of Costs and Fees
July 16, 2024
Job No. 040956: Fayetteville Safe Routes to School Plan
PROJECT SUMMARY

TITLE I SERVICES	HOURS	SALARY	FIXED FEE	EXPENSES	FCCM	TOTAL
Task 1 Project Management and Coordination	59	$9,262	$1,111	$0	$2	$10,375
Task 2 Data Collection, Mapping, and Analysis	312	$39,637	$4,756	$319	$8	$44,720
Task 3 Outreach and Stakeholder Engagement	208	$25,208	$3,025	$4,991	$5	$33,229
Task 4 Safe Routes to School Plan	252	$32,349	$3,882	$371	$6	$36,608
SUBTOTAL TITLE I	**831**	**$106,456**	**$12,774**	**$5,681**	**$21**	**$124,932**
TOTAL TITLE I	831	**$106,456**	**$12,774**	**$5,681**	**$21**	**$124,932**

APPENDIX C
C-1

CERTIFICATION OF CONSULTANT

I hereby certify that I, Jared Draper, am the Interim Director of Operations of the Southern US and duly authorized representative of the firm Toole Design Group, LLC, whose headquarters address is 8484 Georgia Avenue, Suite 800, Silver Springs, MD 20910, and that neither I nor the above firm I here represent has:

(a) employed or retained for a commission, brokerage, contingent fee, or other considerations, any firm or person (other than a bona fide employee working solely for me) to solicit or secure this contract,

(b) agreed, as an express or implied condition for obtaining this contract, to employ or retain the services of any firm or person in connection with carrying out the contract, or

(c) paid or agreed to pay, to any firm, organization or person (other than a bona fide employee working solely for me) any fee contribution, donation or consideration of any kind for, or in connection with, procuring or carrying out the contract;

(d) included any costs which are not expressly allowable under the cost principles of the FAR of 48 CFR 31, whether direct or indirect. All known material transactions or events that have occurred affecting the firm's ownership, organization and indirect cost rates have been disclosed.

except as here expressly stated (if any):

I acknowledge that this certificate is to be furnished to the Owner, the Arkansas Department of Transportation and the Federal Highway Administration, U.S. Department of Transportation, in connection with this contract involving participation of Federal Aid Highway Funds, and is subject to applicable State and Federal laws, both criminal and civil.

Furthermore, as a recipient of Federal Aid Highway Funds, I certify and hereby agree to the conditions of Assurances as outlined in Section 31 of this Agreement and shall insert the Notice of Nondiscrimination Statement as shown below in all solicitation of work or procurement of materials or equipment. I certify and hereby agree to the conditions of Certification Regarding Lobbying as outlined in Section 34 of this Agreement and shall insert the Certification Regarding Lobbying in all solicitation of work or procurement of materials or equipment. I certify and hereby agree to the conditions of Certification Regarding Conflict of Interest as outlined in Section 38 of this Agreement and shall insert the Certification Regarding Conflict of Interest in all solicitation of work or procurement of materials or equipment.

NOTICE OF NONDISCRIMINATION STATEMENT

Toole Design Group, LLC ("Consultant"), complies with all civil rights provisions of federal statutes and related authorities that prohibit discrimination in programs and activities receiving federal financial assistance. Therefore, the Consultant does not discriminate on the basis of race, sex, color, age, national origin, or disability, in the admission, access to and treatment in the Consultant's programs and activities, as well as the Consultant's hiring or employment practices. Complaints of alleged discrimination and inquiries regarding the Consultant's nondiscrimination policies may be directed to Jamie Lerner, 8484 Georgia Avenue, Suite 800, Silver Spring, MD 20910, (301) 927-1900 x152 or the following e-mail address: jlerner@tooledesign.com.

Authorized Firm Representative

Date

CERTIFICATION OF CITY OF FAYETTEVILLE, ARKANSAS

I, Lioneld Jordan, hereby certify that I am the Mayor of the City of Fayetteville, Arkansas and that the aforementioned consulting firm or its representative has not been required, directly or indirectly as an express or implied condition in connection with obtaining or carrying out this contract to:

(a) employ or retain, or agree to employ or retain, any firm or person, or

(b) pay, or agree to pay, to any firm, person, or organization, any fee contributions, donation, or consideration of any kind:

except as here expressly stated (if any):

I acknowledge that this certificate is to be furnished to the Arkansas Department of Transportation and the Federal Highway Administration, U.S. Department of Transportation, in connection with this contract involving participation of Federal-Aid Highway Funds, and is subject to applicable State and Federal laws, both criminal and civil.

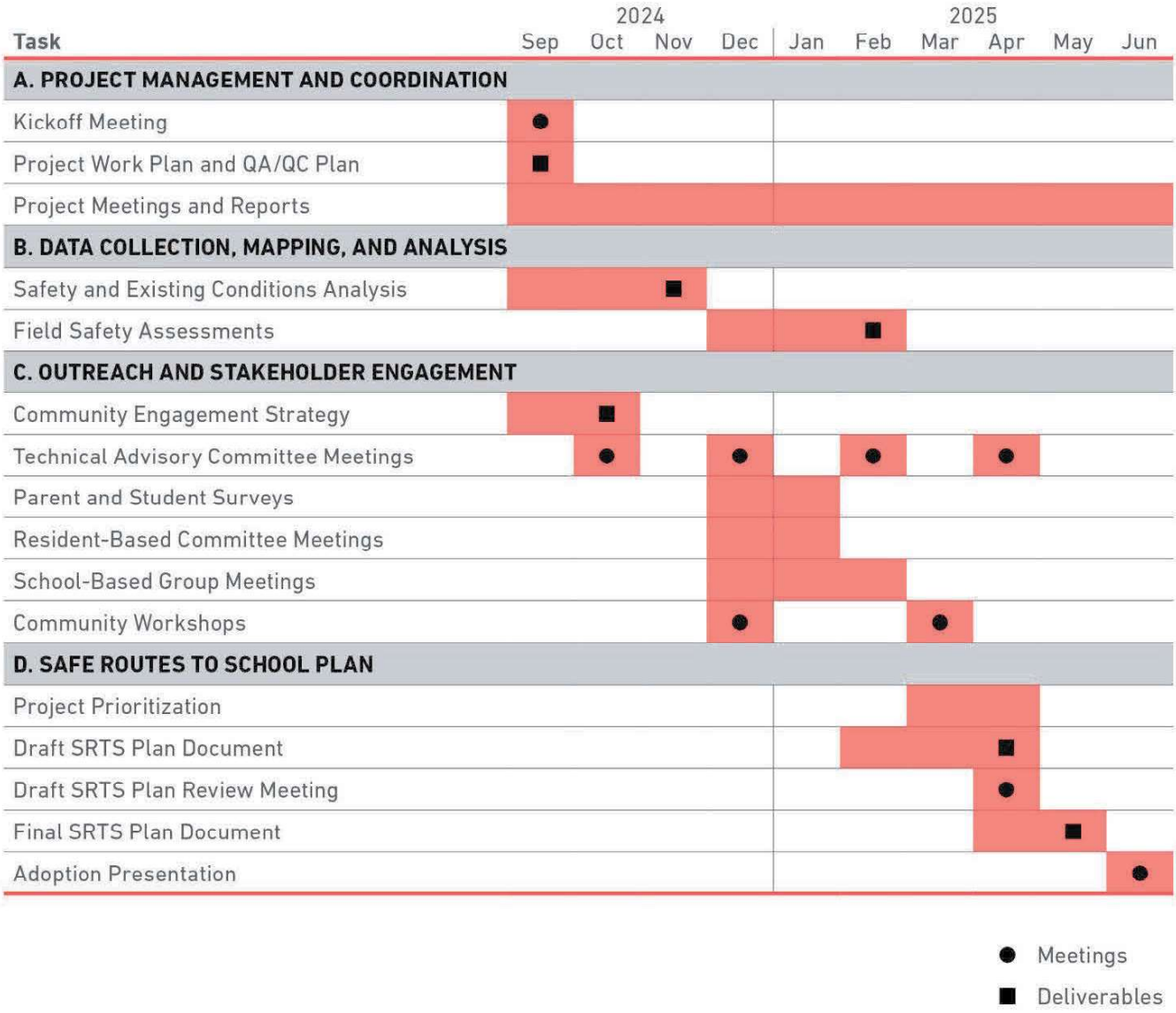
Lioneld Jordan, Mayor

Date

Appendix D

PROJECT SCHEDULE

Toole Design has the experience, expertise, and capacity to complete the tasks of the Fayetteville Safe Routes to School Plan efficiently and with high quality. We estimate a 10-month timeline to develop a final SRTS Plan that can be adopted and implemented by the City.



00RAL.00252.00 040956 CIty of Fayetteville Toole Design Group LLC final

Final Audit Report 2024-09-25

Created:	2024-09-25
By:	Noren Hartman (nhartman@tooledesign.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAUPlmNJaM7yMy2bETF4dPFdZ_LtKX9806

"00RAL.00252.00 040956 CIty of Fayetteville Toole Design Gro up LLC final" History

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Signature Date: 2024-09-25 - 6:45:20 PM GMT - Time Source: server

Agreement completed.
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Adobe Acrobat Sign

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-576

MEETING OF OCTOBER 15, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff

FROM: Devin Howland, Director of Economic Vitality

SUBJECT: **Washington Regional Cost Share Agreement Amendment**

RECOMMENDATION:
Staff is recommending approval of a Resolution amending the City's cost share agreement with Washington Regional Medical Center to include an additional $50,000 of Economic Development Bond Funds for the Futrall Railroad Crossing signalization project and to approve a budget adjustment.

BACKGROUND:
On December 5, 2023 the Fayetteville City Council approved a resolution committing $730,000 to complete work associated with the Futrall railroad crossing, a project attached to Washington Regional Medical Center's future expansion. A cost share agreement was approved by Fayetteville City Council on July 16, 2024 with the passage of Resolution 185-24.

DISCUSSION:
As the Futrall drive railroad crossing project has progressed, the final approved construction costs and construction administration have come in $37,278 more than originally estimated ($21,778 increase in construction costs and $15,500 for construction administration). To cover these expenses and ensure the project is healthy in the event of additional change orders, staff is seeking approval of an additional $50,000 in economic development bond funds for the project.

BUDGET/STAFF IMPACT:
$50,000 of 2019 Economic Development Bond funds will be used for this project.

ATTACHMENTS: SRF (#3), BA (#4), Amendment #1 - WRMC Cost Share (#5)

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

File #: 2024-576

Washington Regional Cost Share Agreement Amendment

A RESOLUTION TO APPROVE AMENDMENT NO. 1 TO THE COST SHARE AGREEMENT WITH WASHINGTON REGIONAL MEDICAL CENTER IN THE AMOUNT OF $50,000.00 FOR THE FUTRALL RAILROAD CROSSING SIGNALIZATION PROJECT, AND TO APPROVE A BUDGET ADJUSTMENT – 2019 ECONOMIC DEVELOPMENT BOND PROJECT

WHEREAS, on December 15, 2020, Ordinance 6393 was adopted authorizing Mayor Jordan to sign an agreement with the Arkansas Missouri Railroad for the construction of a new railroad crossing at North Futrall Drive and North Gregg Avenue but included no funding for signalization or construction; and

WHEREAS, on December 5, 2023, the City Council approved Resolution 277-23 committing $730,000.00 to complete the work associated with this crossing; and

WHEREAS, on July 16, 2024, the City Council approved Resolution 185-24 approving a cost share agreement with Washington Regional Medical Center; and

WHEREAS, as the project has progressed, the final costs have come in $37,278.00 higher than originally estimated.

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 cost share agreement with Washington Regional Medical Center in the amount of $50,000.00 for the Futrall Railroad Crossing signalization project.

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

2024-576

Item ID

10/15/2024

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Devin Howland	9/24/2024	ECONOMIC DEVELOPMENT (050)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

STAFF IS RECOMMENDING APPROVAL OF A RESOLUTION TO UTILIZE $50,000 OF ECONOMIC DEVELOPMENT BOND FUNDS FOR THE FUTRALL RAILROAD CROSSING SIGNALIZATION PROJECT AND TO APROVE A BUDGET ADJUSTMENT.

Budget Impact:

4606.860.7220-5809.00	Economic Development 2019 Bonds
Account Number	Fund
46060.7220	Futrall/Shiloh Gregg RR Crossings
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?	Yes	Budget Adjustment	$	50,000.00
		Remaining Budget	$	50,000.00

V20221130

Purchase Order Number:

Previous Ordinance or Resolution # 185-24

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

City of Fayetteville, Arkansas - Budget Adjustment (Agenda)

Budget Year	Division /Org2	Adjustment Number
2024	ECONOMIC DEVELOPMENT (050)	
	Requestor: Devin Howland	

BUDGET ADJUSTMENT DESCRIPTION / JUSTIFICATION:

STAFF IS RECOMMENDING APPROVAL OF A RESOLUTION TO UTILIZE $50,000 OF ECONOMIC DEVELOPMENT BOND FUNDS FOR THE FUTRALL RAILROAD CROSSING SIGNALIZATION PROJECT AND TO APROVE A BUDGET ADJUSTMENT.

COUNCIL DATE: 10/15/2024

ITEM ID#: **2024-576**

Holly Black
9/24/2024 4:04 PM

Budget Division Date

TYPE: **D - (City Council)**

JOURNAL #:

GLDATE:

RESOLUTION/ORDINANCE

CHKD/POSTED: /

v.2024826

	Increase / (Decrease)		Project.Sub#			
Account Number	Expense	Revenue	Project	Sub.Detl	AT	Account Name
TOTAL	-	-				
4606.860.7220-5809.00	50,000	-	46060	7220	EX	Improvements - Street
4606.860.7999-5899.00	(50,000)	-	46060	7999	EX	Unallocated - Budget
	-	-				
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AMENDMENT #1 TO THE
CONTRACTUAL AGREEMENT FOR COST SHARE
OF STREET IMPROVEMENT COSTS BETWEEN
THE CITY OF FAYETTEVILLE, ARKANSAS
AND
WASHINGTON REGIONAL MEDICAL SERVICES

WHEREAS, on July 16, 2024, pursuant to Resolution 185-24, the City of Fayetteville and Washington Regional Medical Services ("Washington Regional") entered into a Contractual Agreement for Cost Share of Street Improvements in an amount not to exceed $730,000.00 for the construction of the railroad crossing at the Futrall Drive and Gregg Avenue intersection; and

WHEREAS, as the project has progressed, the final costs have come in $30,000 higher than originally estimated; and

WHEREAS, the Fayetteville City Council has appropriated an additional $50,000 to the project to cover this and other unanticipated expenses.

NOW, THEREFORE, BE IT KNOWN TO ALL:

That the City of Fayetteville, Arkansas and Washington Regional Medical Systems hereby agree that the Contractual Agreement for Cost Share of Street Improvements dated July 16, 2024, shall be amended to increase the amount the City agrees to reimburse Washington Regional for the construction of the railroad crossing from $730,000.00 to $780,000.00.

The parties agree and understand that this Amendment is supplemental to their Agreement and that it does not alter, amend or abridge any of the rights, obligations, or duties of the parties not expressly addressed herein.

IN WITNESS WHEREOF, the parties hereto have caused their signatures to be set by their authorized representative effective the date set forth herein above.

WASHINGTON REGIONAL MEDICAL SERVICES

By: _____
Birch Wright, Chief Operating Officer

Date: 9/24/2024

CITY OF FAYETTEVILLE

By: _____
LIONELD JORDAN, Mayor

Date: _____

ATTEST:

_____
KARA PAXTON, City Clerk/Treasurer

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-588

MEETING OF OCTOBER 15, 2024

TO: Mayor Jordan and City Council

THRU: Peter Nierengarten, Environmental Director

FROM: Brian Pugh, Waste Reduction Coordinator

SUBJECT: **Approve a resolution authorizing the acceptance of a 2024 Boston Mountain Recycling Grant for $10,000 for purchasing Compost Collection Containers for adding additional drop off locations for residential food waste collection and approve a budget adjustment.**

RECOMMENDATION:
Approve a resolution authorizing the acceptance of a 2024 Boston Mountain Recycling Grant for $10,000 for purchasing Compost Collection Containers for adding additional drop off locations for residential food waste collection and approve a budget adjustment.

BACKGROUND:
The Arkansas Department of Environmental Quality receives money generated from landfill fees and distributes back to the regional solid waste districts to fund recycling grants. The Boston Mountain Solid Waste District issues recycling grants through approval of the Boston Mountain Solid Waste Board. The Boston Mountain Solid Waste District approved the pre applications at the September 2024 Board meeting. Boston Mountain will disburse the funds beginning in late 2024. Legistar item 2024-0455 was approved allowing staff to apply for the grant.

DISCUSSION:
The grant will allow purchase for up to three enclosed collection containers for our drop off food waste collection in public places. Currently there are 5 drop off locations for the public to bring food waste and staff has approached Parks and Recreation for additional drop off locations at Veterans and Bryce Davis Parks. The amount of food waste collected through the City of Fayetteville residential food waste drop offs has continued to increase since the inception of the first drop location established in 2021. In 2023 approximately 69 tons of food waste was collected from the five residential drop off locations and in 2024 the residential drop off locations have collected 30% more food waste in the first half of 2024 nearing 100 tons of food waste collected. The main benefit of these collection containers is the ability to reduce contamination and provide a more attractive collection system to reduce odors.

BUDGET/STAFF IMPACT:
The recycling grant award is not a matching grant, so no City funds are obligated with this request. The budget adjustment is attached to recognize the grant revenue and establish a capital project for the grant. Project 33053.2401.

ATTACHMENTS: SRF (#3), BA (#4), FY24-04 Composting (#5)

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

File #: 2024-588

Approve a resolution authorizing the acceptance of a 2024 Boston Mountain Recycling Grant for $10,000 for purchasing Compost Collection Containers for adding additional drop off locations for residential food waste collection and approve a budget adjustment.

A RESOLUTION TO AUTHORIZE ACCEPTANCE OF A 2024 BOSTON MOUNTAIN RECYCLING GRANT IN THE AMOUNT OF $10,000.00 FOR THE PURCHASE OF COMPOST COLLECTION CONTAINERS FOR RESIDENTIAL FOOD WASTE COLLECTION, 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 acceptance of a 2024 Boston Mountain Recycling grant in the amount of $10,000.00 for the purchase of Compost Collection Containers for residential food waste collection.

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, recognizing the grant funds.

City of Fayetteville Staff Review Form

2024-588

Item ID

10/15/2024

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Brian Pugh	9/27/2024	RECYCLING/TRASH COLLECTION (750)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

Approve a resolution authorizing the acceptance of a 2024 Boston Mountain Recycling Grant for $10,000 for purchasing Compost Collection Containers for adding additional drop off locations for residential food waste collection and approve a budget adjustment.

Budget Impact:

5500.750.5080-5227.00	Recycling and Trash Collections
Account Number	Fund
33053.2401	Recycling Grant (ADEQ/Boston) - Compost Collection Containers
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?	Yes	Budget Adjustment	$	10,000.00
		Remaining Budget	$	10,000.00

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

City of Fayetteville, Arkansas - Budget Adjustment (Agenda)

Budget Year	Division /Org2	Adjustment Number
2024	RECYCLING/TRASH COLLECTION (750)	
	Requestor: Peter Nierengarten	

BUDGET ADJUSTMENT DESCRIPTION / JUSTIFICATION:

Approve a resolution authorizing the acceptance of a 2024 Boston Mountain Recycling Grant for $10,000 for purchasing Compost Collection Containers for adding additional drop off locations for residential food waste collection and approve a budget adjustment.

COUNCIL DATE: 10/15/2024

ITEM ID#: **2024-588**

Holly Black
9/27/2024 11:08 AM

Budget Division Date

TYPE: **D - (City Council)**

JOURNAL #:

GLDATE:

RESOLUTION/ORDINANCE

CHKD/POSTED: /

v.2024926

TOTAL	10,000	10,000				
	Increase / (Decrease)		Project.Sub#			
Account Number	Expense	Revenue	Project	Sub.Detl	AT	Account Name
5500.750.5080-4302.01	-	10,000	33053	2401	RE	State Grants - Operational
5500.750.5080-5227.00	10,000	-	33053	2401	EX	Containers - RTC
	-	-				
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Boston Mountain
SOLID WASTE DISTRICT

September 25, 2024

RE: Boston Mountain Regional Solid Waste Management District 2024 Recycling Grant Award

Grantee: City of Fayetteville
Grant Number: FY24-04
Grant Name: Composting
Amount Awarded: $ 10000

Congratulations! We are excited to notify you of your grant award.

This grant is administered by Boston Mountain Solid Waste Management District. Below are some details of the program:

- All grant funds must be spent within three years of date awarded.
- All grant funded projects must be started before you are eligible to apply for recycling grants in the next year grant round.

Grant Reimbursement Requirements

- A detailed invoice
- A warrant, check copy, and/or credit card receipt. Showing proof of payment.
- For equipment purchased: make, model, serial or VIN number, and physical address of where equipment will be housed.
- A picture of the item(s) purchased
- Reference Grant Number on all submittals.
- Can be submitted electronically or in paper form.

Grant Issues Requiring Board Approval

- Any changes in grants. (Grant Change Order)
- If you choose to trade, sell, or scrap equipment previously purchased with grants funds.

All forms related to the grant program are available online. Bostonmountain.org →Resources → Grants

The District would like to thank you for all of the great grant applications and project proposals submitted this year. We have enclosed a copy of your final signed grant application. We look forward to working with you on your future solid waste management programs!

Sincerely,

Robyn Reed
Director
Boston Mountain Solid Waste District

Enclosure

11398 Bond Road
Prairie Grove, Arkansas 72753
p 479.846.3005 f 479.846.4614
bostonmountain.org

Recycling Grant Application

Boston Mountain SOLID WASTE DISTRICT

Grant Name: Food Waste Collection Container **Grant Number:** FY24-04

APPLICANT: CITY OF FAYETTEVILLE RTC	CONTACT: BRIAN PUGH
ADDRESS: 1560 HAPPY HOLLOW RD	CITY: FAYETTEVILLE
COUNTY: WASHINGTON	ZIP CODE: 72701
PHONE: (479) 601-2050	E-MAIL: BPUGH@FAYETTEVILLE-AR.GOV

PROJECT TYPE (CATEGORY)	GRANT FUNDS REQUESTED	MATCHING FUNDS COMMITTED	TOTAL PROJECT COST
COMPOSTING	$10,000	0	$10,000

Select only one category

- Administrative
- Recycling Equipment
- Composting
- Planning
- Recycling Programs
- Education
- Transfer Station with Recycling
- Material Recovery Facility
- Waste Reduction Activities
- Electronics Recycling

Other than Recycling Grant funds, how are expenses for the continuation of this project to be funded (including maintenance, repairs, labor and operating expenses)?

The City of Fayetteville's Recycling and Trash Collection operating budget will supplement funding for the operation of this pilot.

Who will manage the finances of this grant and how may s/he be contacted? (Who is responsible for maintaining records of income and expenses related to this grant?)

Brian Pugh will be responsible for maintaining records of income and expenses related to this grant.

Please provide as detailed information as possible about your proposed recycling grant project. The more information and detail you are able to provide the better understanding the reviewers will have of your project. For questions regarding eligible applicants and/or grant projects please refer to the Boston Mountain Solid Waste District Recycling Grant Program Guidelines 2018.

All items must be completed and returned to the Boston Mountain Solid Waste District (District) by the close of business ***July 17, 2024****. Electronic or paper copies are acceptable.*

APPLICATION CHECKLIST:

- ☐ Representative attend pre-application meeting
- ☐ Complete Project Summary and Budget Narrative
- ☐ Completed grant application signed by authorizer representative
- ☐ Submitted to Boston Mountain Solid Waste District by July 17th

PROJECT DESCRIPTION & BUDGET

- *Limit to a two-page narrative*
- *Include any dimensions for facilities, equipment brochures, drawings, pictures, etc.*
- *For construction projects (including building modifications, parking lots and fencing), please tell us who owns the property.*

Applicants should provide an overview of the proposed project, what will be purchased, the project's purpose and scope and the specific methods and technologies that will be incorporated to implement the project. The summary should include a timeline in narrative form for the major project implementation events including securing of permits and/or licenses, construction of facilities and completion of service contracts. Include the specific material or initiative being targeted and projected tons or capacity rating forecasted. How do you keep the public informed about the recycling, waste reduction and educational opportunities provided by your program? Applicants should demonstrate the financial and operational rationale for the requested funding and provide supporting information. State how the proposed project supports the strategic and educational goals of the District and State solid waste management plans

Include a detailed budget

NARRATIVE

The City is requesting funding for up to three enclosed collection containers for our drop off food waste collection in public places. The city currently has 5 drop off locations for the public to bring food waste for the composting program and are evaluating additional locations in Fayetteville for expanding the program and add convenience for residents to participate. The amount of food waste collected through the City of Fayetteville residential food waste drop offs has continued to increase since the inception of the first drop location established in 2021. In 2023 approximately 69 tons of food waste was collected from the five residential drop off locations and in 2024 the residential drop off locations have collected 30% more food waste in the first half of 2024 nearing 100 tons of food waste collected. Currently our residential drop off locations are nested in the center/southern areas of the City, and we want to increase accessibility to diverting food waste from the landfill by establishing residential drop off locations on the north side of Fayetteville. City parks located in the northern part of the city are being considered for two drop off locations to pilot. The main benefit of these collection containers is the ability to reduce contamination and provide a more attractive collection system to reduce odors. This pilot would serve to divert food waste from the landfill along with guide our program on deciding to purchase additional containers for other public locations.

Timeline:

Purchase of containers would be completed upon grant award with an anticipated purchase of the first container occurring in late 2024.

What will be purchased:

Funds from the grant will be used to purchase the food waste collection container made by MetroSTOR. Each container costs approximately $3,300 and we are requesting $10,000 to purchase up to three containers. Any remainder will be covered from the Recycling and Trash Collection operating budget.

Project's purpose

The project's purpose is to decrease the amount of food waste going to the landfill as well as facilitate long-term social change within our community to advance and normalize the concept of a circular economy in waste collections. The average food waste collected by each drop off location (5 total) in 2023 was approximately 14 tons (69 tons total). This average has increased in the first two quarters of 2024 with an average of nearly 20 tons of food waste collected from each drop off location. Using this year's growth in engagement calculations for 2025, we estimate we could divert a total of 250 tons of food waste.

Minimum Conditions of Recycling Grants

Grant Recipients Agree to:

- Comply with the guidelines and requirements of the *Boston Mountain Solid Waste District Recycling Grant Program Guidelines*
- Actively develop a recycling program as outlined in the grant application, and expend all grant funds in the three (3) years following the date of the grant award by the District.
- Actively seek to market or reuse the materials diverted under the recycling program from deposition in landfills in the period of three (3) years following the date of the grant award by the department
- Start prior year grant project before July 27th, the date pre-applications for the next grant round are due to the department
- Use facilities or equipment purchased with grant funds no less than 50 percent of the time on the purposes specified in the grant application
- Ensure all applicable federal, state and local permits and licenses have been obtained
- Use any interest earned on grant funds exclusively for recycling programs consistent with the District's Solid Waste Management Plan
- Maintain an orderly accounting system to document that grant expenditures are made in accordance with project budget. This includes keeping copies of all bids, paid invoices, canceled checks, and other appropriate paperwork.
- Report for five years after receipt of grant funds or until all funds are expended, whichever is longer, as directed by statute and regulation
- Conform to all state laws on the purchase, use or sale of equipment and facilities secured with grant funds.
- Seek competitive bids or requests for proposals (RFP) for purchase of equipment or services as required by state and local procurement laws.
- Receive written approval from the Board for any modifications to the grant, including requests for time extensions.
- Receive written consent from the Board and the department before selling, trading or transferring facilities or equipment.

The following items are not eligible for funding from recycling grants:

Taxes	Legal fees	Vehicle registration
Reimbursement of funds	Licenses or permits	Utilities
Retroactive purchases		

Administrative Requirements

All grants are subject to audit. District personnel have the right of access to all records pertaining to grant-funded project or activity.

Grant application must include answers to the Project Description questions and a complete Budget as required. Incomplete grant applications will not be considered and may delay processing of grant funds.

THE BOSTON MOUNTAIN SOLID WASTE DISTRICT AGREES TO

Submit a list of all completed grant applications received by eligible applicants to the Boston Mountain Solid Waste District Grant Committee.

Publish a list of grants to be submitted to the Board with for public comment open for 30 days past publication. *Copies of any comments received regarding the grant request shall be forwarded to the Board. If no comments are received, send an e-mail stating such at the end of the comment period.*

Notify the Board in the event a recipient has not met conditions of the approved grant application.

Ensure that the project is compatible with the approved RSWMD plan on file with ADEQ or submit documentation demonstrating why a deviation is necessary.

Maintain copies of invoices, purchase orders, checks or other supporting documents for grant expenditures at the regional solid waste district office.

Compile annual reports as required.

SIGNATURE & CERTIFICATION

I certify that to the best of my knowledge, the information provided in this application and its attachments is correct and true. I understand and agree that if grant money is subsequently awarded as a result of this application, I will comply with all applicable statutory and regulatory provisions and with applicable terms, conditions, and procedures of the Recycling Grants program. I have read and agree to abide by the Minimum Conditions of Recycling Grants. I certify that all proposed activities will be carried out and that all grant money received will be utilized solely for the purposes for which it is intended unless written authorization is provided by the Regional Solid Waste Management District Board of Directors.

Mayor
Applicants Authorized Representative Signature & Title

07/15/2024
Date

THE ABOVE-REFERENCED GRANT IS HEREBY APPROVED.

BMSWD Director

8/8/2024
Date

BMSWD Board Chair

8/12/24
Date

FOR DISTRICT USE ONLY:

DATE RECEIVED: _____ RECEIVED BY: _____

APPLICATION COMPLETE: _____ COMMENTS _____

IF NO, RETURNED TO: _____ DATE: _____

CITY OF
FAYETTEVILLE
ARKANSAS

STAFF MEMO

TO: Mayor Lioneld Jordan

THRU: Peter Nierengarten, Sustainability and Resilience Director

FROM: Brian Pugh, Waste Reduction Coordinator

DATE: July 10, 2024

SUBJECT: Mayor's signature on Application for a 2024 Boston Mountain Solid Waste District Recycling Grant for $10,000 for the purchase of Compost Collection Containers

RECOMMENDATION:
Obtain Mayor's signature to authorize application for a 2024 Boston Mountain Solid Waste District Recycling Grant for $10,000 for purchasing Compost Collection Containers.

BACKGROUND:
Each year the Arkansas Department of Environmental Quality collects revenue derived from landfill fees to issue recycling grants through local Solid Waste Districts to help fund recycling programs. The city has benefited from these grants in the past. The Boston Mountain Solid Waste District is the entity responsible for administering the grant program and compiles the grant applications and submits them to their Grant Committee for review. The deadline to submit applications is the end of day on Wednesday, July 17th.

DISCUSSION:
Staff is requesting funding for up to three enclosed collection containers for our drop off food waste collection in public places. Currently there are 5 drop off locations for the public to bring food waste and staff are evaluating additional locations for expanding the program and adding convenience for residents to participate. The amount of food waste collected through the City of Fayetteville residential food waste drop offs has continued to increase since the inception of the first drop location established in 2021. In 2023 approximately 69 tons of food waste was collected from the five residential drop off locations and in 2024 the residential drop off locations have collected 30% more food waste in the first half of 2024 nearing 100 tons of food waste collected. Currently our residential drop off locations are nested in the center/southern areas of the City, and we want to increase accessibility to diverting food waste from the landfill by establishing residential drop off locations on the north side of Fayetteville. The main benefit of these collection containers is the ability to reduce contamination and provide a more attractive collection system to reduce odors.

BUDGET/STAFF IMPACT:
The recycling grant awards are not matching grants, so no City funds are obligated with this request. Upon administration approval and award of the grant a budget adjustment will be requested to recognize the grant revenue and a capital project will be created.

Attachments:
2024 Boston Mountain Solid Waste District grant application.

metroSTOR

February 2024



metroSTOR F-Series Organics Cart Enclosures

Diverting more food scraps from municipal solid waste is exactly what the metroSTOR F Series was designed for. Our customers wanted a robust unit for organics collections, neat and convenient to use, with controlled access to keep the recycling streams clean. The F Series offers a proven solution.

Efficient refuse collection is central to metroSTOR product design and the F-Series is manufactured in three model sizes to fit 35 gallon, 65 or 95 gallon carts in a compact, clean enclosure. Straightforward to operate and maintain, food scraps are deposited in the opened cart through a foot pedal operated lid on top of the unit.

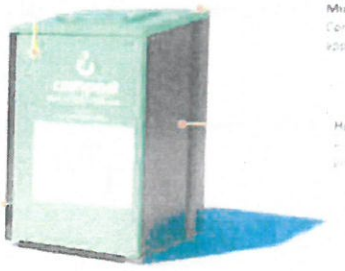
Unless the contamination of feedstock can be minimized, carts on issue are of limited value and metroSTOR F Series can be specified with controlled access via RIF (Bluetooth Low Energy) smartphone app or an electronic keypad, both with low maintenance battery power.

The requirement to handle food waste containers can discourage use and the foot pedal operated lid is designed for both ease of operation and ensuring the food scraps housing is enclosed as soon as the food waste has been deposited. This function limits odors and other undesirable side effects as the food waste deposits start to degrade within the cart.

Cleaning regimes are supported with stainless steel touchpoints on the lid handle and aperture surround as standard. Modular component engineering ensures maximum reliability in harsh urban environments with toughest Hot Dip Galvanized coatings possible on high wear components such as door frame and unit base. Separate panel coating prior to unit assembly enables a stringent, multi stage pre-treatment and powder coating process.

Cart Specific Models

Manufactured in 3 sizes to fit 35, 65 and 95 gallon carts.



Minimize Contamination

Controlled access with smartphone app or keypad.

Heavy Duty Build

Touch Free Recycling



metroSTOR

Product Capacity & Dimensions



Model	Capacity	Container Load Type (Inches, Wide)	Depth (inches)	Width (inches)	Height (inches)	Door Opening Width (inches)	Door Opening Height (inches)	Cart Compatibility
[illegible]	3x 35 gal Cart	16 x 12 Top Load Lid	26.8	39.2	45.1	23	39.25	
[illegible]	1x 65 gal Cart	16 x 16 Top Load Lid	33.8	32.5	49.8	25.2	42.4	Otto 65 Gal, Toter 64 Gal
[illegible]	1x 64 gal Cart	16 x 16 Top Load Lid	30.1	33.1	50	44.1	44.1	Schafer 65 Gal, Cascade 65 Gal, Global Industrial 65 Gal, Rehrig Pacific 64 Gal, Otto 65 Gal, SCS in 65 Gal
[illegible]	1x 65 gal Cart	16 x 16 Top Load Lid	33.8	32.6	50	26.6	44.1	Toter 65 Gal carts
[illegible]	1x 95 gal Cart	16 x 16 Top Load Lid	37.5	46.1	52.5	29.9	46.6	

Foot pedal standard on all models. Foot pedal blanking plate available as an option

Product Specification & Options

Build Components	Build Specification	Standard Specification	Options
A) Unit Frames	Mild Steel Welded Assembly (internal Components)	HD Galvanized	
B) Unit Shell Panels	Mild Steel Assembly	Electrostatic Applicable Grey Powder Coat	
C) Unit Cover / Lid	Mild Steel Welded Assembly	Textured Green PPC Finish	C1) Color PPC Finish Options
D) Container Access	Unit Liner Welded Assembly / Stainless Steel Rear Stainless Steel Hand Grip / Soft Close Damper	Powder Coated PPC Finish	D1) Bluetooth Low Energy (BLE) Access Control D2) Door Lock Access Control
E) Service Doors	Mild Steel Welded Assembly / Stainless Steel Hinge	Textured PPC Finish	E1) Color PPC Finish Options E2) Graphics E3) Battery Disposal Container
F) Service Door Access	Stainless Steel Solid Shackle, Standard	Standard and Square Drive Key Core Lock	

Waste Stream Graphics

metroSTOR door systems with color coding, graphics, symbols and stream specific aperture restrictors enable organizations to customize to their specific waste diversion process. This modular system that can be retrofitted or changed out as initiatives develop and new legislation is introduced.



Compost

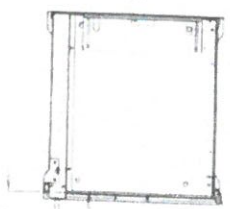


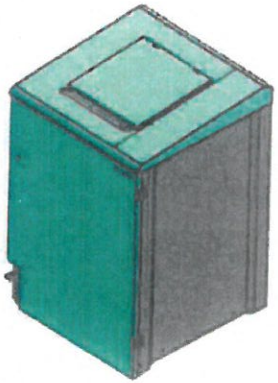
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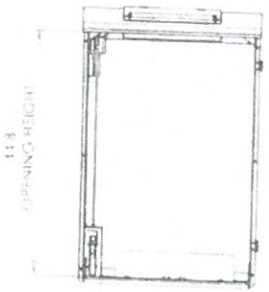
The content of this document is for information and use only. Specifications are subject to change without notice. Images are for illustrative purposes only. Specifications correct as at [illegible] February 2024

metroSTOR FXG-65_FP UNIT DIMENSIONS

SECTION VIEW
TOP



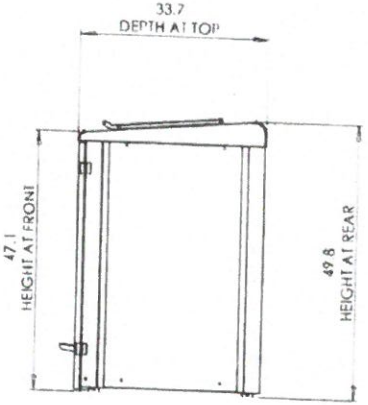




FRONT
DOOR HIDDEN FOR DEMONSTRATIVE PURPOSES



RIGHT



REAR



Drawing Notes

- Access control and cladding type for illustration purposes only.
- Dimensions in Inches.

Ensure the drawing is the correct issue & revision before using

metroSTOR

Rev.	Details	Drawn by	Drawn Date	Check by	Approved by

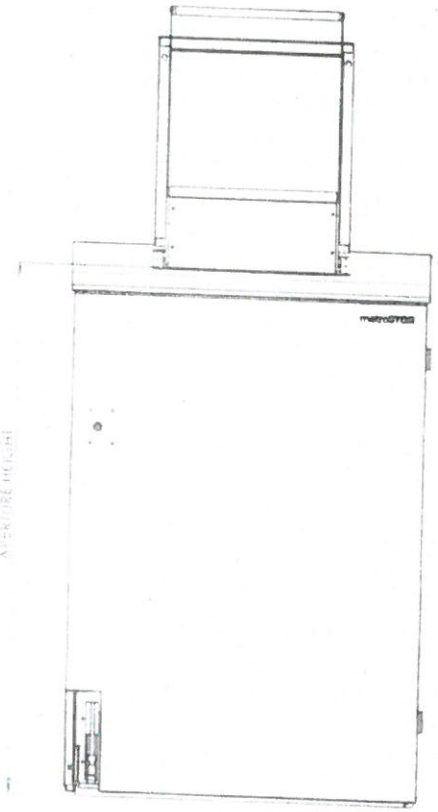
Part No. LFXP-0002
Description FXG-65_MAIN BODY_ASSEMBLY
Drawn By IS
Date 09/10/2023
Approved By
Date
Status FOR INFORMATION

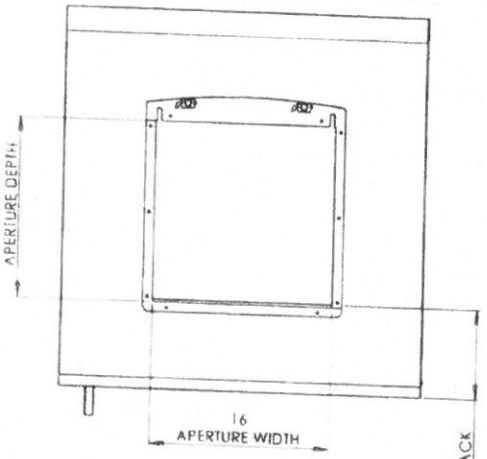
ISO A3 Landscape
ALL DIMENSIONS IN mm
DO NOT SCALE

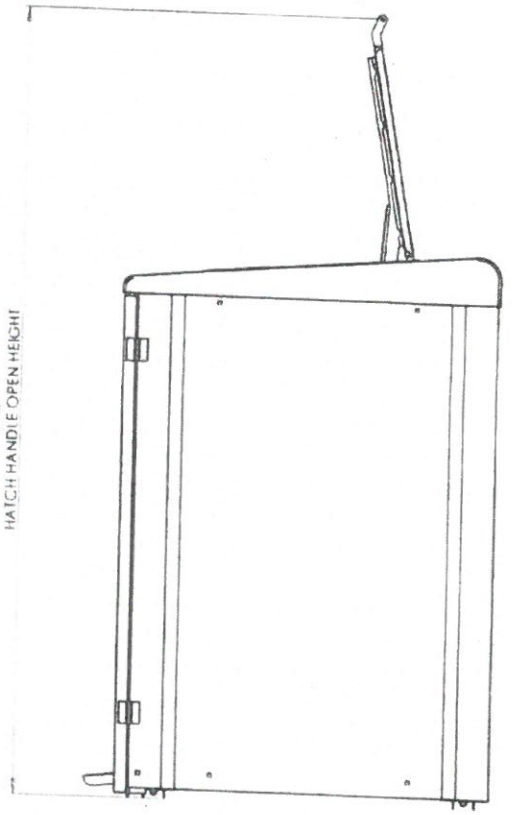
Revision	Issue
00	1

metroSTOR FXG-65_FP HATCH/APERTURE DETAIL

HATCH HIDDEN FOR DEMONSTRATIVE PURPOSES







Ensure the drawing is the correct issue & remove before using

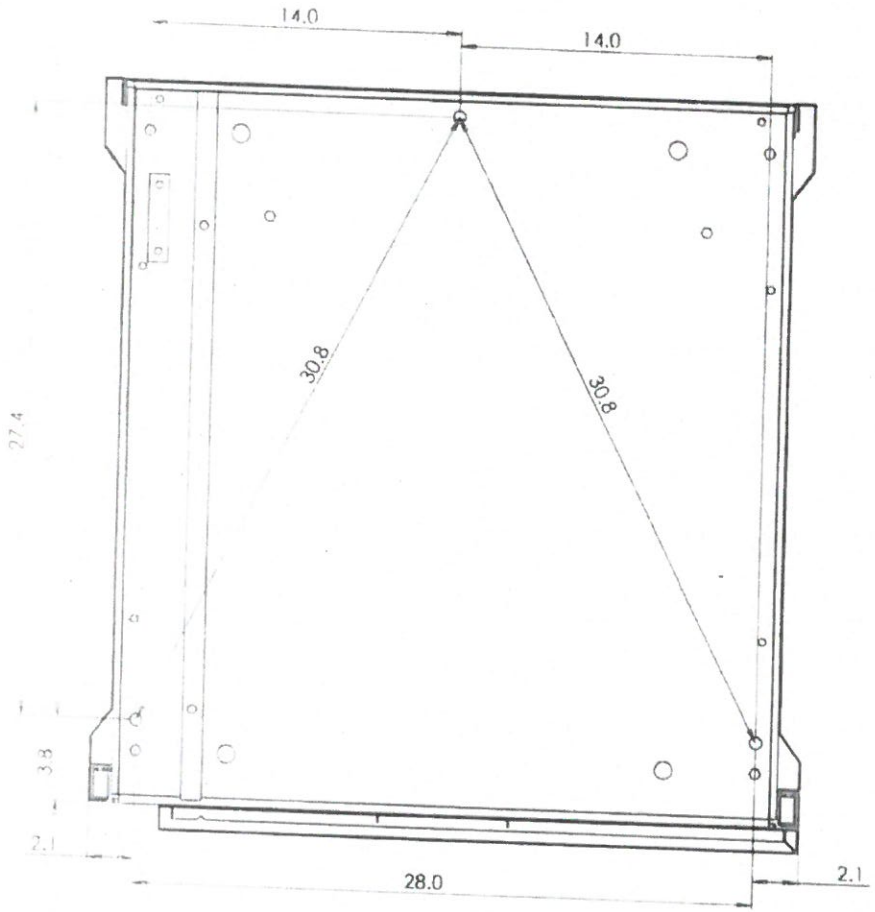
metroSTOR

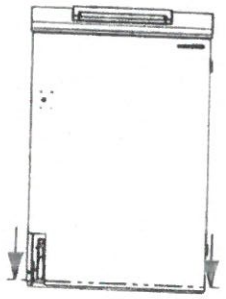
Rev.	Details	Drawn by	Drawn Date	Check by	Approved by

Drawing Notes:
- Dimensions in Inches.

Part No. LFXP-0002			ISO A3 Landscape
Description FXG-65_MAIN BODY_ASSEMBLY			ALL DIMENSIONS IN mm DO NOT SCALE
Drawn By IS Date 09/10/2023	Status FOR INFORMATION	Revision 00	Issue 1
Approved By Date			

metroSTOR FXG_65_FP GROUND FIXING DETAILS





Installation Notes.

- Base dimensions should be oversized by a minimum of 4 inches from centre of any ground anchor on a hard standing surface.
- Suitable surface achieving regularity of+/- 0.3inches from planned level within the overall dimensions of the unit is required
- Dimensions in inches

Ensure the drawing is the correct issue & release before using

metroSTOR

Rev.	Details	Drawn by	Drawn Date	Check by	Approved by

Part No. LFXP-0002

Description FXG-65_MAIN BODY_ASSEMBLY

Drawn By IS

Date 09/10/2023

Approved By

Date

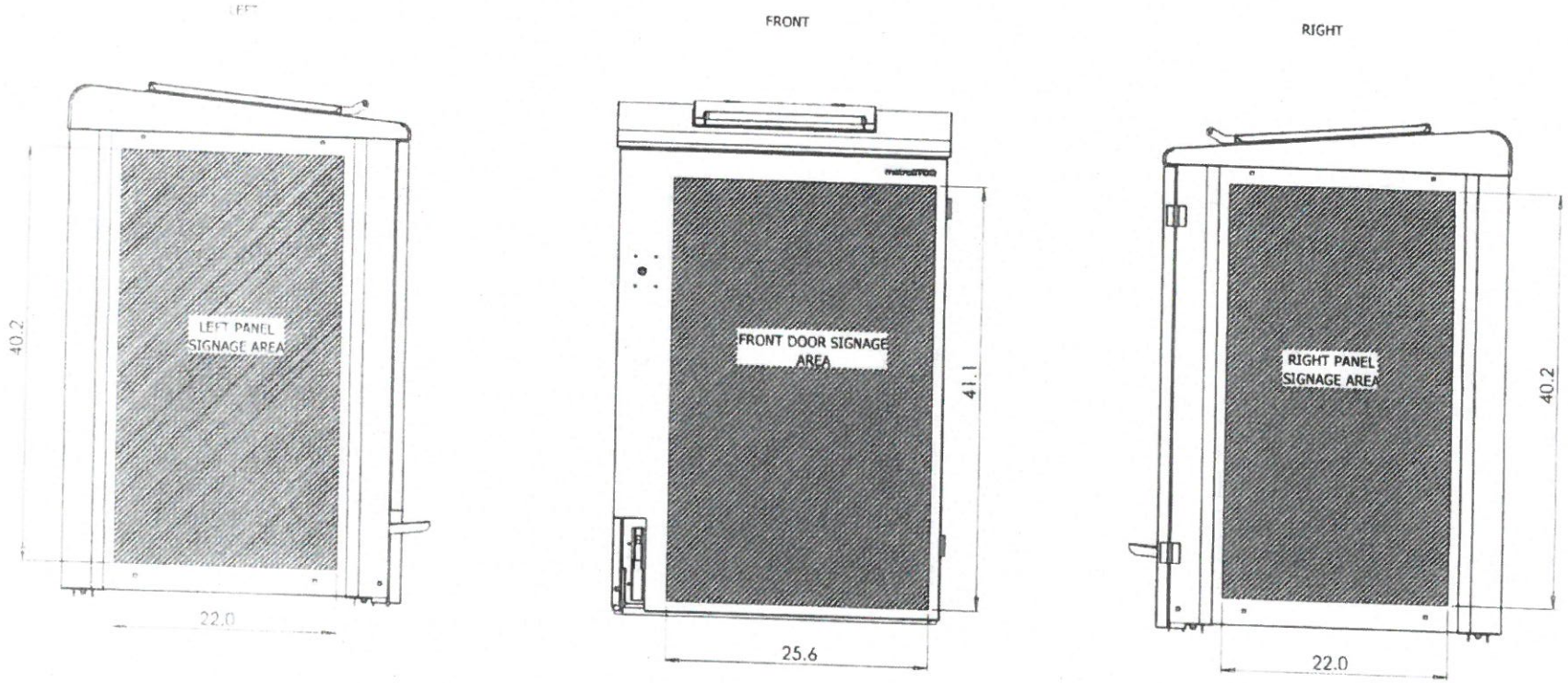
Status: FOR INFORMATION

ISO A3 Landscape

ALL DIMENSIONS IN mm DO NOT SCALE

Revision	Issue
00	1

metroSTOR FXG_65_FP SIGNAGE SPACE DIMENSIONS



Ensure the drawing is the correct issue & release before using.

metroSTOR

Rev.	Details	Drawn by	Drawn Date	Checked by	Approved by

Drawing Notes:
* Dimensions in Inches.

Part No.	LFXP-0002	ISO A3 Landscape	
Description	FXG-65_MAIN BODY_ASSEMBLY	ALL DIMENSIONS IN mm. DO NOT SCALE	
Drawn By	IS	Status	Revision / Issue
Date	09/10/2023	FOR INFORMATION	00 / 1
Approved By			
Date			

Project Title:	**Organics Collection Pilot**	**Date:**	Monday, March 18, 2024
Customer:	**Heather Ellzey** Environmental Educator, Recycling & Trash Collection City of Fayetteville 560 South Happy Hollow Road, Fayetteville, Arkansas, 72703	**Quotation Ref:** **Sales Office:** **Sales Ref:**	**NA24-052** Manchester CT Nigel Deacon

Quotation Summary:

			Options	Selected
metroSTOR FXG FP65 Access Controlled Cart Enclosure				
65 Gal Cart Capacity with 16"x16" Top Loading Lid (Foot Pedal Control Opening)				$1,920.00
A. Unit Frame	*Mild Steel Welded Assembly*	*HD Galvanized Finish*		$0.00
B. Unit Shell Panels	*Mild Steel Assembly*	*Zinc / Anthracite Grey Painted Finish*		$0.00
C. Unit Cover	*Mild Steel Welded Assembly*	*Zinc / Green PPC Finish*		$0.00
	C1 Option: Alternative Colour PPC Finish		$200.00	not selected
D. Container Access Lid	*Mild Steel Welded Assembly*	*Zinc / Green PPC Finish*		$0.00
	Aperture Bezel	*Stainless Steel*		$0.00
	Hand Grip	*Stainless Steel*		$0.00
	Soft Close	*Gas Assist Damper*		$0.00
	**D1 Option: BLE Access Control*			$410.00
	D2 Option: Code Lock Access Control		$210.00	not selected
E. Service Door	*Mild Steel Welded Assembly / Stainless Steel Hinges*	*Zinc / Green PPC Finish*		$0.00
	E1 Option: Alternative Colour PPC Finish		(inc C1 Option)	not selected
	E2 Option: Recycle Stream Graphics		$180.00	not selected
	E3 Option: Battery Deposit Container		$145.00	not selected
F. Service Door Access	*Stainless Steel Square Drive Key / Slam Latch*			$0.00
				$0.00
Total Unit Cost Including (*) Selected Options				**$2,330.00**
To Supply 1no. metroSTOR FXG FP65 Access Controlled Cart Enclosure Unit as above specification				$2,330.00
12 Month Subscription to metroKEY Access Control App Includes Customization of Platform, Configured Settings, Onboarding of Client Team, Maintenance and Tech Support				$360.00
Delivery to Fayetteville, Arkansas, 72703				$580.00
Installation Training				Included
Quotation Total:				**$3,270.00**

Please note prices are exclusive of tax and are valid for 30 days from quotation date. Our commercial terms are subject to metroSTOR Ltd. Terms and Conditions of Sale which are available on request. A deposit payment may be payable with order and our sales team will be pleased to confirm details with you on all aspects of payment. Where enabling groundworks are not installed by metroSTOR we recommend that a thorough assessment of ground levels and surface water management around the location is undertaken prior to these works to ensure the operation of your new metroSTOR enclosure is unimpaired. If required, we can arrange for a Project Consultant to visit your site and advise. Our suggestions regarding the location of the above project set out in this proposal are for guidance only. You must ensure that you follow all appropriate safety regulations and guidelines and you must undertake your own safety assessments in the work place/business premises and the requirements of your insurance cover.

City of Fayetteville Staff Review Form

2024-0455

Item ID

N/A

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

Brian Pugh	7/11/2024	RECYCLING/TRASH COLLECTION (750)
Submitted By	Submitted Date	Division / Department

Action Recommendation:

Mayor's signature on Application for a 2024 Boston Mountain Solid Waste District Recycling Grant for $10,000 for the purchase of Compost Collection Containers

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	$

Purchase Order Number:

Previous Ordinance or Resolution # V20221130

Change Order Number:

Approval Date: 07/15/2024

Original Contract Number:

Comments:

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-548

MEETING OF OCTOBER 15, 2024

TO: Mayor Jordan and City Council

THRU: Chris Brown, Public Works Director
Susan Norton, Chief of Staff

FROM: Matt Casey, Engineering Design Manager

SUBJECT: **A Resolution approving an agreement with Olsson, Inc. for the Railroad Crossing Elimination Study and approval of a budget adjustment**

RECOMMENDATION:
Staff recommends a resolution approving an agreement with Olsson, Inc. in the amount of $720,000 for the Railroad Crossing Elimination Study and approval of a budget adjustment.

BACKGROUND:
The Cities of Fayetteville and Springdale, in collaboration with the Arkansas & Missouri Railroad, were awarded a 2022 Railroad Crossing Elimination Grant in the amount of $576,000 to conduct planning activities to scope improvement projects at various at-grade crossings to improve mobility and enhance safety for the area. The application requested funding for a grant to plan improvements at various crossings between the University Avenue crossing in Fayetteville to the Apple Blossom Avenue crossing in Springdale.

The pursuit of funds for railroad crossing safety stemmed from the addition of two new crossings near the Fulbright Expressway and associated contractual obligations of the City to close and/or improve the safety of existing crossings.

The following crossings were covered in the application:

Fayetteville:
• University Avenue - possible closure and replacement with bike/ped grade separation (closure of this location is required as part of the new crossing at Shiloh Street).
• Dickson Street - possible improvements to allow a quiet zone
• Frisco Avenue - safety and geometric improvements
• Jocelyn Lane - possible closure (closure of this location is required as part of the new crossing at Futrall Drive)
Springdale:
• Shady Grove Road - possible safety and drainage improvements)
• Sunset Avenue - possible safety improvements and realignment of adjacent intersections
• Randall Wobbe Drive - possible replacement with grade separation
• Apple Blossom Drive - possible safety improvements

Each location will be evaluated for criteria such as safety, environmental impact, economic impact and multimodal impact.

After the notification of the award of this grant, staff from the City of Fayetteville, City of Springdale and the Railroad met with the Federal Railroad Administration (FRA) and identified the steps necessary to move towards the obligation of the funds. The first step was for the three parties to enter into an agreement for the administration of this grant. This agreement was approved at the January 2, 2024, City Council Meeting. The second step was the acceptance of the grant by the City of Fayetteville. The resolution accepting the grant was approved at the June 4, 2024, City Council Meeting. The next step is a contract with an engineering firm to perform the study.

DISCUSSION:

After the award of this grant, a selection committee selected Olsson, Inc to perform this study (RFQ-24-10). Staff has worked with Olsson to prepare this agreement in the amount of $720,000.00. A separate contract between the City of Fayetteville and the City of Springdale will be presented to the City Council at a later date to cost share the local matching funds ($144,000) with the City of Springdale. The City of Fayetteville's share will be up to $62,400.00. The City of Springdale's share will be up to $81,600.00.

BUDGET/STAFF IMPACT:

The local matching funds for the City of Fayetteville ($62,400.00) will be paid for from 2022 Transportation Bond Funds. The remainder of the contract cost will be covered by the FRA Grant and the City of Springdale.

ATTACHMENTS: SRF (#3), BA (#4), NWA Rail Corridor Safety Study Contract (#5)

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

File #: 2024-548

A Resolution approving an agreement with Olsson, Inc. for the Railroad Crossing Elimination Study and approval of a budget adjustment

A RESOLUTION TO APPROVE AN ENGINEERING SERVICES AGREEMENT IN THE AMOUNT OF $720,000.00 WITH OLSSON, INC. PURSUANT TO RFQ 24-10 FOR THE RAILROAD CROSSING ELIMINATION STUDY, AND TO APPROVE A BUDGET ADJUSTMENT

WHEREAS, the Cities of Fayetteville and Springdale, in collaboration with the Arkansas & Missouri Railroad, were awarded a 2022 Railroad Crossing Elimination Grant in the amount of $576,000.00 to conduct planning activities to scope improvement projects at various at-grade crossings, to improve mobility, and to enhance safety for the area; and

WHEREAS, the application requesting funding for a grant to plan improvements at various crossings between the University Avenue crossing in Fayetteville to the Apple Blossom Avenue crossing in Springdale; and

WHEREAS, on January 2, 2024, the City Council approved Resolution 1-24 entering into an agreement for the three parties; and

WHEREAS, on June 4, 2024, the City Council approved Resolution 148-24 accepting the grant; and

WHEREAS, a separate contract between the City of Fayetteville and the City of Springdale will be presented at a later date to cost share the local matching funds with the City of Springdale.

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 an engineering services agreement in the amount of $720,000.00 with Olsson, Inc. pursuant to RFQ 24-10 for the Railroad Crossing Elimination Study.

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

2024-548

Item ID

10/15/2024

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

Matt Casey	9/18/2024	ENGINEERING (621)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

Staff recommends a resolution for approval of an agreement with Olsson, Inc. in the amount of $720,000 for the Railroad Crossing Elimination Study and approval of a budget adjustment.

Budget Impact:

4601.860.7220-5860.02 4702.860.7221-5860.02	Bond Program Grant Matching Street Projects 2022 Bonds
Account Number	Fund
46020.7220	Futrall/Shiloh Gregg RR Crossings
Project Number	Project Title

Budgeted Item?	Yes	Total Amended Budget	$	2,179,280.00
		Expenses (Actual+Encum)	$	1,592,080.93
		Available Budget	$	**587,199.07**
Does item have a direct cost?	Yes	Item Cost	$	720,000.00
Is a Budget Adjustment attached?	Yes	Budget Adjustment	$	144,000.00
		Remaining Budget	$	**11,199.07**

V20221130

Purchase Order Number: _____ **Previous Ordinance or Resolution #** _____

Change Order Number: _____ **Approval Date:** _____

Original Contract Number: _____

Comments:

City of Fayetteville, Arkansas - Budget Adjustment (Agenda)

Budget Year	Division /Org2	Adjustment Number
2024	ENGINEERING (621)	
	Requestor: Matt Casey	

BUDGET ADJUSTMENT DESCRIPTION / JUSTIFICATION:

Staff recommends a resolution for approval of an agreement with Olsson, Inc. in the amount of $720,000 for the Railroad Crossing Elimination Study.

COUNCIL DATE: 10/15/2024

ITEM ID#: **2024-548**

Holly Black
9/18/2024 1:09 PM

Budget Division Date

TYPE: **D - (City Council)**

JOURNAL #:

GLDATE:

CHKD/POSTED: /

RESOLUTION/ORDINANCE

v.2024826

TOTAL	81,600	81,600				
	Increase / (Decrease)		Project.Sub#			
Account Number	Expense	Revenue	Project	Sub.Detl	AT	Account Name
4601.860.7220-4420.00	-	81,600	46020	7220	RE	Payments by Property Owners - base
4601.860.7220-5860.02	81,600	-	46020	7220	EX	Capital Prof Svcs - Engineering/Architectu
4702.860.7999-5899.00	(62,400)	-	46020	7999	EX	Unallocated - Budget
4702.860.7220-5860.02	62,400	-	46020	7220	EX	Capital Prof Svcs - Engineering/Architectu
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AGREEMENT
For
PROFESSIONAL ENGINEERING SERVICES
Between
CITY OF FAYETTEVILLE, ARKANSAS
And
OLSSON INC.

NORTHWEST ARKANSAS RAIL CORRIDOR SAFETY STUDY

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 Olsson, Inc. (hereinafter called ENGINEER).

CITY OF FAYETTEVILLE from time to time requires professional engineering services in connection with the evaluation, design, and/or construction administration 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 Engineering Design Manager is the CITY OF FAYETTEVILLE's project representative with respect to the services to be performed under this Agreement. The Engineering Design Manager 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 **$720,000.00.** 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:

Type of Coverage	Limits of Liability
Workers' Compensation	Statutory
Employers' Liability	$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 After payment in accordance with Paragraphs 6.5.3 and 6.5.4 above, deliver or otherwise make available to CITY OF FAYETTEVILLE all project deliverables at the latest stage of completion (e.g. 30%, 90%, etc.) CITY OF FAYETTEVILLE shall have the limited right to use the deliverables subject to the provisions of Paragraph 6.12.2.

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 The CITY OF FAYETTEVILLE acknowledges the Engineer's plans and specifications, including all documents on electronic media ("delivered documents"), as instruments of professional service. Nevertheless, the delivered documents prepared under this Agreement shall be delivered to and become the property of the CITY OF FAYETTEVILLE upon completion of the services and payment in full of all monies due to the Engineer. Except for the Engineer's services provided for by this Agreement as related to the construction and completion of the Project, the ENGINEER accepts no liability arising from any reuse of the delivered documents by the CITY OF FAYETTEVILLE, unless the Engineer is retained by CITY OF FAYETTEVILLE to make modifications or otherwise reuse the delivered documents. Except where the CITY OF FAYETTEVILLE reuses the delivered documents subsequent to the completion of the Project, nothing contained in this paragraph shall alter the Engineer's responsibilities and obligations under this Agreement.

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:
3537 N. Steele Blvd, Suite 310
Fayetteville, Arkansas 72703

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, counter-claims, 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 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	OLSSON, INC.
By :_____	By: Brad B Hammond
Mayor, Lioneld Jordan	Brad B. Hammond, P.E.
ATTEST:	
By:_____	Title: Vice President/Local Area Leader
City Clerk	

END OF AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES

ATTACHMENT A
SCOPE OF SERVICES

PROFESSIONAL SERVICES AGREEMENT
CITY OF FAYETTEVILLE

NORTHWEST ARKANSAS RAIL CORRIDOR SAFETY STUDY

The purpose of this scope of work is to provide planning and conceptual engineering for eight Arkansas & Missouri Railroad (AMRR) at-grade street crossings along a 14-mile corridor in the Cities of Springdale and Fayetteville. The study's outcome will be to improve safety along the rail corridor by identifying feasible projects with specific recommendations including crossing closures, grade separations, and/or improving safety devices. The eight street crossings included in the study are Apple Blossom Avenue (DOT #667-156T), Randall Wobbe Lane (DOT #667-159N), Sunset Avenue (DOT #667-174R), Shady Grove Road (DOT #667-180U), Jocelyn Lane (DOT #667-187S), Frisco Avenue (DOT #667-192N), Dickson Street (DOT #667-195J), and University Avenue (DOT #667-200D). Olsson ("Engineer") was hired to provide the planning and conceptual engineering for this project.

SCOPE OF WORK

1) **Project Management & Coordination**

This task will include general project management coordination, and reporting activities. It will include correspondence and meetings with the City of Fayetteville, the City of Springdale, Arkansas & Missouri Railroad (AMRR), and the Federal Railroad Administration (FRA).

Task 1.1 - General Project Management

- Engineer will initiate and attend kick-off meeting
- Engineer will review information provided by the Cities, the FRA, and AMRR
- Engineer will provide meeting notes on an as-needed basis
- Engineer will develop and provide a Smartsheet to share information core stakeholders

Task 1.2 - Project Management Plan

- Engineer will provide a Project Management Plan

Task 1.3 – Core Stakeholder Coordination Meetings

- Engineer will coordinate and attend core stakeholder meetings

Task 1.4 - FRA Coordination Meetings

- Engineer will provide monthly updates during coordination meetings

Task 1.5 – FRA Reporting

- Engineer will provide FRA quarterly progress reports
- Engineer will provide a Final Performance Report

Deliverables: Meeting notes, Project Management Plan, Monthly and Quarterly progress reports, Final SF-425 (GrantSolutions), Final Performance Report Form 33.

2) Purpose & Need Statement and Stakeholder Coordination Plan

This task will include development of the Preliminary Purpose & Need statement, which will serve as the foundation for the Alternative Analysis and be open for public comment as part of the NEPA process.

Task 2.1 - Preliminary Purpose & Need Statement

- Engineer will develop a Preliminary Purpose & Need Statement

Task 2.2 - Stakeholder Coordination Plan

- Engineer will develop a detailed Stakeholder Coordination Plan that contains the following:
    - Identification of stakeholders to engage
    - Identification of relevant agencies to engage
    - Identification of engagement activities as noted in Task 2.3

Task 2.3 - Stakeholder & Public Engagement

- Engineer will conduct four (4) in-person Public Engagement Meetings. Engineer will provide:
    - Fact Sheet
    - Two (2) Project Location Map foam boards
    - One (1) Concept Map for each crossing alternative
    - Project Comment Cards
    - Translation of printed materials in Spanish and Marshallese
- Engineer will lead up to six (6) stakeholder interviews and/or small group meetings across Fayetteville and Springdale with the Cities. Engineer will provide:
    - Invitations
    - Agendas
    - Facilitation
    - Follow-ups and Summaries
- Engineer will lead content development for outreach and engagement with the Cities that will consist of:
    - Two (2) public surveys
    - Four (4) Stakeholder emails (two (2) per City)
    - Four (4) Mailings (two (2) per City)
    - Four (4) Press Releases (two (2) per City)
    - Four (4) Presentations (two (2) per City)
    - Four (4) Website content updates (two (2) per City)
    - Coordination with local communication outlets as required
- Engineer will provide recommended actions following project completion for continued engagement with community and Stakeholders as a part of final documentation.

Deliverables: Preliminary Purpose & Need Statement, Stakeholder Coordination Plan, Public Engagement Meeting Materials, and Public Engagement Meeting Summaries

3) Alternatives Analysis

This task includes preparation of reasonable alternatives to carry forward into future project development phases.

Task 3.1 - Alternatives Analysis Methodology Memo

- Engineer will provide a memorandum detailing the alternatives analysis methodologies, analytical tools, performance measures, and study areas for each crossing that will be utilized in Task 3.2

Task 3.2 – Existing Conditions

- Engineer will evaluate existing conditions. The following activities will be conducted:
    - Review existing and planned capital projects and maintenance activities from cities, AMRR, and NWARPC that may impact crossings
    - Collect and review traffic data at the crossing sites, including trains
        - Train counts will be collected for a 7-day period
        - Traffic (autos/peds/bikes) counts will be collected for a 24-hour period
        - Video will be included
    - Review FRA crossing inventory and safety data
    - Review train operation data from AMRR
    - Perform diagnostic team reviews, detailing roadway crossing characteristics and other relevant characteristics
    - Documentation

Task 3.3 - Transportation Technical Analysis

- Engineer will provide the following activities:
    - Develop traffic future year forecasts for analysis
    - Evaluate traffic operations for current and future conditions for typical AM and PM peak hour conditions for each alternative, including no-build
    - Calculate travel delays, frequency, and duration of blocked crossings
    - Documentation

Task 3.4 - Conceptual Engineering

- Engineer will provide conceptual engineering plans for each build alternative. The conceptual engineering will assess the physical feasibility and general constructability of design alternatives, including consideration of potential construction phasing and continuity of operations during the construction period.
    - University Avenue – three build alternatives that include trail grade-separation
    - Dickson Street – one build alternative that includes quad gates
    - Frisco Avenue – three build alternatives that include at-grade crossing improvements
    - Jocelyn Lane – one build alternative that includes crossing closure
    - Shady Grove Road – one build alternative that includes drainage improvements with at-grade traffic control improvements

- Sunset Avenue – three build alternatives that include at-grade crossing improvements
- Randall Wobbe Lane – three build alternatives that include roadway grade-separation
- Apple Blossom Avenue – one build alternative that includes at-grade traffic control improvements
- Concept deliverables will be provided in PDF format for review
- Concept exhibits will be provided in PDF and hard-copy format for public consumption and meetings

Task 3.5 - Preliminary Environmental Impact Analysis

- Engineer will perform a desktop review to compile an environmental resource inventory that consists of:
  - US Census Bureau's socioeconomic data including elderly, minority, and populations below the poverty level
  - Previously recorded archaeological/cultural sites
  - Human environment/Built environment
  - Sites with documented, or a high probability of, hazardous material contamination
  - Waters and special aquatic sites
  - Threatened & Endangered species known to have been recorded in the applicable counties
- Engineer will provide a single environmental overview report covering all eight (8) crossing sites

Task 3.6 - Capital Cost Estimates

- Engineer will provide total cost estimates for each feasible alternative that is identified from Task 3.4.
  - Total cost estimates will include a breakdown for project development, construction, and construction engineering and inspection
  - Inflation factors will be applied to account for future activities
  - Contingencies will be applied to account for risk
  - Qualitative assessments will be provided for identified risk factors

Task 3.7 - Final Documentation

- Engineer will provide a final report that summarizes the findings of Tasks 2 and 3. The document will be an executive summary style that is intended to be publicly consumable, with references to reports and summaries from Tasks 2 and 3.

Deliverables: Alternatives Analysis Methodology Memo, Existing Conditions Report, Transportation Technical Analysis Report, Conceptual engineering plans, Preliminary Environmental Impact Analysis, Capital Cost Estimates, and Final Report

Summary of Deliverables

- Meeting notes
- Detailed Project Work Plan, Budget, & Schedule
- Project Management Plan
- Monthly and quarterly progress reports

- Final SF-425 (GrantSolutions)
- Final Performance Report Form 33
- Approved Purpose & Need Statement
- Approved Stakeholder Coordination Plan
- Public Engagement Meeting Materials
- Public Engagement Meeting Summaries
- Alternatives Analysis Methodology Memo
- Existing Conditions Report
- Transportation Technical Analysis Report
- Conceptual Engineering Plans
- Cost Estimates
- Final Report

SPECIAL CONDITIONS OF THE WORK

All work performed by Engineer will comply with all applicable Federal, State, and local laws, regulations, and ordinances.

Coordination meetings will be conducted on an as needed basis. These meetings will include the Engineer, the Cities, the FRA, and others, as appropriate. Engineer will schedule these meetings with the Cities and the FRA's concurrence, and compile and distribute meeting minutes, as required.

FRA required work products will be consistent with the guidance provided in the FRA Guidance on Development and Implementation of Railroad Capital Projects dated January 11, 2023.

ASSUMPTIONS & EXCLUSIONS

- Assumptions for stakeholder engagement:
    - City hosts content on City websites
- Assumptions for technical analysis:
    - Existing travel demand model from NWARPC will be utilized as needed
- Exclusions for technical analysis:
    - Microsimulation VISSIM modeling
    - Travel demand modeling
- Assumptions for conceptual engineering:
    - Existing GIS data will be utilized for conceptual design
    - AutoCAD will be used
    - Modeling for Randall Wobbe Lane, Frisco Avenue, and University Avenue locations
- Exclusions for conceptual engineering:
    - Survey
    - Geotechnical investigations
    - Potholing
    - Detailed design
- Assumptions for environmental work:
    - Engineer will complete all work through desktop review
    - Engineer will perform cultural review through publicly available data sources
- Exclusions for environmental work:

    - Participation in agency consultations regarding environmental assessments or impacts
    - Participation in Class I or Class III cultural surveys
- Exclusions for cost estimates:
    - Detailed quantities

COMPENSATION

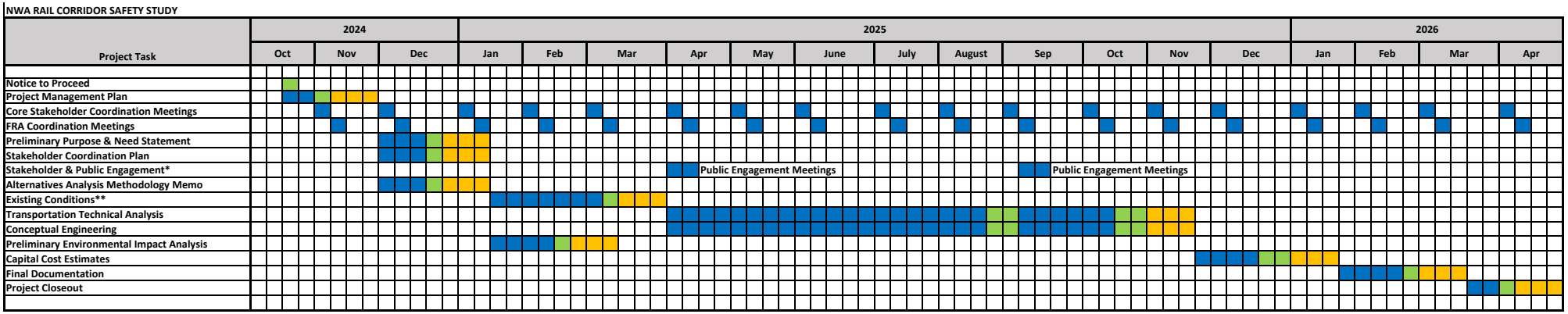
Client shall pay to Olsson for the performance of the Scope of Services, the actual time of personnel performing such services in accordance with the Labor Billing Rate Schedule(s), and all actual reimbursable expenses in accordance with the Reimbursable Expense Schedule attached to this agreement. Olsson shall submit invoices on a monthly basis, and payment is due within 30 calendar days of invoice date.

Olsson's Scope of Services will be provided on a time-and-expense basis not to exceed $720,000. A summary of fees broken down by phase is provided below:

• Project Management & Coordination	$108,142
• Purpose & Need Statement and Stakeholder Coordination Plan	$90,690
• Alternatives Analysis	$497,702
• Reimbursable Expenses	$23,466
TOTAL	**$720,000**

PROJECT SCHEDULE & DELIVERABLES

NWA RAIL CORRIDOR SAFETY STUDY



Activity led by Consultant
Activity led by Core Stakeholders
Activity led by FRA

*Targeted stakeholder interviews and small group meetings conducted as needed

**Includes traffic counts and diagnostic team reviews

Olsson 2024 Billing Rate Schedule

Description	Range		
Principal	$140.00	-	$463.00
Project Manager	$129.00	-	$274.00
Project Professional	$95.00	-	$242.00
Assistant Professional	$71.00	-	$178.00
Designer	$90.00	-	$216.00
CAD Operator	$59.00	-	$137.00
Administrative/Clerical	$47.00	-	$206.00
Survey	$56.00	-	$210.00 *
Construction Services	$49.00	-	$279.00 *

Note:

1. Special Services not included in above categories will be provided on a Special Labor Rate Schedule
2. Rates subject to change based upon updates to Billing Rates for upcoming year.

REIMBURSABLE EXPENSE SCHEDULE

The expenses incurred by Olsson or Olsson's independent professional associates or consultants directly or indirectly in connection with the Project shall be included in periodic billing as follows:

Classification	Cost
Automobiles (Personal Vehicle)	$0.67/mile*
Suburban's and Pick-Ups	$0.75/mile*
Automobiles (Olsson Vehicle)	$95.00/day
Other Travel or Lodging Cost	Actual Cost
Meals	Actual Cost
Printing and Duplication including Mylars and Linens	
In-House	Actual Cost
Outside	Actual Cost+10%
Postage & Shipping Charges for Project Related Materials including Express Mail and Special Delivery	Actual Cost
Film and Photo Developing	Actual Cost+10%
Telephone and Fax Transmissions	Actual Cost+10%
Miscellaneous Materials & Supplies Applicable to this Project	Actual Cost+10%
Copies of Deeds, Easements or other Project Related Documents	Actual Cost+10%
Fees for Applications or Permits	Actual Cost+10%
Sub-Consultants	Actual Cost+10%
Taxes Levied on Services and Reimbursable Expenses	Actual Cost

*Rates consistent with the IRS Mileage Rate Reimbursement Guidelines (Subject to Change).

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-512

MEETING OF OCTOBER 15, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff

FROM: Jared Rabren, Airport Director

SUBJECT: **FYV Wildlife Fence Rehabilitation – ADA Grant Apply and Accept**

RECOMMENDATION:
Staff requests approval for the Aviation Division to apply for and accept an Arkansas Department of Aeronautics (ADA) grant application in the amount of $50,812.00, and approval of a budget adjustment to accept the funds upon grant award from the ADA. This ADA grant will reimburse the City's 10% share of the 90-10 Federal Aviation Administration (FAA) grant used to fund design and construction of the FYV Wildlife Fence Rehabilitation project at Fayetteville-Drake Field.

BACKGROUND:
The airport's 2022 FAA Part 139 inspection identified deficiencies with the existing wildlife fencing located south and east of the runway. Approximately 3,500 linear feet of existing barbed wire fence construction was non-compliant and required upgrades to meet FAA standards. Fence line clearing and localized repairs were necessary for an additional 3,400 linear feet of existing chain link fence to remain in place.

DISCUSSION:
The Airport entered into an agreement with Garver, LLC to provide design and bidding services for the project (Task Order 05). Construction bids were received on May 23, 2023, and the City Council approved award of the construction contract pending receipt of an FAA grant offer. An FAA grant offer was received on August 2, 2023, and fully executed on September 5th, 2023. Construction was substantially complete on December 4, 2023. FAA notice of grant closeout was received on July 23rd, 2024.

BUDGET/STAFF IMPACT:
Below is a summary of the final project costs and funding breakdown for the project.

Administration and Other Costs	$728.48		
Design and Construction Phase Services:	$54,000.00	FAA:	$475,308.00
Environmental Coordination[2]:	$15,000.00	ADA:	$50,812.00
Construction:	$455,749.76	City:	$17,358.24
TOTAL:	**$525,478.24**	**TOTAL:**	**$525,478.24**

ATTACHMENTS: SRF (#3), BA (#4), Wildlife Fence Letter to ADA (#5), ADA 90-10 Grant Application (#6)

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

File #: 2024-512

FYV Wildlife Fence Rehabilitation – ADA Grant Apply and Accept

A RESOLUTION TO AUTHORIZE AN APPLICATION FOR AN ARKANSAS DEPARTMENT OF AERONAUTICS (ADA) GRANT APPLICATION IN THE AMOUNT OF $50,812.00 TO FUND 90% OF THE COSTS FOR THE DESIGN AND CONSTRUCTION OF THE FYV WILDLIFE FENCE REHABILITATION PROJECT AT DRAKE FIELD AIRPORT, TO ACCEPT THE GRANT, 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 submit an application for an Arkansas Department of Aeronautics (ADA) Grant in the amount of $50,812.00 to fund 90% of the costs for the design and construction of the FYV Wildlife Fence Rehabilitation Project at Drake Field Airport.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby authorizes acceptance of the $50,812.00 ADA Grant and authorizes Mayor Jordan to execute the grant agreement and any other documents necessary to receive the funds.

Section 3: 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

2024-512

Item ID

10/15/2024

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

Jared Rabren	9/3/2024	AIRPORT SERVICES (760)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

Staff requests approval for the Aviation Division to apply for and accept an Arkansas Department of Aeronautics (ADA) grant application in the amount of $50,812.00, and approval of a budget adjustment to accept the funds upon grant award from the ADA. This ADA grant will reimburse the City's 10% share of the 90-10 Federal Aviation Administration (FAA) grant used to fund design and construction of the FYV Wildlife Fence Rehabilitation project at Fayetteville-Drake Field.

Budget Impact:

5550.760.3960-5801.00	Airport
Account Number	Fund
32206.2022	Airport Wildlife Fence Rehab
Project Number	Project Title

Budgeted Item?	Yes	Total Amended Budget	$	154,134.00
		Expenses (Actual+Encum)	$	4,660.00
		Available Budget	$	**149,474.00**
Does item have a direct cost?	No	Item Cost	$	-
Is a Budget Adjustment attached?	Yes	Budget Adjustment	$	(149,474.00)
		Remaining Budget	$	-

V20221130

Purchase Order Number:

Previous Ordinance or Resolution # 143-23

Change Order Number:

Approval Date: 6/20/2023

Original Contract Number:

Comments:

City of Fayetteville, Arkansas - Budget Adjustment (Agenda)

Budget Year	Division /Org2	Adjustment Number
2024	AIRPORT SERVICES (760)	
	Requestor: Dee Simpson	

BUDGET ADJUSTMENT DESCRIPTION / JUSTIFICATION:

Staff requests approval of a budget adjustment to accept Arkansas Department of Aeronautics funds in the amount of $50,812.00 for the Wildlife Fence Rehab project.

COUNCIL DATE: 10/15/2024

ITEM ID#: **2024-512**

Kevin Springer
9/25/2024 5:43 PM

Budget Division Date

TYPE: **D - (City Council)**

JOURNAL #:

GLDATE:

RESOLUTION/ORDINANCE

CHKD/POSTED: /

v.2024826

	Increase / (Decrease)		Project.Sub#			
TOTAL	(149,474)	(149,474)				
Account Number	Expense	Revenue	Project	Sub.Detl	AT	Account Name
5550.760.3960-5801.00	(144,074)	-	32206	2022	EX	Fixed Assets
5550.760.3960-4302.00	-	50,812	32206	2022	RE	State Grants - Capital
5550.760.3960-5911.99	(5,400)	-	32206	2022	EX	Contingency - Capital Project
5550.760.3940-4999.99	-	(200,286)			RE	Use Fund Balance - Current
	-	-				
	-	-				
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CITY OF
FAYETTEVILLE
ARKANSAS

August 30, 2024

Jerry Chism
Arkansas Department of Aeronautics
2315 Crisp Drive
Hangar 8
Little Rock, AR 72202

Re: Fayetteville – Drake Field Airport (FYV)
Wildlife Fence Rehabilitation
Application for Airport Aid

Dear Mr. Chism:

The City of Fayetteville appreciates the continued partnership of the Arkansas Department of Aeronautics in improving Fayetteville- Drake Field. In continuation of this partnership, we are pleased to submit to you this enclosed application for state airport aid.

Deficiencies with the existing wildlife fencing at Fayetteville – Drake Field were identified during the FAA's 2022 Part 139 inspection. Existing barbed wire fencing south of Runway 34 was not compliant with current FAA standards and its poor condition provided little barrier to local wildlife. Existing chain link fencing to the north was overgrown and in need of localized repair to restore its condition. Work completed under this grant included replacing approximately 3,500 linear feet of existing barbed wire wildlife fence with 10-foot-tall wildlife exclusion fence, performing localized repairs to approximately 3,400 linear feet of existing chain link fence, and associated fence line clearing.



We respectfully request consideration of this matching grant for the amount of $50,812.00 (10% match of the FAA grant amount) on the upcoming agenda. We greatly appreciate your consideration of this grant.

Please call me or Kyle Bennett with Garver if you have any questions or comments.

Sincerely,

The Honorable Lioneld Jordan
Mayor
City of Fayetteville

Attachments: State Airport Aid Application
Final Project Budget
Final Form SF-271
Executed Grant Agreement
FAA Grant Closeout Letter

Cc: Kyle Bennett, Garver

State Airport Aid Application – Page 1

The City of Fayetteville, Arkansas , herein called "Sponsor", hereby makes application to the Arkansas Department of Aeronautics for State funds pursuant to Act 733 of 1977, for the purpose of aiding in financing a project for the development of a municipal airport located in the city of Arkansas, Washington county.

Date of Request: 08/27/2024

Name of Airport: Fayetteville – Drake Field

Name and address of City/~~County Commission~~ sponsoring request:
City of Fayetteville Arkansas
113 W. Mountain Street
Fayetteville, AR 72701

Phone Number: 479-575-8330
Fax Number: 479-585-8257

Person to Contact about project:
Jared Rabren
Airport Services Manager
Fayetteville – Drake Field
Phone Number: 479-718-7642
Cell Number:
Fax Number: 479-718-7646

Name and address of Engineering Firm (if applicable):
Garver, LLC
2049 E. Joyce Blvd, Suite 105
Fayetteville, Arkansas 72704

Contact Person: Kyle Bennett, P.E.

Phone/Fax Number: 479-527-9100

Describe the work to be accomplished: Work completed under this grant included replacing approximately 3,500 linear feet of existing barbed wire wildlife fence with 10-foot-tall wildlife exclusion fence, performing localized repairs to approximately 3,400 linear feet of existing chain link fence, and associated fence line clearing. Work also included replacing an existing water gate structure.

State and Local Project Costs:
Please indicate:

◇ 50-50% Match
◇ 80-20% Match
◇ 90-10% Match
◇ 100%

Total Cost of Project
Local Share/Funds
Local Share/In-Kind
State Share

Federal AIP Projects:
AIP Number: 3-05-0020-054-2023

◇ 95-5% Match
◆ 90-10% Match

Total Cost of Project: $525,478.24
Federal Share: $457,308
State Share: $50,812
Local Share: $17,358.24

State Airport Aid Application – Page 2

Provide the information listed below as it applies to your project:

Funding:

Source of Funds: FAA (90%), ADA (10%) City (Remainder)

Source of In-Kind Services: N/A

Estimated starting date of project: September 2023

Estimated completion date of project: December 2023

Project will be for: ~~New Airport~~ **Existing Airport**

Is land to be leased or purchased? N/A

Description of land and cost per acre: N/A

Provide the Federal AIP Grant Number (if applicable): 3-05-0020-054-2023

State Legislators for your area:

State Senator: Greg Leding

State Representative: Denise Garner

State Airport Aid Application – Page 3

The sponsor agrees to furnish the Arkansas Department of Aeronautics a copy of the legal instrument affecting use of the property for an airport. In application for a new landing site or expansion of existing facility, the FAA Form 7480-1, *Notice of Landing Area Proposal*, must be approved by the FAA before review for grant can be made by the State. Applications for hangar construction or renovation funds must include a signed lease agreement. This agreement must be in compliance with all FAA grant assurances. The application must be based on bids and include a calculated return on investment.

No land, hangars, or buildings purchased with State Grant funds may be sold or disposed of without State Aeronautics Commission prior approval. All requests for sale or disposal of property will be considered on an individual case basis. No hangar (funded by a grant from the Department of Aeronautics) shall be used for non-aviation purposes without State Aeronautics Commission prior approval. All requests for non-aviation use will be considered on a case-by-case basis. Failure to receive prior approval from A.D.A. concerning land and/or building use could result in the commission requesting grant refund from the Sponsor. Additionally, all hgr/building grant applications must include proof of insurance coverage.

No airport accepting State Grant funding may issue an Exclusive Rights lease.

All applications for navigational aids (such as NDB or ILS) must have FAA site approval before a state grant can be approved.

All Grant applications involving Federal Airport Improvement Program (AIP) funding must be accompanied by the approved FAA grant agreement with grant number assigned.

If this project is approved by the Arkansas Department of Aeronautics, and is accepted by the sponsor, it is agreed that all developments and construction shall meet standard FAA construction practices as outlined in the specifications of this agreement. Runways, Taxiways, Parking Ramps, etc. shall have a base and a thickness that will accommodate the weight of aircraft expected to operate at this airport.

All grant applicants (City and/or County) are totally responsible for compliance with all Federal, State, County, and City laws, Statutes, Ordinances, Rules, Regulations, and Executive Orders concerning contracts and purchases for which this grant is approved and issued.

It is understood and agreed that the sponsor shall start this project immediately upon award of grant. It is also agreed that this project shall be completed within one year from the date of acceptance of this grant by the Arkansas Department of Aeronautics. Applications for extension will be entertained if circumstances beyond the sponsor's control occur. Amendment requests are to be made only under extraordinary circumstances.

Funds will be disbursed according to Department procedures and final inspection of completed project (See payment instruction page). *Payment of grant funds are contingent upon the Department's annual appropriation*.

IN WITNESS WHEREOF, the sponsor has caused this Application for State Airport Aid to be duly executed in its name, this _____ day of _____, 20__ .

The Honorable Lioneld Jordan
Name of Sponsor

_____
Authorized Signature

Mayor
Title

7-1-18

FAYETTEVILLE - DRAKE FIELD
WILDLIFE FENCE REHABILITATION
FINAL PROJECT BUDGET

ITEM NO.	SPEC. NO.	DESCRIPTION	UNIT	FINAL QUANTITY	UNIT PRICE	EXTENDED AMOUNT
1	SS-241-5.1a	Ditch Structure Type A	LF	0	$436.80	$0.00
2	SS-241-5.1b	Water Gate Structure Replacement	LS	1	$10,661.63	$10,661.63
3	C-102-5.1	Temporary Erosion Control	LS	1	$10,530.00	$10,530.00
4	C-105-6.1	Mobilization (Maximum 5% of Total Bid)	LS	1	$14,600.00	$14,600.00
5	P-151-4.1	Clearing and Grubbing	AC	1.3	$52,746.00	$68,569.80
6	F-164-5.1	10-ft Woven Wire Wildlife Exclusion Fence with Barbed Wire	LF	3500	$53.84	$188,440.00
7	F-164-5.2	20-ft Manual Double Swing Vehicle Gate	EA	1	$1,687.50	$1,687.50
8	F-164-5.3	Wildlife Fence Removal (Barbed Wire on Wooden Posts)	LF	3350	$6.75	$22,612.50
9	F-162-5.1	Fence Post for Chain Link Fence Repair, Installed	EA	36	$168.75	$6,075.00
10	F-162-5.2	2" x 9 ga Galvanized Fence Fabric for Chain Link Fence Repair, Installed	LF	2,227	$19.83	$44,161.41
11	F-162-5.3	4 Point 12.5 ga Barbed Wire for Chain Link Fence Repair, Installed	LF	2,110	$8.51	$17,956.10
12	F-162-5.4	Miscellaneous Chain Link Fence Repairs	LS	1	$3,037.50	$3,037.50
13	L-119-5.1	Solar Powered L-810(L) Airport Light, Installed on Fence	EA	8	$6,257.55	$50,060.40
14	010200-1	Bonds and Insurance	LS	1	$17,357.92	$17,357.92

TOTAL CONSTRUCTION COST	**$455,749.76**
ADMINISTRATION EXPENSES	**$728.48**
ARCHITECTURAL ENGINEERING BASIC FEES	
Design Services	$21,500.00
Bidding Services	$7,500.00
TOTAL ARCHITECTURAL ENGINEERING BASIC FEES	**$29,000.00**
OTHER ARCHITECTURAL AND ENGINEERING FEES (ENVIRONMENTAL SERVICES)	**$15,000.00**
PROJECT INSPECTION FEES	
Construction Phase Services	$21,000.00
Closeout Services	$4,000.00
TOTAL PROJECT INSPECTION FEES	**$25,000.00**
TOTAL PROJECT COST	**$525,478.24**

NON-AIP ELIGIBLE ITEMS

14	010200-1	Bonds and Insurance	LS	1	$17,357.92	$17,357.92
TOTAL NON-AIP ELIGIBLE ITEMS						**$17,357.92**

TOTAL PROJECT COST (AIP-ELIGIBLE)	**$508,120.32**

PROJECT FUNDING	
Federal Aviation Administration AIP (90%)	$457,308.00
Arkansas Division of Aeronautics (10%)	$50,812.00
City of Fayetteville (Remainder)	$17,358.24
TOTAL FUNDING	**$525,478.24**

OUTLAY REPORT AND REQUEST FOR
REIMBURSEMENT FOR CONSTRUCTION PROGRAMS

Approved Modified SF-271

1. Type of Request	Final		2. Basis of Request	Cash
3. Federal Agency and Organizational Element to Which Report is Submitted		4. Federal Grant or Other Identifying Number Assigned by Federal Agency (To report multiple grants, use FFR Attachment)		
FAA/ACE-610		3-05-0020-054-2023		
5. PARTIAL PAYMENT REQUEST	6. EIN	7. FINANCIAL AIN	8. PERIOD OF THIS REQUEST	2023
FINAL	71-6018462		From: 9/5/2023	To: 2/21/2024

9. Recipient Organization (Name and complete address including Zip code)

Name:	Fayetteville, Drake Field	Street1:	4500 S School Avenue, Suite F
Street2:			
Zip Code	72701-8016	Province:	N/A
City/State	Fayetteville, AR		
County:	Washington		
Country:	US:United States		

10. PAYEE (Where check is to be sent if different than item 9)

Name:		Street1:	
Street2:			
Zip Code		Province:	N/A
City/State			
County:			
Country:	US:United States		

11. Classification (Cumulative Costs)	STATUS OF FUNDS (Calculated Based On Time Period In Box 8) PROGRAMS [a] Previous Payments	FUNCTIONS [b] Current Payments	ACTIVITIES [c] Later Payments	TOTAL
ADMINISTRATIVE EXPENSE	$ 728.48	$ -	$ -	$ 728.48
PRELIMINARY EXPENSES	$ -	$ -	$ -	$ -
LAND, STRUCTURES, RIGHT-OF-WAY	$ -	$ -	$ -	$ -
ARCHITECTURAL ENGINEERING BASIC FEE	$ 29,000.00	$ -	$ -	$ 29,000.00
OTHER ARCHITECTURAL ENGINEERING FE	$ 15,000.00	$ -	$ -	$ 15,000.00
PROJECT INSPECTION FEES	$ 19,870.45	$ 5,129.55	$ -	$ 25,000.00
LAND DEVELOPMENT	$ -	$ -	$ -	$ -
RELOCATION EXPENSES	$ -	$ -	$ -	$ -
RELOCATION PAYMENTS TO IND. & BUSIN	$ -	$ -	$ -	$ -
DEMOLITION AND REMOVAL	$ -	$ -	$ -	$ -
CONSTRUCTION AND PROJECT IMPROVEI	$ 411,111.33	$ 27,280.51	$ -	$ 438,391.84
EQUIPMENT	$ -	$ -	$ -	$ -
MISCELLANEOUS	$ -	$ -	$ -	$ -
n. Total to date (sum a thru m)	$ 475,710.26	$ 32,410.06	$ -	$ 508,120.32
o. Deductions for program income	$ -		$ -	$ -
p. Net to date (line n minus line o)	$ 475,710.26	$ 32,410.06	$ -	$ 508,120.32
q. Federal share to date	$ 428,139.00	$ 29,169.00	$ -	**$ 457,308.00**
r. Rehab. grants (100% reimb.)	$ -	$ -	$ -	$ -
s. Total Federal share (sum q and r)	$ 428,139.00	$ 29,169.00	$ -	**$ 457,308.00**
t. Federal payments prev. requested		$ 428,139.00		
u. Amount requested for reimb.		$ 29,169.00		
v. project's physical completion %	93.62%	6.38%		100.00%

12. Certification: By signing this report, I certify that it is true, complete, and accurate to the best of my knowledge. I am aware that any false, fictitious, or fraudulent information may subject me to criminal, civil or administrative penalties. (U.S. Code, Title 18, section 1001)

a. RECIPIENT

Name:	The Honorable Lioneld Jordan	Title:	Mayor
Phone	479-575-8330	Email Address:	mayor@fayetteville-ar.gov
Signature:		Date Signed:	03/13/2024

b. REPRESENTATIVE CERTIFYING TO LINE 11V

Name	Kyle Bennett, P.E.	Title:	Project Manager
Phone	479-527-9100	Email Address:	KABennett@GarverUSA.com
Signature:		Date Signed:	2/27/2024

Public reporting burden for this collection of information is estimated to average 60 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0004), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

U.S. Department of Transportation
Federal Aviation Administration

Airports Division
Arkansas/Oklahoma Airports
District Office, Southwest Region

FAA ASW-630
10101 Hillwood Pkwy
Fort Worth, TX 76177-1524

August 2, 2023

The Honorable Lioneld Jordan
Mayor of Fayetteville
113 W. Mountain St.,
Fayetteville, AR 72701

Dear Mayor Jordan:

The Grant Offer for the Bipartisan Infrastructure Law (BIL) - Airport Infrastructure Grant (AIG) Project No. 3-05-0020-054-2023 at Drake Field Airport is attached for execution. This letter outlines the steps you must take to properly enter into this agreement and provides other useful information. Please read the conditions, special conditions, and assurances that comprise the grant offer carefully

You may not make any modification to the text, terms or conditions of the grant offer.

Steps You Must Take to Enter Into Agreement.

To properly enter into this agreement, you must do the following:

1. The governing body must give authority to execute the grant to the individual(s) signing the grant, i.e., the person signing the document must be the sponsor's authorized representative(s) (hereinafter "authorized representative").
2. The authorized representative must execute the grant by adding their electronic signature to the appropriate certificate at the end of the agreement.
3. Once the authorized representative has electronically signed the grant, the sponsor's attorney(s) will automatically receive an email notification.
4. On the **same day or after** the authorized representative has signed the grant, the sponsor's attorney(s) will add their electronic signature to the appropriate certificate at the end of the agreement.
5. If there are co-sponsors, the authorized representative(s) and sponsor's attorney(s) must follow the above procedures to fully execute the grant and finalize the process. Signatures must be obtained and finalized no later than **September 13, 2023**.
6. The fully executed grant will then be automatically sent to all parties as an email attachment.

Payment. Subject to the requirements in 2 CFR § 200.305 (Federal Payment), each payment request for reimbursement under this grant must be made electronically via the Delphi eInvoicing System. Please see the attached Grant Agreement for more information regarding the use of this System.

Project Timing. The terms and conditions of this agreement require you to complete the project without undue delay and no later than the Period of Performance end date (1,460 days from the grant execution date). We will be monitoring your progress to ensure proper stewardship of these Federal funds. We

expect you to submit payment requests for reimbursement of allowable incurred project expenses consistent with project progress. Your grant may be placed in "inactive" status if you do not make draws on a regular basis, which will affect your ability to receive future grant offers. Costs incurred after the Period of Performance ends are generally not allowable and will be rejected unless authorized by the FAA in advance.

Reporting. Until the grant is completed and closed, you are responsible for submitting formal reports as follows:

- For all grants, you must submit by December 31st of each year this grant is open:
    1. A signed/dated SF-270 (Request for Advance or Reimbursement for non-construction projects) or SF-271 or equivalent (Outlay Report and Request for Reimbursement for Construction Programs), and
    2. An SF-425 (Federal Financial Report).
- For non-construction projects, you must submit FAA Form 5100-140, Performance Report within 30 days of the end of the Federal fiscal year.
- For construction projects, you must submit FAA Form 5370-1, Construction Progress and Inspection Report, within 30 days of the end of each Federal fiscal quarter.

Audit Requirements. As a condition of receiving Federal assistance under this award, you must comply with audit requirements as established under 2 CFR part 200. Subpart F requires non-Federal entities that expend $750,000 or more in Federal awards to conduct a single or program specific audit for that year. Note that this includes Federal expenditures made under other Federal-assistance programs. Please take appropriate and necessary action to ensure your organization will comply with applicable audit requirements and standards.

Closeout. Once the project(s) is completed and all costs are determined, we ask that you work with your FAA contact indicated below to close the project without delay and submit the necessary final closeout documentation as required by your Region/Airports District Office.

FAA Contact Information. Lauren Kennedy, (817) 222-5756, lauren.t.kennedy@faa.gov is the assigned program manager for this grant and is readily available to assist you and your designated representative with the requirements stated herein..

We sincerely value your cooperation in these efforts and look forward to working with you to complete this important project.

Sincerely,

Glenn Boles

Glenn Boles (Aug 2, 2023 15:36 CDT)

Glenn A. Boles, Manager
Arkansas/Oklahoma Airports
District Office

U.S. Department
of Transportation
Federal Aviation
Administration

FY 2023 AIRPORT INFRASTRUCTURE GRANT

GRANT AGREEMENT

Part I - Offer

Federal Award Offer Date	August 2, 2023
Airport/Planning Area	Drake Field Airport
Airport Infrastructure Grant Number	3-05-0020-054-2023
Unique Entity Identifier	JNDMR71AKHT3

TO: City of Fayetteville
(herein called the "Sponsor")

FROM: **The United States of America** (acting through the Federal Aviation Administration, herein called the "FAA")

WHEREAS, the Sponsor has submitted to the FAA a Project Application dated June 20, 2023, for a grant of Federal funds for a project at or associated with the Drake Field Airport, which is included as part of this Grant Agreement; and

WHEREAS, the FAA has approved a project for the Drake Field Airport (herein called the "Project") consisting of the following:

Reconstruct Perimeter Fencing

which is more fully described in the Project Application.

NOW THEREFORE, Pursuant to and for the purpose of carrying out the Infrastructure Investment and Jobs Act (Public Law 117-58) of 2021 referred to as the Bipartisan Infrastructure Law (BIL); and the representations contained in the Project Application; and in consideration of: (a) the Sponsor's adoption and ratification of the Grant Assurances attached hereto; (b) the Sponsor's acceptance of this Offer; and (c) the benefits to accrue to the United States and the public from the accomplishment of the Project and compliance with the Grant Assurance and conditions as herein provided;

THE FEDERAL AVIATION ADMINISTRATION, FOR AND ON BEHALF OF THE UNITED STATES, HEREBY OFFERS AND AGREES to pay ninety (90) % of the allowable costs incurred accomplishing the Project as the United States share of the Project.

Assistance Listings Number (Formerly CFDA Number): 20.106

This Offer is made on and SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

CONDITIONS

1. **Maximum Obligation. The maximum obligation of the United States payable under this Offer is $475,738.**

   The following amounts represent a breakdown of the maximum obligation for the purpose of establishing allowable amounts for any future grant amendment, which may increase the foregoing maximum obligation of the United States under the provisions of 49 U.S.C. § 47108(b):

   $ 475,738 airport development

2. **Grant Performance.** This Grant Agreement is subject to the following Federal award requirements:

   a. Period of Performance:

      1. Shall start on the date the Sponsor formally accepts this Agreement and is the date signed by the last Sponsor signatory to the Agreement. The end date of the Period of Performance is 4 years (1,460 calendar days) from the date of acceptance. The Period of Performance end date shall not affect, relieve, or reduce Sponsor obligations and assurances that extend beyond the closeout of this Grant Agreement.

      2. Means the total estimated time interval between the start of an initial Federal award and the planned end date, which may include one or more funded portions or budget periods. (2 Code of Federal Regulations (CFR) § 200.1).

   b. Budget Period:

      1. For this Grant is 4 years (1,460 calendar days) and follows the same start and end date as the Period of Performance provided in Paragraph 2(a)(1). Pursuant to 2 CFR § 200.403(h), a sponsor may charge to the Grant only allowable costs incurred up to the end of the Budget Period. Eligible project-related costs incurred on or after November 15, 2021 that comply with all Federal funding procurement requirements and FAA standards are allowable costs.

      2. Means the time interval from the start date of a funded portion of an award to the end date of that funded portion during which the Sponsor is authorized to expend the funds awarded, including any funds carried forward or other revisions pursuant to 2 CFR § 200.308.

   c. Close Out and Termination

      1. Unless the FAA authorizes a written extension, the Sponsor must submit all Grant closeout documentation and liquidate (pay-off) all obligations incurred under this award no later than 120 calendar days after the end date of the Period of Performance. If the Sponsor does not submit all required closeout documentation within this time period, the FAA will

proceed to close out the grant within one year of the period of performance end date with the information available at the end of 120 days. (2 CFR § 200.344).

2. The FAA may terminate this Grant, in whole or in part, in accordance with the conditions set forth in 2 CFR § 200.340, or other Federal regulatory or statutory authorities as applicable.

3. **Ineligible or Unallowable Costs.** The Sponsor must not include any costs in the project that the FAA has determined to be ineligible or unallowable.

4. **Indirect Costs - Sponsor.** The Sponsor may charge indirect costs under this award by applying the indirect cost rate identified in the project application as accepted by the FAA, to allowable costs for Sponsor direct salaries and wages.

5. **Determining the Final Federal Share of Costs.** The United States' share of allowable project costs will be made in accordance with 49 U.S.C. § 47109, the regulations, policies, and procedures of the Secretary, and any superseding legislation. Final determination of the United States' share will be based upon the final audit of the total amount of allowable project costs and settlement will be made for any upward or downward adjustments to the Federal share of costs.

6. **Completing the Project Without Delay and in Conformance with Requirements.** The Sponsor must carry out and complete the project without undue delays and in accordance with this Agreement, BIL (Public Law 117-58), the regulations, and the Secretary of Transportation's ("Secretary's") policies and procedures. Per 2 CFR § 200.308, the Sponsor agrees to report and request prior FAA approval for any disengagement from performing the project that exceeds three months or a 25 percent reduction in time devoted to the project. The report must include a reason for the project stoppage. The Sponsor also agrees to comply with the grant assurances, which are part of this Agreement.

7. **Amendments or Withdrawals before Grant Acceptance.** The FAA reserves the right to amend or withdraw this offer at any time prior to its acceptance by the Sponsor.

8. **Offer Expiration Date.** This offer will expire and the United States will not be obligated to pay any part of the costs of the project unless this offer has been accepted by the Sponsor on or before September 13, 2023, or such subsequent date as may be prescribed in writing by the FAA.

9. **Improper Use of Federal Funds.** The Sponsor must take all steps, including litigation if necessary, to recover Federal funds spent fraudulently, wastefully, or in violation of Federal antitrust statutes, or misused in any other manner for any project upon which Federal funds have been expended. For the purposes of this Grant Agreement, the term "Federal funds" means funds however used or dispersed by the Sponsor, that were originally paid pursuant to this or any other Federal grant agreement. The Sponsor must obtain the approval of the Secretary as to any determination of the amount of the Federal share of such funds. The Sponsor must return the recovered Federal share, including funds recovered by settlement, order, or judgment, to the Secretary. The Sponsor must furnish to the Secretary, upon request, all documents and records pertaining to the determination of the amount of the Federal share or to any settlement, litigation, negotiation, or other efforts taken to recover such funds. All settlements or other final positions of the Sponsor, in court or otherwise, involving the recovery of such Federal share require advance approval by the Secretary.

10. **United States Not Liable for Damage or Injury.** The United States is not responsible or liable for damage to property or injury to persons which may arise from, or be incident to, compliance with this Grant Agreement.

11. **System for Award Management (SAM) Registration and Unique Entity Identifier (UEI).**

    a. Requirement for System for Award Management (SAM): Unless the Sponsor is exempted from this requirement under 2 CFR § 25.110, the Sponsor must maintain the currency of its information in the SAM until the Sponsor submits the final financial report required under this Grant, or receives the final payment, whichever is later. This requires that the Sponsor review and update the information at least annually after the initial registration and more frequently if required by changes in information or another award term. Additional information about registration procedures may be found at the SAM website (currently at http://www.sam.gov).

    b. Unique entity identifier (UEI) means a 12-character alpha-numeric value used to identify a specific commercial, nonprofit or governmental entity. A UEI may be obtained from SAM.gov at https://sam.gov/content/entity-registration.

12. **Electronic Grant Payment(s).** Unless otherwise directed by the FAA, the Sponsor must make each payment request under this Agreement electronically via the Delphi eInvoicing System for Department of Transportation (DOT) Financial Assistance Awardees.

13. **Informal Letter Amendment of BIL Projects.** If, during the life of the project, the FAA determines that the maximum grant obligation of the United States exceeds the expected needs of the Sponsor by $25,000 or five percent (5%), whichever is greater, the FAA can issue a letter amendment to the Sponsor unilaterally reducing the maximum obligation.

    The FAA can, subject to the availability of Federal funds, also issue a letter to the Sponsor increasing the maximum obligation if there is an overrun in the total actual eligible and allowable project costs to cover the amount of the overrun provided it will not exceed the statutory limitations for grant amendments. The FAA's authority to increase the maximum obligation does not apply to the "planning" component of Condition No. 1, Maximum Obligation.

    The FAA can also issue an informal letter amendment that modifies the grant description to correct administrative errors or to delete work items if the FAA finds it advantageous and in the best interests of the United States.

    An informal letter amendment has the same force and effect as a formal grant amendment.

14. **Air and Water Quality.** The Sponsor is required to comply with all applicable air and water quality standards for all projects in this grant. If the Sponsor fails to comply with this requirement, the FAA may suspend, cancel, or terminate this Grant Agreement.

15. **Financial Reporting and Payment Requirements.** The Sponsor will comply with all Federal financial reporting requirements and payment requirements, including submittal of timely and accurate reports.

16. **Buy American.** Unless otherwise approved in advance by the FAA, in accordance with 49 U.S.C. § 50101, the Sponsor will not acquire or permit any contractor or subcontractor to acquire any steel or manufactured products produced outside the United States to be used for any project for which funds are provided under this Grant. The Sponsor will include a provision implementing Buy American in every contract and subcontract awarded under this Grant.

17. **Build America, Buy American.** The sponsor must comply with the requirements under the Build America, Buy America Act (Public Law 117-58).

18. **Maximum Obligation Increase.** In accordance with 49 U.S.C. § 47108(b)(3), as amended, the maximum obligation of the United States, as stated in Condition No. 1, Maximum Obligation, of this Grant Offer:

    a. May not be increased for a planning project;

    b. May be increased by not more than 15 percent for development projects if funds are available;

    c. May be increased by not more than the greater of the following for a land project, if funds are available:

        1. 15 percent; or

        2. 25 percent of the total increase in allowable project costs attributable to acquiring an interest in the land.

    If the sponsor requests an increase, any eligible increase in funding will be subject to the United States Government share as provided in BIL (Public Law 117-58), or other superseding legislation if applicable, for the fiscal year appropriation with which the increase is funded. The FAA is not responsible for the same Federal share provided herein for any amount increased over the initial grant amount. The FAA may adjust the Federal share as applicable through an informal letter of amendment.

19. **Audits for Sponsors.**

    PUBLIC SPONSORS. The Sponsor must provide for a Single Audit or program-specific audit in accordance with 2 CFR Part 200. The Sponsor must submit the audit reporting package to the Federal Audit Clearinghouse on the Federal Audit Clearinghouse's Internet Data Entry System at http://harvester.census.gov/facweb/. Upon request of the FAA, the Sponsor shall provide one copy of the completed audit to the FAA. Sponsors that expend less than $750,000 in Federal awards and are exempt from Federal audit requirements must make records available for review or audit by the appropriate Federal agency officials, State, and Government Accountability Office. The FAA and other appropriate Federal agencies may request additional information to meet all Federal audit requirements.

20. **Suspension or Debarment.** When entering into a "covered transaction" as defined by 2 CFR § 180.200, the Sponsor must:

    a. Verify the non-Federal entity is eligible to participate in this Federal program by:

        1. Checking the excluded parties list system (EPLS) as maintained within the System for Award Management (SAM) to determine if the non-Federal entity is excluded or disqualified; or

        2. Collecting a certification statement from the non-Federal entity attesting they are not excluded or disqualified from participating; or

        3. Adding a clause or condition to covered transactions attesting the individual or firm are not excluded or disqualified from participating.

    b. Require prime contractors to comply with 2 CFR § 180.330 when entering into lower-tier transactions with their contractors and sub-contractors.

    c. Immediately disclose in writing to the FAA whenever (1) the Sponsor learns they have entered into a covered transaction with an ineligible entity or (2) the Public Sponsor suspends or debars a contractor, person, or entity.

21. **Ban on Texting While Driving.**

    a. In accordance with Executive Order 13513, Federal Leadership on Reducing Text Messaging While Driving, October 1, 2009, and DOT Order 3902.10, Text Messaging While Driving, December 30, 2009, the Sponsor is encouraged to:

        1. Adopt and enforce workplace safety policies to decrease crashes caused by distracted drivers including policies to ban text messaging while driving when performing any work for, or on behalf of, the Federal government, including work relating to a grant or subgrant.

        2. Conduct workplace safety initiatives in a manner commensurate with the size of the business, such as:

            i. Establishment of new rules and programs or re-evaluation of existing programs to prohibit text messaging while driving; and

            ii. Education, awareness, and other outreach to employees about the safety risks associated with texting while driving.

    b. The Sponsor must insert the substance of this clause on banning texting while driving in all subgrants, contracts, and subcontracts funded with this Grant.

22. **Trafficking in Persons.**

    a. *Posting of contact information*.

        1. The Sponsor must post the contact information of the national human trafficking hotline (including options to reach out to the hotline such as through phone, text, or TTY) in all public airport restrooms.

    b. *Provisions applicable to a recipient that is a private entity*.

        1. You as the recipient, your employees, subrecipients under this Grant, and subrecipients' employees may not:

            i. Engage in severe forms of trafficking in persons during the period of time that the Grant and applicable conditions are in effect;

            ii. Procure a commercial sex act during the period of time that the Grant and applicable conditions are in effect; or

            iii. Use forced labor in the performance of the Grant or any subgrants under this Grant.

        2. We as the Federal awarding agency, may unilaterally terminate this Grant, without penalty, if you or a subrecipient that is a private entity –

            i. Is determined to have violated a prohibition in paragraph (a) of this Grant Condition; or

            ii. Has an employee who is determined by the agency official authorized to terminate the Grant to have violated a prohibition in paragraph (a) of this Grant Condition through conduct that is either –

                a) Associated with performance under this Grant; or

                b) Imputed to you or the subrecipient using the standards and due process for imputing the conduct of an individual to an organization that are

provided in 2 CFR Part 180, "OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement)," as implemented by our agency at 2 CFR Part 1200.

c. *Provision applicable to a recipient other than a private entity*. We as the Federal awarding agency may unilaterally terminate this Grant, without penalty, if a subrecipient that is a private entity –

1. Is determined to have violated an applicable prohibition in paragraph (a) of this Grant Condition; or
2. Has an employee who is determined by the agency official authorized to terminate the Grant to have violated an applicable prohibition in paragraph (a) of this Grant Condition through conduct that is either –
    i. Associated with performance under this Grant; or
    ii. Imputed to the subrecipient using the standards and due process for imputing the conduct of an individual to an organization that are provided in 2 CFR Part 180, "OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement)," as implemented by our agency at 2 CFR Part 1200.

d. *Provisions applicable to any recipient*.

1. You must inform us immediately of any information you receive from any source alleging a violation of a prohibition in paragraph (a) of this Grant Condition.
2. Our right to terminate unilaterally that is described in paragraph (a) or (b) of this Grant Condition:
    i. Implements section 106(g) of the Trafficking Victims Protection Act of 2000 (TVPA), as amended [22 U.S.C. § 7104(g)], and
    ii. Is in addition to all other remedies for noncompliance that are available to us under this Grant.
3. You must include the requirements of paragraph (a) of this Grant Condition in any subgrant you make to a private entity.

e. *Definitions*. For purposes of this Grant Condition:

1. "Employee" means either:
    i. An individual employed by you or a subrecipient who is engaged in the performance of the project or program under this Grant; or
    ii. Another person engaged in the performance of the project or program under this Grant and not compensated by you including, but not limited to, a volunteer or individual whose services are contributed by a third party as an in-kind contribution toward cost sharing or matching requirements.
2. "Force labor" means labor obtained by any of the following methods: the recruitment, harboring, transportation, provision, or obtaining of a person for labor or services, through the use of force, fraud, or coercion for the purpose of subjection to involuntary servitude, peonage, debt bondage, or slavery.

3. "Private entity":

    i. Means any entity other than a State, local government, Indian tribe, or foreign public entity, as those terms are defined in 2 CFR § 175.25.

    ii. Includes:

    a) A nonprofit organization, including any nonprofit institute of higher education, hospital, or tribal organization other than one included in the definition of Indian tribe at 2 CFR § 175.25(b).

    b) A for-profit organization.

4. "Severe forms of trafficking in persons," "commercial sex act," and "coercion" have the meanings given at section 103 of the TVPA, as amended (22 U.S.C. § 7102).

23. **BIL Funded Work Included in a PFC Application.** Within 120 days of acceptance of this Grant Agreement, the Sponsor must submit to the FAA an amendment to any approved Passenger Facility Charge (PFC) application that contains an approved PFC project also covered under this Grant Agreement as described in the project application. The airport sponsor may not make any expenditure under this Grant Agreement until project work addressed under this Grant Agreement is removed from an approved PFC application by amendment.

24. **Exhibit "A" Property Map.** The Exhibit "A" Property Map dated 1/25/11, is incorporated herein by reference or is submitted with the project application and made part of this Grant Agreement.

25. **Employee Protection from Reprisal.**

    a. Prohibition of Reprisals

    1. In accordance with 41 U.S.C. § 4712, an employee of a Sponsor, grantee, subgrantee, contractor, or subcontractor may not be discharged, demoted, or otherwise discriminated against as a reprisal for disclosing to a person or body described in sub-paragraph (a)(2) below, information that the employee reasonably believes is evidence of:

        i. Gross mismanagement of a Federal grant;
        ii. Gross waste of Federal funds;
        iii. An abuse of authority relating to implementation or use of Federal funds;
        iv. A substantial and specific danger to public health or safety; or
        v. A violation of law, rule, or regulation related to a Federal grant.

    2. Persons and bodies covered. The persons and bodies to which a disclosure by an employee is covered are as follows:

        i. A member of Congress or a representative of a committee of Congress;
        ii. An Inspector General;
        iii. The Government Accountability Office;
        iv. A Federal employee responsible for contract or grant oversight or management at the relevant agency;
        v. A court or grand jury;
        vi. A management official or other employee of the Sponsor, contractor, or subcontractor who has the responsibility to investigate, discover, or address misconduct; or

vii. An authorized official of the Department of Justice or other law enforcement agency.

b. Investigation of Complaints.

1. Submission of Complaint. A person who believes that they have been subjected to a reprisal prohibited by paragraph (a) of this Condition may submit a complaint regarding the reprisal to the Office of Inspector General (OIG) for the U.S. Department of Transportation.

2. Time Limitation for Submittal of a Complaint. A complaint may not be brought under this subsection more than three years after the date on which the alleged reprisal took place.

3. Required Actions of the Inspector General. Actions, limitations, and exceptions of the Inspector General's office are established under 41 U.S.C. § 4712(b).

c. Remedy and Enforcement Authority.

1. Assumption of Rights to Civil Remedy. Upon receipt of an explanation of a decision not to conduct or continue an investigation by the OIG, the person submitting a complaint assumes the right to a civil remedy under 41 U.S.C. § 4712(c)(2).

26. **Prohibited Telecommunications.** Sponsor agrees to comply with mandatory standards and policies relating to use and procurement of certain telecommunications and video surveillance services or equipment in compliance with the National Defense Authorization Act [Public Law 115-232 § 889(f)(1)] and 2 CFR § 200.216.

SPECIAL CONDITIONS

27. **Disadvantaged Business Enterprise (DBE)/Airport Concessions Disadvantaged Business Enterprise (ACDBE) Program.** The Sponsor understands and agrees that the FAA will not make nor be obligated to make any payments on this Grant until the Sponsor has received from the FAA Office of Civil Rights approval of its DBE Program (reflecting compliance with 49 CFR Part 26), and, if applicable, its ACDBE program (reflecting compliance with 49 CFR Part 23).

28. **Wildlife Fence.** The Sponsor understands that the fence is being installed to prevent wildlife from entering the airfield. The Sponsor agrees that it will maintain the integrity of the fence for its useful life, but no less than 20 years from the date of this Grant was issued. The Sponsor understands that maintenance of the fence includes repair of damage to the fence or gates due to any reason.

29. **Buy American Executive Orders.** The Sponsor agrees to abide by applicable Executive Orders in effect at the time this Grant Agreement is executed, including Executive Order 14005, Ensuring the Future Is Made in All of America by All of America's Workers.

The Sponsor's acceptance of this Offer and ratification and adoption of the Project Application incorporated herein shall be evidenced by execution of this instrument by the Sponsor, as hereinafter provided, and this Offer and Acceptance shall comprise a Grant Agreement, constituting the contractual obligations and rights of the United States and the Sponsor with respect to the accomplishment of the Project and compliance with the Grant Assurances, terms, and conditions as provided herein. Such Grant Agreement shall become effective upon the Sponsor's acceptance of this Offer.

Please read the following information: By signing this document, you are agreeing that you have reviewed the following consumer disclosure information and consent to transact business using electronic communications, to receive notices and disclosures electronically, and to utilize electronic signatures in lieu of using paper documents. You are not required to receive notices and disclosures or sign documents electronically. If you prefer not to do so, you may request to receive paper copies and withdraw your consent at any time.

I declare under penalty of perjury that the foregoing is true and correct.[1]

UNITED STATES OF AMERICA
FEDERAL AVIATION ADMINISTRATION

Glenn Boles
Glenn Boles (Aug 2, 2023 15:36 CDT)

(Signature)

Glenn Boles

(Typed Name)

Manager, AR/OK Airports District Office

(Title of FAA Official)

[1] Knowingly and willfully providing false information to the Federal government is a violation of 18 U.S.C. § 1001 (False Statements) and could subject you to fines, imprisonment, or both.

Part II - Acceptance

The Sponsor does hereby ratify and adopt all assurances, statements, representations, warranties, covenants, and agreements contained in the Project Application and incorporated materials referred to in the foregoing Offer, and does hereby accept this Offer and by such acceptance agrees to comply with all of the Grant Assurances, terms, and conditions in this Offer and in the Project Application.

Please read the following information: By signing this document, you are agreeing that you have reviewed the following consumer disclosure information and consent to transact business using electronic communications, to receive notices and disclosures electronically, and to utilize electronic signatures in lieu of using paper documents. You are not required to receive notices and disclosures or sign documents electronically. If you prefer not to do so, you may request to receive paper copies and withdraw your consent at any time.

I declare under penalty of perjury that the foregoing is true and correct.[2]

Dated August 3, 2023

City of Fayetteville

(Name of Sponsor)

Lioneld Jordan

Lioneld Jordan (Aug 3, 2023 11:04 CDT)

(Signature of Sponsor's Authorized Official)

By: Lioneld Jordan

(Typed Name of Sponsor's Authorized Official)

Title: Mayor

(Title of Sponsor's Authorized Official)

[2] Knowingly and willfully providing false information to the Federal government is a violation of 18 U.S.C. § 1001 (False Statements) and could subject you to fines, imprisonment, or both.

CERTIFICATE OF SPONSOR'S ATTORNEY

I, Kit Williams , acting as Attorney for the Sponsor do hereby certify:

That in my opinion the Sponsor is empowered to enter into the foregoing Grant Agreement under the laws of the State of __Arkansas__. Further, I have examined the foregoing Grant Agreement and the actions taken by said Sponsor and Sponsor's official representative, who has been duly authorized to execute this Grant Agreement, which is in all respects due and proper and in accordance with the laws of the said State; the Infrastructure Investment and Jobs Act (Public Law 117-58) of 2021 referred to as the Bipartisan Infrastructure Law (BIL), Division J, Title VIII; and the representations contained in the Project Application. In addition, for grants involving projects to be carried out on property not owned by the Sponsor, there are no legal impediments that will prevent full performance by the Sponsor. Further, it is my opinion that the said Grant Agreement constitutes a legal and binding obligation of the Sponsor in accordance with the terms thereof.

Please read the following information: By signing this document, you are agreeing that you have reviewed the following consumer disclosure information and consent to transact business using electronic communications, to receive notices and disclosures electronically, and to utilize electronic signatures in lieu of using paper documents. You are not required to receive notices and disclosures or sign documents electronically. If you prefer not to do so, you may request to receive paper copies and withdraw your consent at any time.

I declare under penalty of perjury that the foregoing is true and correct.[3]

Dated at September 5, 2023

By: Kit Williams
Kit Williams (Sep 5, 2023 16:52 CDT)

(Signature of Sponsor's Attorney)

[3] Knowingly and willfully providing false information to the Federal government is a violation of 18 U.S.C. § 1001 (False Statements) and could subject you to fines, imprisonment, or both.

ASSURANCES

AIRPORT SPONSORS

A. General.

1. These assurances shall be complied with in the performance of grant agreements for airport development, airport planning, and noise compatibility program grants for airport sponsors.
2. These assurances are required to be submitted as part of the project application by sponsors requesting funds under the provisions of Public Law 117-58, Division J, Title VIII, as amended. As used herein, the term "public agency sponsor" means a public agency with control of a public-use airport; the term "private sponsor" means a private owner of a public-use airport; and the term "sponsor" includes both public agency sponsors and private sponsors.
3. Upon acceptance of this grant offer by the sponsor, these assurances are incorporated in and become part of this Grant Agreement.

B. Duration and Applicability.

1. **Airport development or Noise Compatibility Program Projects Undertaken by a Public Agency Sponsor.**

   The terms, conditions and assurances of this Grant Agreement shall remain in full force and effect throughout the useful life of the facilities developed or equipment acquired for an airport development or noise compatibility program project, or throughout the useful life of the project items installed within a facility under a noise compatibility program project, but in any event not to exceed twenty (20) years from the date of acceptance of a grant offer of Federal funds for the project. However, there shall be no limit on the duration of the assurances regarding Exclusive Rights and Airport Revenue so long as the airport is used as an airport. There shall be no limit on the duration of the terms, conditions, and assurances with respect to real property acquired with federal funds. Furthermore, the duration of the Civil Rights assurance shall be specified in the assurances.

2. **Airport Development or Noise Compatibility Projects Undertaken by a Private Sponsor.**

   The preceding paragraph (1) also applies to a private sponsor except that the useful life of project items installed within a facility or the useful life of the facilities developed or equipment acquired under an airport development or noise compatibility program project shall be no less than ten (10) years from the date of acceptance of Federal aid for the project.

3. **Airport Planning Undertaken by a Sponsor.**

   Unless otherwise specified in this Grant Agreement, only Assurances 1, 2, 3, 5, 6, 13, 18, 23, 25, 30, 32, 33, 34, and 37 in Section C apply to planning projects. The terms, conditions, and assurances of this Grant Agreement shall remain in full force and effect during the life of the project; there shall be no limit on the duration of the assurances regarding Exclusive Rights and Airport Revenue so long as the airport is used as an airport.

C. Sponsor Certification.

The sponsor hereby assures and certifies, with respect to this grant that:

1. General Federal Requirements

It will comply with all applicable Federal laws, regulations, executive orders, policies, guidelines, and requirements as they relate to the application, acceptance, and use of Federal funds for this Grant including but not limited to the following:

FEDERAL LEGISLATION

a. 49, U.S.C. subtitle VII, as amended.

b. Davis-Bacon Act, as amended — 40 U.S.C. §§ 3141-3144, 3146, and 3147, et seq.[1]

c. Federal Fair Labor Standards Act - 29 U.S.C. § 201, et seq.

d. Hatch Act – 5 U.S.C. § 1501, et seq.[2]

e. Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 U.S.C. § 4601, et seq.[1], [2]

f. National Historic Preservation Act of 1966 – Section 106 - 54 U.S.C. § 306108.1.[1]

g. Archeological and Historic Preservation Act of 1974 - 54 U.S.C. § 312501, et seq.[1]

h. Native Americans Grave Repatriation Act - 25 U.S.C. § 3001, et seq.

i. Clean Air Act, P.L. 90-148, as amended - 42 U.S.C. § 7401, et seq.

j. Coastal Zone Management Act, P.L. 92-583, as amended - 16 U.S.C. § 1451, et seq.

k. Flood Disaster Protection Act of 1973 – Section 102(a) - 42 U.S.C. § 4012a.[1]

l. 49 U.S.C. § 303, (formerly known as Section 4(f))

m. Rehabilitation Act of 1973 - 29 U.S.C. § 794.

n. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252) (prohibits discrimination on the basis of race, color, national origin);

o. Americans with Disabilities Act of 1990, as amended, (42 U.S.C. § 12101 et seq.) (prohibits discrimination on the basis of disability).

p. Age Discrimination Act of 1975 - 42 U.S.C. § 6101, et seq.

q. American Indian Religious Freedom Act, P.L. 95-341, as amended.

r. Architectural Barriers Act of 1968, as amended - 42 U.S.C. § 4151, et seq.[1]

s. Powerplant and Industrial Fuel Use Act of 1978 – Section 403 - 42 U.S.C. § 8373.[1]

t. Contract Work Hours and Safety Standards Act - 40 U.S.C. § 3701, et seq.[1]

u. Copeland Anti-kickback Act - 18 U.S.C. § 874.[1]

v. National Environmental Policy Act of 1969 - 42 U.S.C. § 4321, et seq.[1]

w. Wild and Scenic Rivers Act, P.L. 90-542, as amended – 16 U.S.C. § 1271, et seq.

x. Single Audit Act of 1984 - 31 U.S.C. § 7501, et seq.[2]

y. Drug-Free Workplace Act of 1988 - 41 U.S.C. §§ 8101 through 8105.

z. The Federal Funding Accountability and Transparency Act of 2006, as amended (Pub. L. 109-282, as amended by section 6202 of Pub. L. 110-252).

aa. Civil Rights Restoration Act of 1987, P.L. 100-259.

bb. Build America, Buy America Act, P.L. 117-58, Title IX.

EXECUTIVE ORDERS

a. Executive Order 11246 – Equal Employment Opportunity[1]

b. Executive Order 11990 – Protection of Wetlands

c. Executive Order 11998 – Flood Plain Management

d. Executive Order 12372 – Intergovernmental Review of Federal Programs

e. Executive Order 12699 – Seismic Safety of Federal and Federally Assisted New Building Construction[1]

f. Executive Order 12898 – Environmental Justice

g. Executive Order 13166 – Improving Access to Services for Persons with Limited English Proficiency

h. Executive Order 13985 – Executive Order on Advancing Racial Equity and Support for Underserved Communities Through the Federal Government

i. Executive Order 13988 – Preventing and Combating Discrimination on the Basis of Gender Identity or Sexual Orientation

j. Executive Order 14005 – Ensuring the Future is Made in all of America by All of America's Workers

k. Executive Order 14008 – Tackling the Climate Crisis at Home and Abroad

FEDERAL REGULATIONS

a. 2 CFR Part 180 – OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement).

b. 2 CFR Part 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. [4, 5]

c. 2 CFR Part 1200 – Nonprocurement Suspension and Debarment.

d. 14 CFR Part 13 – Investigative and Enforcement Procedures.

e. 14 CFR Part 16 – Rules of Practice for Federally-Assisted Airport Enforcement Proceedings.

f. 14 CFR Part 150 – Airport Noise Compatibility Planning.

g. 28 CFR Part 35 – Nondiscrimination on the Basis of Disability in State and Local Government Services.

h. 28 CFR § 50.3 – U.S. Department of Justice Guidelines for the Enforcement of Title VI of the Civil Rights Act of 1964.

i. 29 CFR Part 1 – Procedures for Predetermination of Wage Rates.[1]

j. 29 CFR Part 3 – Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States.[1]

k. 29 CFR Part 5 – Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction (Also Labor Standards Provisions Applicable to Nonconstruction Contracts Subject to the Contract Work Hours and Safety Standards Act).[1]

l. 41 CFR Part 60 – Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor (Federal and Federally-assisted contracting requirements).[1]

m. 49 CFR Part 20 – New Restrictions on Lobbying.

n. 49 CFR Part 21 – Nondiscrimination in Federally-Assisted Programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964.

o. 49 CFR Part 23 – Participation by Disadvantage Business Enterprise in Airport Concessions.

p. 49 CFR Part 24 – Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally-Assisted Programs.[1, 2]

q. 49 CFR Part 26 – Participation by Disadvantaged Business Enterprises in Department of Transportation Financial Assistance Programs.

r. 49 CFR Part 27 – Nondiscrimination on the Basis of Disability in Programs or Activities Receiving Federal Financial Assistance.[1]

s. 49 CFR Part 28 – Enforcement of Nondiscrimination on the Basis of Handicap in Programs or Activities Conducted by the Department of Transportation.

t. 49 CFR Part 30 – Denial of Public Works Contracts to Suppliers of Goods and Services of Countries That Deny Procurement Market Access to U.S. Contractors.

u. 49 CFR Part 32 – Governmentwide Requirements for Drug-Free Workplace (Financial Assistance).

v. 49 CFR Part 37 – Transportation Services for Individuals with Disabilities (ADA).

w. 49 CFR Part 38 – Americans with Disabilities Act (ADA) Accessibility Specifications for Transportation Vehicles.

x. 49 CFR Part 41 – Seismic Safety.

FOOTNOTES TO ASSURANCE (C)(1)

[1] These laws do not apply to airport planning sponsors.
[2] These laws do not apply to private sponsors.
[3] 2 CFR Part 200 contains requirements for State and Local Governments receiving Federal assistance. Any requirement levied upon State and Local Governments by this regulation shall apply where applicable to private sponsors receiving Federal assistance under Title 49, United States Code.
[4] Cost principles established in 2 CFR part 200 subpart E must be used as guidelines for determining the eligibility of specific types of expenses.
[5] Audit requirements established in 2 CFR part 200 subpart F are the guidelines for audits.

SPECIFIC ASSURANCES

Specific assurances required to be included in grant agreements by any of the above laws, regulations or circulars are incorporated by reference in this Grant Agreement.

2. Responsibility and Authority of the Sponsor.

a. Public Agency Sponsor:

It has legal authority to apply for this Grant, and to finance and carry out the proposed project; that a resolution, motion or similar action has been duly adopted or passed as an official act of the applicant's governing body authorizing the filing of the application, including all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.

b. Private Sponsor:

It has legal authority to apply for this Grant and to finance and carry out the proposed project and comply with all terms, conditions, and assurances of this Grant Agreement. It shall designate an official representative and shall in writing direct and authorize that person to file this application, including all understandings and assurances contained therein; to act in connection with this application; and to provide such additional information as may be required.

3. Sponsor Fund Availability.

It has sufficient funds available for that portion of the project costs which are not to be paid by the United States. It has sufficient funds available to assure operation and maintenance of items funded under this Grant Agreement which it will own or control.

4. Good Title.

a. It, a public agency or the Federal government, holds good title, satisfactory to the Secretary, to the landing area of the airport or site thereof, or will give assurance satisfactory to the Secretary that good title will be acquired.

b. For noise compatibility program projects to be carried out on the property of the sponsor, it holds good title satisfactory to the Secretary to that portion of the property upon which Federal funds will be expended or will give assurance to the Secretary that good title will be obtained.

5. Preserving Rights and Powers.

a. It will not take or permit any action which would operate to deprive it of any of the rights and powers necessary to perform any or all of the terms, conditions, and assurances in this Grant Agreement without the written approval of the Secretary, and will act promptly to acquire, extinguish or modify any outstanding rights or claims of right of others which would interfere with such performance by the sponsor. This shall be done in a manner acceptable to the Secretary.

b. Subject to the FAA Act of 2018, Public Law 115-254, Section 163, it will not sell, lease, encumber, or otherwise transfer or dispose of any part of its title or other interests in the property shown on Exhibit A to this application or, for a noise compatibility program project, that portion of the property upon which Federal funds have been expended, for the duration of the terms, conditions, and assurances in this Grant Agreement without approval by the Secretary. If the transferee is found by the Secretary to be eligible under Title 49, United States Code, to assume the obligations of this Grant Agreement and to have the power, authority, and financial resources to carry out all such obligations, the sponsor shall insert in the contract or

document transferring or disposing of the sponsor's interest, and make binding upon the transferee all of the terms, conditions, and assurances contained in this Grant Agreement.

c. For all noise compatibility program projects which are to be carried out by another unit of local government or are on property owned by a unit of local government other than the sponsor, it will enter into an agreement with that government. Except as otherwise specified by the Secretary, that agreement shall obligate that government to the same terms, conditions, and assurances that would be applicable to it if it applied directly to the FAA for a grant to undertake the noise compatibility program project. That agreement and changes thereto must be satisfactory to the Secretary. It will take steps to enforce this agreement against the local government if there is substantial non-compliance with the terms of the agreement.

d. For noise compatibility program projects to be carried out on privately owned property, it will enter into an agreement with the owner of that property which includes provisions specified by the Secretary. It will take steps to enforce this agreement against the property owner whenever there is substantial non-compliance with the terms of the agreement.

e. If the sponsor is a private sponsor, it will take steps satisfactory to the Secretary to ensure that the airport will continue to function as a public-use airport in accordance with these assurances for the duration of these assurances.

f. If an arrangement is made for management and operation of the airport by any agency or person other than the sponsor or an employee of the sponsor, the sponsor will reserve sufficient rights and authority to ensure that the airport will be operated and maintained in accordance with Title 49, United States Code, the regulations and the terms, conditions and assurances in this Grant Agreement and shall ensure that such arrangement also requires compliance therewith.

g. Sponsors of commercial service airports will not permit or enter into any arrangement that results in permission for the owner or tenant of a property used as a residence, or zoned for residential use, to taxi an aircraft between that property and any location on airport. Sponsors of general aviation airports entering into any arrangement that results in permission for the owner of residential real property adjacent to or near the airport must comply with the requirements of 49 U.S.C. § 47107(s) and the sponsor assurances.

6. Consistency with Local Plans.

The project is reasonably consistent with plans (existing at the time of submission of this application) of public agencies that are authorized by the State in which the project is located to plan for the development of the area surrounding the airport.

7. Consideration of Local Interest.

It has given fair consideration to the interest of communities in or near where the project may be located.

8. Consultation with Users.

In making a decision to undertake any airport development project under Title 49, United States Code, it has undertaken reasonable consultations with affected parties using the airport at which project is proposed.

9. Public Hearings.

In projects involving the location of an airport, an airport runway, or a major runway extension, it has afforded the opportunity for public hearings for the purpose of considering the economic, social, and environmental effects of the airport or runway location and its consistency with goals and objectives of such planning as has been carried out by the community and it shall, when requested by the Secretary, submit a copy of the transcript of such hearings to the Secretary. Further, for such projects, it has on its management board either voting representation from the communities where the project is located or has advised the communities that they have the right to petition the Secretary concerning a proposed project.

10. Metropolitan Planning Organization.

In projects involving the location of an airport, an airport runway, or a major runway extension at a medium or large hub airport, the sponsor has made available to and has provided upon request to the metropolitan planning organization in the area in which the airport is located, if any, a copy of the proposed amendment to the airport layout plan to depict the project and a copy of any airport master plan in which the project is described or depicted.

11. Pavement Preventive Maintenance.

With respect to a project approved after January 1, 1995, for the replacement or reconstruction of pavement at the airport, it assures or certifies that it has implemented an effective airport pavement maintenance-management program and it assures that it will use such program for the useful life of any pavement constructed, reconstructed or repaired with Federal financial assistance at the airport. It will provide such reports on pavement condition and pavement management programs as the Secretary determines may be useful.

12. Terminal Development Prerequisites.

For projects which include terminal development at a public use airport, as defined in Title 49, it has, on the date of submittal of the project grant application, all the safety equipment required for certification of such airport under 49 U.S.C. § 44706, and all the security equipment required by rule or regulation, and has provided for access to the passenger enplaning and deplaning area of such airport to passengers enplaning and deplaning from aircraft other than air carrier aircraft.

13. Accounting System, Audit, and Record Keeping Requirements.

a. It shall keep all project accounts and records which fully disclose the amount and disposition by the recipient of the proceeds of this Grant, the total cost of the project in connection with which this Grant is given or used, and the amount or nature of that portion of the cost of the project supplied by other sources, and such other financial records pertinent to the project. The accounts and records shall be kept in accordance with an accounting system that will facilitate an effective audit in accordance with the Single Audit Act of 1984.

b. It shall make available to the Secretary and the Comptroller General of the United States, or any of their duly authorized representatives, for the purpose of audit and examination, any books, documents, papers, and records of the recipient that are pertinent to this Grant. The Secretary may require that an appropriate audit be conducted by a recipient. In any case in which an independent audit is made of the accounts of a sponsor relating to the disposition of the proceeds of a grant or relating to the project in connection with which this Grant was given or used, it shall file a certified copy of such audit with the Comptroller General of the United

States not later than six (6) months following the close of the fiscal year for which the audit was made.

14. Minimum Wage Rates.

It shall include, in all contracts in excess of $2,000 for work on any projects funded under this Grant Agreement which involve labor, provisions establishing minimum rates of wages, to be predetermined by the Secretary of Labor under 40 U.S.C. §§ 3141-3144, 3146, and 3147, Public Building, Property, and Works), which contractors shall pay to skilled and unskilled labor, and such minimum rates shall be stated in the invitation for bids and shall be included in proposals or bids for the work.

15. Veteran's Preference.

It shall include in all contracts for work on any project funded under this Grant Agreement which involve labor, such provisions as are necessary to insure that, in the employment of labor (except in executive, administrative, and supervisory positions), preference shall be given to Vietnam era veterans, Persian Gulf veterans, Afghanistan-Iraq war veterans, disabled veterans, and small business concerns owned and controlled by disabled veterans as defined in 49 U.S.C. § 47112. However, this preference shall apply only where the individuals are available and qualified to perform the work to which the employment relates.

16. Conformity to Plans and Specifications.

It will execute the project subject to plans, specifications, and schedules approved by the Secretary. Such plans, specifications, and schedules shall be submitted to the Secretary prior to commencement of site preparation, construction, or other performance under this Grant Agreement, and, upon approval of the Secretary, shall be incorporated into this Grant Agreement. Any modification to the approved plans, specifications, and schedules shall also be subject to approval of the Secretary, and incorporated into this Grant Agreement.

17. Construction Inspection and Approval.

It will provide and maintain competent technical supervision at the construction site throughout the project to assure that the work conforms to the plans, specifications, and schedules approved by the Secretary for the project. It shall subject the construction work on any project contained in an approved project application to inspection and approval by the Secretary and such work shall be in accordance with regulations and procedures prescribed by the Secretary. Such regulations and procedures shall require such cost and progress reporting by the sponsor or sponsors of such project as the Secretary shall deem necessary.

18. Planning Projects.

In carrying out planning projects:

a. It will execute the project in accordance with the approved program narrative contained in the project application or with the modifications similarly approved.

b. It will furnish the Secretary with such periodic reports as required pertaining to the planning project and planning work activities.

c. It will include in all published material prepared in connection with the planning project a notice that the material was prepared under a grant provided by the United States.

d. It will make such material available for examination by the public, and agrees that no material prepared with funds under this project shall be subject to copyright in the United States or any other country.

e. It will give the Secretary unrestricted authority to publish, disclose, distribute, and otherwise use any of the material prepared in connection with this grant.

f. It will grant the Secretary the right to disapprove the sponsor's employment of specific consultants and their subcontractors to do all or any part of this project as well as the right to disapprove the proposed scope and cost of professional services.

g. It will grant the Secretary the right to disapprove the use of the sponsor's employees to do all or any part of the project.

h. It understands and agrees that the Secretary's approval of this project grant or the Secretary's approval of any planning material developed as part of this grant does not constitute or imply any assurance or commitment on the part of the Secretary to approve any pending or future application for a Federal airport grant.

19. Operation and Maintenance.

a. The airport and all facilities which are necessary to serve the aeronautical users of the airport, other than facilities owned or controlled by the United States, shall be operated at all times in a safe and serviceable condition and in accordance with the minimum standards as may be required or prescribed by applicable Federal, state and local agencies for maintenance and operation. It will not cause or permit any activity or action thereon which would interfere with its use for airport purposes. It will suitably operate and maintain the airport and all facilities thereon or connected therewith, with due regard to climatic and flood conditions. Any proposal to temporarily close the airport for non-aeronautical purposes must first be approved by the Secretary. In furtherance of this assurance, the sponsor will have in effect arrangements for:

1. Operating the airport's aeronautical facilities whenever required;

2. Promptly marking and lighting hazards resulting from airport conditions, including temporary conditions; and

3. Promptly notifying aviators of any condition affecting aeronautical use of the airport. Nothing contained herein shall be construed to require that the airport be operated for aeronautical use during temporary periods when snow, flood, or other climatic conditions interfere with such operation and maintenance. Further, nothing herein shall be construed as requiring the maintenance, repair, restoration, or replacement of any structure or facility which is substantially damaged or destroyed due to an act of God or other condition or circumstance beyond the control of the sponsor.

b. It will suitably operate and maintain noise compatibility program items that it owns or controls upon which Federal funds have been expended.

20. Hazard Removal and Mitigation.

It will take appropriate action to assure that such terminal airspace as is required to protect instrument and visual operations to the airport (including established minimum flight altitudes) will be adequately cleared and protected by removing, lowering, relocating, marking, or lighting or otherwise mitigating existing airport hazards and by preventing the establishment or creation of future airport hazards.

21. Compatible Land Use.

It will take appropriate action, to the extent reasonable, including the adoption of zoning laws, to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft. In addition, if the project is for noise compatibility program implementation, it will not cause or permit any change in land use, within its jurisdiction, that will reduce its compatibility, with respect to the airport, of the noise compatibility program measures upon which Federal funds have been expended.

22. Economic Nondiscrimination.

a. It will make the airport available as an airport for public use on reasonable terms and without unjust discrimination to all types, kinds and classes of aeronautical activities, including commercial aeronautical activities offering services to the public at the airport.

b. In any agreement, contract, lease, or other arrangement under which a right or privilege at the airport is granted to any person, firm, or corporation to conduct or to engage in any aeronautical activity for furnishing services to the public at the airport, the sponsor will insert and enforce provisions requiring the contractor to:

   1. Furnish said services on a reasonable, and not unjustly discriminatory, basis to all users thereof, and

   2. Charge reasonable, and not unjustly discriminatory, prices for each unit or service, provided that the contractor may be allowed to make reasonable and nondiscriminatory discounts, rebates, or other similar types of price reductions to volume purchasers.

c. Each fixed-based operator at the airport shall be subject to the same rates, fees, rentals, and other charges as are uniformly applicable to all other fixed-based operators making the same or similar uses of such airport and utilizing the same or similar facilities.

d. Each air carrier using such airport shall have the right to service itself or to use any fixed-based operator that is authorized or permitted by the airport to serve any air carrier at such airport.

e. Each air carrier using such airport (whether as a tenant, non-tenant, or subtenant of another air carrier tenant) shall be subject to such nondiscriminatory and substantially comparable rules, regulations, conditions, rates, fees, rentals, and other charges with respect to facilities directly and substantially related to providing air transportation as are applicable to all such air carriers which make similar use of such airport and utilize similar facilities, subject to reasonable classifications such as tenants or non-tenants and signatory carriers and non-signatory carriers. Classification or status as tenant or signatory shall not be unreasonably withheld by any airport provided an air carrier assumes obligations substantially similar to those already imposed on air carriers in such classification or status.

f. It will not exercise or grant any right or privilege which operates to prevent any person, firm, or corporation operating aircraft on the airport from performing any services on its own aircraft with its own employees (including, but not limited to maintenance, repair, and fueling) that it may choose to perform.

g. In the event the sponsor itself exercises any of the rights and privileges referred to in this assurance, the services involved will be provided on the same conditions as would apply to the furnishing of such services by commercial aeronautical service providers authorized by the sponsor under these provisions.

h. The sponsor may establish such reasonable, and not unjustly discriminatory, conditions to be met by all users of the airport as may be necessary for the safe and efficient operation of the airport.

i. The sponsor may prohibit or limit any given type, kind or class of aeronautical use of the airport if such action is necessary for the safe operation of the airport or necessary to serve the civil aviation needs of the public.

23. Exclusive Rights.

It will permit no exclusive right for the use of the airport by any person providing, or intending to provide, aeronautical services to the public. For purposes of this paragraph, the providing of the services at an airport by a single fixed-based operator shall not be construed as an exclusive right if both of the following apply:

a. It would be unreasonably costly, burdensome, or impractical for more than one fixed-based operator to provide such services, and

b. If allowing more than one fixed-based operator to provide such services would require the reduction of space leased pursuant to an existing agreement between such single fixed-based operator and such airport. It further agrees that it will not, either directly or indirectly, grant or permit any person, firm, or corporation, the exclusive right at the airport to conduct any aeronautical activities, including, but not limited to charter flights, pilot training, aircraft rental and sightseeing, aerial photography, crop dusting, aerial advertising and surveying, air carrier operations, aircraft sales and services, sale of aviation petroleum products whether or not conducted in conjunction with other aeronautical activity, repair and maintenance of aircraft, sale of aircraft parts, and any other activities which because of their direct relationship to the operation of aircraft can be regarded as an aeronautical activity, and that it will terminate any exclusive right to conduct an aeronautical activity now existing at such an airport before the grant of any assistance under Title 49, United States Code.

24. Fee and Rental Structure.

It will maintain a fee and rental structure for the facilities and services at the airport which will make the airport as self-sustaining as possible under the circumstances existing at the particular airport, taking into account such factors as the volume of traffic and economy of collection. No part of the Federal share of an airport development, airport planning or noise compatibility project for which a Grant is made under Title 49, United States Code, the Airport and Airway Improvement Act of 1982, the Federal Airport Act or the Airport and Airway Development Act of 1970 shall be included in the rate basis in establishing fees, rates, and charges for users of that airport.

25. Airport Revenues.

a. All revenues generated by the airport and any local taxes on aviation fuel established after December 30, 1987, will be expended by it for the capital or operating costs of the airport; the local airport system; or other local facilities which are owned or operated by the owner or operator of the airport and which are directly and substantially related to the actual air transportation of passengers or property; or for noise mitigation purposes on or off the airport. The following exceptions apply to this paragraph:

1. If covenants or assurances in debt obligations issued before September 3, 1982, by the owner or operator of the airport, or provisions enacted before September 3, 1982, in governing statutes controlling the owner or operator's financing, provide for the use of the

revenues from any of the airport owner or operator's facilities, including the airport, to support not only the airport but also the airport owner or operator's general debt obligations or other facilities, then this limitation on the use of all revenues generated by the airport (and, in the case of a public airport, local taxes on aviation fuel) shall not apply.

2. If the Secretary approves the sale of a privately owned airport to a public sponsor and provides funding for any portion of the public sponsor's acquisition of land, this limitation on the use of all revenues generated by the sale shall not apply to certain proceeds from the sale. This is conditioned on repayment to the Secretary by the private owner of an amount equal to the remaining unamortized portion (amortized over a 20-year period) of any airport improvement grant made to the private owner for any purpose other than land acquisition on or after October 1, 1996, plus an amount equal to the federal share of the current fair market value of any land acquired with an airport improvement grant made to that airport on or after October 1, 1996.

3. Certain revenue derived from or generated by mineral extraction, production, lease, or other means at a general aviation airport (as defined at 49 U.S.C. § 47102), if the FAA determines the airport sponsor meets the requirements set forth in Section 813 of Public Law 112-95.

b. As part of the annual audit required under the Single Audit Act of 1984, the sponsor will direct that the audit will review, and the resulting audit report will provide an opinion concerning, the use of airport revenue and taxes in paragraph (a), and indicating whether funds paid or transferred to the owner or operator are paid or transferred in a manner consistent with Title 49, United States Code and any other applicable provision of law, including any regulation promulgated by the Secretary or Administrator.

26. Reports and Inspections.

It will:

a. submit to the Secretary such annual or special financial and operations reports as the Secretary may reasonably request and make such reports available to the public; make available to the public at reasonable times and places a report of the airport budget in a format prescribed by the Secretary;

b. for airport development projects, make the airport and all airport records and documents affecting the airport, including deeds, leases, operation and use agreements, regulations and other instruments, available for inspection by any duly authorized agent of the Secretary upon reasonable request;

c. for noise compatibility program projects, make records and documents relating to the project and continued compliance with the terms, conditions, and assurances of this Grant Agreement including deeds, leases, agreements, regulations, and other instruments, available for inspection by any duly authorized agent of the Secretary upon reasonable request; and

d. in a format and time prescribed by the Secretary, provide to the Secretary and make available to the public following each of its fiscal years, an annual report listing in detail:

1. all amounts paid by the airport to any other unit of government and the purposes for which each such payment was made; and

2. all services and property provided by the airport to other units of government and the amount of compensation received for provision of each such service and property.

27. Use by Government Aircraft.

It will make available all of the facilities of the airport developed with Federal financial assistance and all those usable for landing and takeoff of aircraft to the United States for use by Government aircraft in common with other aircraft at all times without charge, except, if the use by Government aircraft is substantial, charge may be made for a reasonable share, proportional to such use, for the cost of operating and maintaining the facilities used. Unless otherwise determined by the Secretary, or otherwise agreed to by the sponsor and the using agency, substantial use of an airport by Government aircraft will be considered to exist when operations of such aircraft are in excess of those which, in the opinion of the Secretary, would unduly interfere with use of the landing areas by other authorized aircraft, or during any calendar month that:

a. Five (5) or more Government aircraft are regularly based at the airport or on land adjacent thereto; or

b. The total number of movements (counting each landing as a movement) of Government aircraft is 300 or more, or the gross accumulative weight of Government aircraft using the airport (the total movement of Government aircraft multiplied by gross weights of such aircraft) is in excess of five million pounds.

28. Land for Federal Facilities.

It will furnish without cost to the Federal Government for use in connection with any air traffic control or air navigation activities, or weather-reporting and communication activities related to air traffic control, any areas of land or water, or estate therein as the Secretary considers necessary or desirable for construction, operation, and maintenance at Federal expense of space or facilities for such purposes. Such areas or any portion thereof will be made available as provided herein within four months after receipt of a written request from the Secretary.

29. Airport Layout Plan.

a. Subject to the FAA Reauthorization Act of 2018, Public Law 115-254, Section 163, it will keep up to date at all times an airport layout plan of the airport showing:

   1. boundaries of the airport and all proposed additions thereto, together with the boundaries of all offsite areas owned or controlled by the sponsor for airport purposes and proposed additions thereto;

   2. the location and nature of all existing and proposed airport facilities and structures (such as runways, taxiways, aprons, terminal buildings, hangars and roads), including all proposed extensions and reductions of existing airport facilities;

   3. the location of all existing and proposed non-aviation areas and of all existing improvements thereon; and

   4. all proposed and existing access points used to taxi aircraft across the airport's property boundary.

   Such airport layout plans and each amendment, revision, or modification thereof, shall be subject to the approval of the Secretary which approval shall be evidenced by the signature of a duly authorized representative of the Secretary on the face of the airport layout plan. The sponsor will not make or permit any changes or alterations in the airport or any of its facilities which are not in conformity with the airport layout plan as approved by the Secretary and

which might, in the opinion of the Secretary, adversely affect the safety, utility or efficiency of the airport.

b. Subject to the FAA Reauthorization Act of 2018, Public Law 115-254, Section 163, if a change or alteration in the airport or the facilities is made which the Secretary determines adversely affects the safety, utility, or efficiency of any federally owned, leased, or funded property on or off the airport and which is not in conformity with the airport layout plan as approved by the Secretary, the owner or operator will, if requested, by the Secretary:

   1. eliminate such adverse effect in a manner approved by the Secretary; or
   2. bear all costs of relocating such property (or replacement thereof) to a site acceptable to the Secretary and all costs of restoring such property (or replacement thereof) to the level of safety, utility, efficiency, and cost of operation existing before the unapproved change in the airport or its facilities except in the case of a relocation or replacement of an existing airport facility due to a change in the Secretary's design standards beyond the control of the airport sponsor.

30. Civil Rights.

It will promptly take any measures necessary to ensure that no person in the United States shall, on the grounds of race, color, and national origin (including limited English proficiency) in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4); creed and sex (including sexual orientation and gender identity) per 49 U.S.C. § 47123 and related requirements; age per the Age Discrimination Act of 1975 and related requirements; or disability per the Americans with Disabilities Act of 1990 and related requirements, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in any program and activity conducted with, or benefiting from, funds received from this Grant.

a. Using the definitions of activity, facility, and program as found and defined in 49 CFR §§ 21.23(b) and 21.23(e), the sponsor will facilitate all programs, operate all facilities, or conduct all programs in compliance with all non-discrimination requirements imposed by or pursuant to these assurances.

b. Applicability

   1. Programs and Activities. If the sponsor has received a grant (or other federal assistance) for any of the sponsor's program or activities, these requirements extend to all of the sponsor's programs and activities.
   2. Facilities. Where it receives a grant or other federal financial assistance to construct, expand, renovate, remodel, alter, or acquire a facility, or part of a facility, the assurance extends to the entire facility and facilities operated in connection therewith.
   3. Real Property. Where the sponsor receives a grant or other Federal financial assistance in the form of, or for the acquisition of real property or an interest in real property, the assurance will extend to rights to space on, over, or under such property.

c. Duration.

   The sponsor agrees that it is obligated to this assurance for the period during which Federal financial assistance is extended to the program, except where the Federal financial assistance is to provide, or is in the form of, personal property, or real property, or interest therein, or

structures or improvements thereon, in which case the assurance obligates the sponsor, or any transferee for the longer of the following periods:

1. So long as the airport is used as an airport, or for another purpose involving the provision of similar services or benefits; or
2. So long as the sponsor retains ownership or possession of the property.

d. Required Solicitation Language. It will include the following notification in all solicitations for bids, Requests For Proposals for work, or material under this Grant Agreement and in all proposals for agreements, including airport concessions, regardless of funding source:

"The (**City of Fayetteville**), in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders or offerors that it will affirmatively ensure that for any contract entered into pursuant to this advertisement, [select businesses, or disadvantaged business enterprises or airport concession disadvantaged business enterprises] will be afforded full and fair opportunity to submit bids in response to this invitation and no businesses will be discriminated against on the grounds of race, color, national origin (including limited English proficiency), creed, sex (including sexual orientation and gender identity), age, or disability in consideration for an award."

e. Required Contract Provisions.

1. It will insert the non-discrimination contract clauses requiring compliance with the acts and regulations relative to non-discrimination in Federally-assisted programs of the Department of Transportation (DOT), and incorporating the acts and regulations into the contracts by reference in every contract or agreement subject to the non-discrimination in Federally-assisted programs of the DOT acts and regulations.
2. It will include a list of the pertinent non-discrimination authorities in every contract that is subject to the non-discrimination acts and regulations.
3. It will insert non-discrimination contract clauses as a covenant running with the land, in any deed from the United States effecting or recording a transfer of real property, structures, use, or improvements thereon or interest therein to a sponsor.
4. It will insert non-discrimination contract clauses prohibiting discrimination on the basis of race, color, national origin (including limited English proficiency), creed, sex (including sexual orientation and gender identity), age, or disability as a covenant running with the land, in any future deeds, leases, license, permits, or similar instruments entered into by the sponsor with other parties:
    a. For the subsequent transfer of real property acquired or improved under the applicable activity, project, or program; and
    b. For the construction or use of, or access to, space on, over, or under real property acquired or improved under the applicable activity, project, or program.

f. It will provide for such methods of administration for the program as are found by the Secretary to give reasonable guarantee that it, other recipients, sub-recipients, sub-grantees, contractors, subcontractors, consultants, transferees, successors in interest, and other participants of Federal financial assistance under such program will comply with all requirements imposed or pursuant to the acts, the regulations, and this assurance.

g. It agrees that the United States has a right to seek judicial enforcement with regard to any matter arising under the acts, the regulations, and this assurance.

31. Disposal of Land.

a. For land purchased under a grant for airport noise compatibility purposes, including land serving as a noise buffer, it will dispose of the land, when the land is no longer needed for such purposes, at fair market value, at the earliest practicable time. That portion of the proceeds of such disposition which is proportionate to the United States' share of acquisition of such land will be, at the discretion of the Secretary, (1) reinvested in another project at the airport, or (2) transferred to another eligible airport as prescribed by the Secretary. The Secretary shall give preference to the following, in descending order:

1. Reinvestment in an approved noise compatibility project;
2. Reinvestment in an approved project that is eligible for grant funding under 49 U.S.C. § 47117(e);
3. Reinvestment in an approved airport development project that is eligible for grant funding under 49 U.S.C. § 47114, 47115, or 47117, or under Public Law 117-58, Division J, Title VIII; or
4. Transfer to an eligible sponsor of another public airport to be reinvested in an approved noise compatibility project at that airport.

If land acquired under a grant for noise compatibility purposes is leased at fair market value and consistent with noise buffering purposes, the lease will not be considered a disposal of the land. Revenues derived from such a lease may be used for an approved airport development project that would otherwise be eligible for grant funding or any permitted use of airport revenue.

b. For land purchased under a grant for airport development purposes (other than noise compatibility), it will, when the land is no longer needed for airport purposes, dispose of such land at fair market value or make available to the Secretary an amount equal to the United States' proportionate share of the fair market value of the land. That portion of the proceeds of such disposition which is proportionate to the United States' share of the cost of acquisition of such land will, upon application to the Secretary, be reinvested or transferred to another eligible airport as prescribed by the Secretary. The Secretary shall give preference to the following, in descending order:

1. Reinvestment in an approved noise compatibility project;
2. Reinvestment in an approved project that is eligible for grant funding under 49 U.S.C. § 47117(e);
3. Reinvestment in an approved airport development project that is eligible for grant funding under 49 U.S.C. §§ 47114, 47115, or 47117, or under Public Law 117-58, Division J, Title VIII; or
4. Transfer to an eligible sponsor of another public airport to be reinvested in an approved noise compatibility project at that airport.

c. Land shall be considered to be needed for airport purposes under this assurance if (1) it may be needed for aeronautical purposes (including runway protection zones) or serve as noise buffer land, and (2) the revenue from interim uses of such land contributes to the financial self-

sufficiency of the airport. Further, land purchased with a grant received by an airport operator or owner before December 31, 1987, will be considered to be needed for airport purposes if the Secretary or Federal agency making such grant before December 31, 1987, was notified by the operator or owner of the uses of such land, did not object to such use, and the land continues to be used for that purpose, such use having commenced no later than December 15, 1989.

d. Disposition of such land under (a), (b), or (c) will be subject to the retention or reservation of any interest or right therein necessary to ensure that such land will only be used for purposes which are compatible with noise levels associated with operation of the airport.

32. Engineering and Design Services.

If any phase of such project has received Federal funds under Chapter 471 subchapter 1 of Title 49 U.S.C., or Public Law 117-58, Division J, Title VIII it will award each contract, or sub-contract for program management, construction management, planning studies, feasibility studies, architectural services, preliminary engineering, design, engineering, surveying, mapping or related services in the same manner as a contract for architectural and engineering services is negotiated under Chapter 11 of Title 40 U.S.C., or an equivalent qualifications-based requirement prescribed for or by the sponsor of the airport.

33. Foreign Market Restrictions.

It will not allow funds provided under this Grant to be used to fund any project which uses any product or service of a foreign country during the period in which such foreign country is listed by the United States Trade Representative as denying fair and equitable market opportunities for products and suppliers of the United States in procurement and construction.

34. Policies, Standards, and Specifications.

It will carry out any project funded under an Airport Infrastructure Grant in accordance with policies, standards, and specifications approved by the Secretary including, but not limited to, current FAA Advisory Circulars (https://www.faa.gov/airports/aip/media/aip-pfc-checklist.pdf) for AIG projects as of June 20, 2023.

35. Relocation and Real Property Acquisition.

a. It will be guided in acquiring real property, to the greatest extent practicable under State law, by the land acquisition policies in Subpart B of 49 CFR Part 24 and will pay or reimburse property owners for necessary expenses as specified in Subpart B.

b. It will provide a relocation assistance program offering the services described in Subpart C of 49 CFR Part 24 and fair and reasonable relocation payments and assistance to displaced persons as required in Subpart D and E of 49 CFR Part 24.

c. It will make available within a reasonable period of time prior to displacement, comparable replacement dwellings to displaced persons in accordance with Subpart E of 49 CFR Part 24.

36. Access By Intercity Buses.

The airport owner or operator will permit, to the maximum extent practicable, intercity buses or other modes of transportation to have access to the airport; however, it has no obligation to fund special facilities for intercity buses or for other modes of transportation.

37. Disadvantaged Business Enterprises.

The sponsor shall not discriminate on the basis of race, color, national origin, sex, in the award and performance of any DOT-assisted contract covered by 49 CFR Part 26, or in the award and performance of any concession activity contract covered by 49 CFR Part 23. In addition, the sponsor shall not discriminate on the basis of race, color, national origin or sex in the administration of its Disadvantaged Business Enterprise (DBE) and Airport Concessions Disadvantaged Business Enterprise (ACDBE) programs or the requirements of 49 CFR Parts 23 and 26. The sponsor shall take all necessary and reasonable steps under 49 CFR Parts 23 and 26 to ensure nondiscrimination in the award and administration of DOT-assisted contracts, and/or concession contracts. The sponsor's DBE and ACDBE programs, as required by 49 CFR Parts 26 and 23, and as approved by DOT, are incorporated by reference in this agreement. Implementation of these programs is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the sponsor of its failure to carry out its approved program, the Department may impose sanctions as provided for under Parts 26 and 23 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. § 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. §§ 3801-3809, 3812).

38. Hangar Construction.

If the airport owner or operator and a person who owns an aircraft agree that a hangar is to be constructed at the airport for the aircraft at the aircraft owner's expense, the airport owner or operator will grant to the aircraft owner for the hangar a long term lease that is subject to such terms and conditions on the hangar as the airport owner or operator may impose.

39. Competitive Access.

a. If the airport owner or operator of a medium or large hub airport (as defined in 49 U.S.C. § 47102) has been unable to accommodate one or more requests by an air carrier for access to gates or other facilities at that airport in order to allow the air carrier to provide service to the airport or to expand service at the airport, the airport owner or operator shall transmit a report to the Secretary that:

   1. Describes the requests;
   2. Provides an explanation as to why the requests could not be accommodated; and
   3. Provides a time frame within which, if any, the airport will be able to accommodate the requests.

b. Such report shall be due on either February 1 or August 1 of each year if the airport has been unable to accommodate the request(s) in the six month period prior to the applicable due date.

U. S. Department
Of Transportation

**Federal Aviation
Administration**

FAA ASW-630
10101 Hillwood Parkway
Fort Worth, TX 76177
Phone:817-222-5630

July 23, 2024

The Honorable Lioneld Jordan
City of Fayetteville
113 W. Mountain St.,
Fayetteville, AR 72701

Grant Closeout Letter

AIP Grant Number: 3-05-0020-054-2023

Drake Field

Fayetteville, AR

Grant closeout date: 05/23/2024

Final grant amount: $ 457,308.00

Dear Mayor Jordan:

This notice of grant closeout is based on the following conditions having been met: (1) all work included in the project description has been satisfactorily completed, (2) there are no outstanding grant special conditions, (3) all project costs reimbursed by FAA under this grant have been determined to be reasonable, eligible and allowable, and (4) the sponsor has complied with all terms and conditions of the grant agreement.

Final payment has been made and all administrative requirements are satisfied. A final cost review of the grant has been completed and the final costs were determined to be reasonable and justified. There are no differences in the amount of funds requested by the sponsor and the amounts paid out. If an audit reveals any issues, this grant will be re-opened until the outstanding issues have been resolved.

Please be advised that in accordance with Federal Regulation 49 CFR Part 18.42, you are required to retain all supporting project documentation for a minimum period of 3 years from the date of the final request for reimbursement. Because most grant obligations extend beyond three years, we strongly encourage you to retain grant documentation for the life of the grant obligations.

Sincerely,

LAUREN TAYLOR KENNEDY

Digitally signed by LAUREN TAYLOR KENNEDY
Date: 2024.07.24 17:29:13 -05'00'

Program Manager
AR/OK Airports District Office

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-578

MEETING OF OCTOBER 15, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff

FROM: Jared Rabren, Airport Director

SUBJECT: **Special Event Fee (Budget Adjustment):**

RECOMMENDATION:

The Aviation Division requests approval of a budget adjustment to recognize the revenue from the Special Event Fee collected by the airport during high traffic sporting events.

BACKGROUND:
Drake Field has traditionally been the premier airport for visitors of University athletic events, sometimes handling hundreds of aircraft in connection to these games. As the University continues to grow, costs associated with handling an increasing number of aircraft have grown exponentially. In order to provide a safe and positive experience for visitors, the airport has traditionally incurred additional costs to operate game day shuttles, hire additional temporary help, pay overtime expenses and other miscellaneous costs. Many airports, particularly those connected to sporting or tourist events, assess a similar fee for these reasons.

DISCUSSION:
In order to continue providing excellent customer service and a safe operating environment, the Airport Division requests a budget adjustment to create a separate revenue and expense account for the Special Event Fee. A portion of this fee would be used to offset expenses related to airport shuttle or bus service, overtime expenses, temporary worker costs, rental equipment, complimentary refreshments or food for flight crews and visitors, additional equipment and other miscellaneous expenses directly related to supporting game-day traffic.

BUDGET/STAFF IMPACT:
The special event fees will be assessed as follows: $25 for piston aircraft and $100 for turbine aircraft

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

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

File #: 2024-578

Special Event Fee (Budget Adjustment):

A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT RECOGNIZING REVENUE FROM THE SPECIAL EVENT FEE COLLECTED BY THE AIRPORT DURING HIGH TRAFFIC SPORTING EVENTS, A PORTION OF WHICH WILL BE USED TO OFFSET INCREASED OPERATIONAL COSTS AND EXPENSES

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, recognizing revenue from the special event fee collected by the airport during high traffic sporting events, a portion of which will be used to offset increased operational costs and expenses.

City of Fayetteville Staff Review Form

2024-578

Item ID

10/15/2024

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

Jared Rabren	9/24/2024	AIRPORT SERVICES (760)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

The Aviation Division requests approval of a budget adjustment to recognize the revenue from the Special Event Fee collected by the airport during high traffic sporting events.

Budget Impact:

5550.760.3955-5342.03	Airport
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?	Yes	Budget Adjustment	$	10,000.00
		Remaining Budget	$	10,000.00

V20221130

Purchase Order Number: _____ **Previous Ordinance or Resolution #** _____

Change Order Number: _____ **Approval Date:** _____

Original Contract Number: _____

Comments:

City of Fayetteville, Arkansas - Budget Adjustment (Agenda)

Budget Year	Division /Org2	Adjustment Number
2024	AIRPORT SERVICES (760)	
	Requestor: Jared Rabren	

BUDGET ADJUSTMENT DESCRIPTION / JUSTIFICATION:

The Aviation Division requests approval to assess a Special Event Fee during certain high-traffic times, such as University of Arkansas athletic events, to offset the increased costs associated with these events, and approval of a budget adjustment.

COUNCIL DATE: 10/15/2024

ITEM ID#: **2024-578**

Kevin Springer
9/26/2024 1:44 PM

Budget Division Date

TYPE: **D - (City Council)**

JOURNAL #:

GLDATE:

RESOLUTION/ORDINANCE

CHKD/POSTED: /

v.2024826

TOTAL	10,000	10,000				
	Increase / (Decrease)		Project.Sub#			
Account Number	Expense	Revenue	Project	Sub.Detl	AT	Account Name
	-	-				
5550.760.3955-5342.03	10,000	-			EX	Promotionals - Airport Special Events
5550.760.3955-4459.01	-	10,000			RE	Aviation Fees - Special Event
	-	-				
	-	-				
	-	-				
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CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-600

MEETING OF OCTOBER 15, 2024

TO: Mayor Jordan and City Council

THRU: Paul Becker, Chief Financial Officer

FROM: Les McGaugh, Purchasing Director

SUBJECT: **Approval of Payment to AML Defense Program**

RECOMMENDATION:
A Resolution to authorize a payment to the Arkansas Municipal League Municipal Defense Program for prior loss coverage, to authorize for annual enrollment into the Defense Program, and to approve a budget adjustment.

BACKGROUND:
The City has historically carried private carrier liability policies for public officials, law enforcement, and employment practices.

DISCUSSION:
The City received a notice of non-renewal from our previous provider, Hudson Insurance Company. In order to receive a better premium, lower deductibles, and not have a gap in coverage, the City transitioned to the Arkansas Municipal League Defense Program for the 4th quarter of 2024. To have coverage of incidents occurring before October 1st, 2024, the Arkansas Municipal League requires payment of the remaining fee for the first three quarters of 2024. The remaining fee is $95,123.36. The funds are already budgeted but must be reallocated between divisions within the General Fund.

BUDGET/STAFF IMPACT:
A budget adjustment for this fee is attached.

ATTACHMENTS: SRF (#3), BA (#4), Fayetteville MLDP Terms (#5)

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

File #: 2024-600

Approval of Payment to AML Defense Program

A RESOLUTION TO AUTHORIZE PAYMENT TO THE ARKANSAS MUNICIPAL LEAGUE MUNICIPAL DEFENSE PROGRAM IN THE AMOUNT OF $95,123.36 FOR PRIOR LOSS COVERAGE, TO AUTHORIZE ENROLLMENT INTO THE DEFENSE PROGRAM, AND TO APPROVE A BUDGET ADJUSTMENT

WHEREAS, the City has historically carried private carrier liability policies for public officials, law enforcement, and employment practices; and

WHEREAS, the City received a notice of non-renewal from our previous provider, Hudson Insurance Company; and

WHEREAS, to receive a better premium, lower deductibles, and not have a gap in coverage, the City transitioned to the Arkansas Municipal League Defense Program for the 4th quarter of 2024; and

WHEREAS, to have coverage of incidents occurring before October 1, 2024, the Arkansas Municipal League requires payment of the remaining fee for the first three quarters of 2024; and

WHEREAS, the funds are already budgeted but must be reallocated between divisions within the General Fund.

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 payment to the Arkansas Municipal League Municipal Defense Program in the amount of $95,123.36 for prior loss coverage, and further authorizes enrollment into the defense program.

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

2024-600

Item ID

10/15/2024

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

Les McGaugh	9/30/2024	PURCHASING (160)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

A Resolution to authorize a payment to the Arkansas Municipal League Municipal Defense Program for prior loss coverage, to authorize for annual enrollment into the Defense Program, and to approve a budget adjustment.

Budget Impact:

1010.XXX.XXXX-5311.02	General
Account Number	Fund
N/A	N/A
Project Number	Project Title

Budgeted Item?	Yes	Total Amended Budget	$	216,837.00
		Expenses (Actual+Encum)	$	48,382.94
		Available Budget	$	**168,454.06**
Does item have a direct cost?	Yes	Item Cost	$	95,123.36
Is a Budget Adjustment attached?	Yes	Budget Adjustment	$	-
		Remaining Budget	$	**73,330.70**

V20221130

Purchase Order Number: _____ **Previous Ordinance or Resolution #** _____

Change Order Number: _____ **Approval Date:** _____

Original Contract Number: _____

Comments:

City of Fayetteville, Arkansas - Budget Adjustment (Agenda)

Budget Year	Division /Org2	Adjustment Number
2024	PURCHASING (160)	
	Requestor: Les McGaugh	

BUDGET ADJUSTMENT DESCRIPTION / JUSTIFICATION:

A Resolution to authorize a payment to the Arkansas Municipal League Municipal Defense Program for prior loss coverage, to authorize for annual enrollment into the Defense Program, and to approve a budget adjustment.

COUNCIL DATE: 10/15/2024

ITEM ID#: **2024-600**

Holly Black
9/30/2024 2:55 PM

Budget Division Date

TYPE: **D - (City Council)**

JOURNAL #:

GLDATE:

RESOLUTION/ORDINANCE

CHKD/POSTED: /

v.2024926

TOTAL	-	-				
	Increase / (Decrease)		Project.Sub#			
Account Number	Expense	Revenue	Project	Sub.Detl	AT	Account Name
1010.040.2020-5311.02	9	-			EX	Insurance - Personal Liability
1010.090.6600-5311.02	13,643	-			EX	Insurance - Personal Liability
1010.200.2900-5311.02	144	-			EX	Insurance - Personal Liability
1010.260.2600-5311.02	3,221	-			EX	Insurance - Personal Liability
1010.671.2710-5311.02	595	-			EX	Insurance - Personal Liability
1010.671.2730-5311.02	22	-			EX	Insurance - Personal Liability
1010.200.2940-5311.02	(17,422)	-			EX	Insurance - Personal Liability
1010.671.2720-5311.02	(212)	-			EX	Insurance - Personal Liability
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MEMORANDUM

TO: City of Fayetteville
FROM: Mark R. Hayes, Plan Administrator – Municipal Legal Defense Program
DATE: October 1, 2024
RE: Fayetteville – MLDP Proposal

The League is excited to have the City of Fayetteville join the Municipal Legal Defense Program ("MLDP" or "Program".) We know the Program will provide exceptional liability coverage, legal representation, and educational opportunities for the City as a whole. Of course, I recognize the City is ending a long-term relationship with another carrier, and the City is in need of some assistance to help make the transition to the MLDP as smooth as possible, which includes ensuring the City has legal coverage for the relevant statute of limitation periods. While what I am proposing is very unique for the Program, I am happy to offer a solution that benefits the City without placing too great a risk for the MLDP.

The City is facing the difficult dilemma of not having coverage for any incident that occurred prior to October 1, 2024, and has not already been submitted for coverage under the expiring policy. I believe I have a solution for this potential financial liability. The City will pay the entire premium amount for 2024; this amounts to $126.831.15. (See attached.) For that 2024 premium, the MLDP will provide coverage and representation, per the standard terms of the MLDP's most recent Brochure, for cases submitted related to incidents occurring on October 1, 2024, and forward. Additionally, in exchange for the full 2024 premium, cases submitted to the MLDP related to incidents occurring prior to October 1, 2024, and within the relevant statute of limitation periods, will be provided coverage under the standard terms of the MLDP's most recent Brochure; additionally, the City will be required to pay a $50,000.00 deductible for each submitted and accepted case to offset any risks to the Program. Also, for any non-employment related incidents occurring prior to October 1, 2024, involving the Fayetteville Police Department, the MLDP will agree to work with Brian Wood, with whom the Fayetteville PD has a long-standing relationship.

Magnolia Mayor Parnell Vann, President • Greenwood Mayor Doug Kinslow, First Vice President • Wynne Mayor Jennifer Hobbs, Vice President District 1 • Wrightsville Mayor Derrick Rainey, Vice President District 2 • Alma Council Member Gary Perry, Vice President District 3 • Hot Springs Mayor Pat McCabe, Vice President District 4 • Mark R. Hayes, Executive Director

Given the unique situation, I believe this is the best solution for the City and the existing MLDP member cities. Again, we are very excited to have the City of Fayetteville join the MLDP, and we are looking forward to a wonderful partnership!

All the best,

Mark R. Hayes
Executive Director

MRH/jp
Attachments: 2024 Dues Statement

STATEMENT

Arkansas Municipal League

P.O. Box 38
North Little Rock, Arkansas 72115
Phone (501) 374-3484
Fax (501) 374-0541

2024 Annual Service Charge, MLDP Premium, and Non-CDL Premium

CITY of FAYETTEVILLE
Honorable Lioneld Jordan
113 W. Mountain
Fayetteville, AR 72701

10/01/2023

DU2024-153

AML Service Charge

$40.00 Plus $0.21 Per Capita **$19,769.29**

(Discounts applied based on AML program participation.)

The service charge for your municipality includes subscriptions to CITY & TOWN magazine for each of your elected officials and department heads as well as your National League of Cities membership.

Optional: Municipal Legal Defense Program (MLDP)

$1.35 Per Capita **$126,831.15**

(Per capita fee based on loss experience of participant.)

Pursuant to League policy legal assistance is only available to those cities and towns participating in the MLDP. The MLDP provides members with drug and alcohol testing of employees with commercial driver's licenses (CDL's), as well as financial protection and an attorney in various types of litigation, subject to the terms of the MLDP.

Optional: MLDP Non-CDL Employee Drug Testing Program

Enclosed you will find communication regarding the elimination of the Non-CDL Optional Drug Testing Program. CDL Testing will continue to be included in the MLDP dues, but the Optional Non-CDL Drug Testing Program will not be offered or administered through MLDP in 2024.

Total 2024 AML and MLDP Services $146,600.44

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-527

MEETING OF OCTOBER 15, 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,

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

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

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), Exhibit A.2 - Amended Zoning Map Exhibit - DRAFT (#9), Amended Rezoning By Parcel Exhibit (#10), Additional Requests to Include-Exclude Property (#11), Housing Task Force - Letter of Support (#12), 10.15.24 - Groundwork - Fayetteville (71B Rezone) Letter (#13)

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

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:** _____

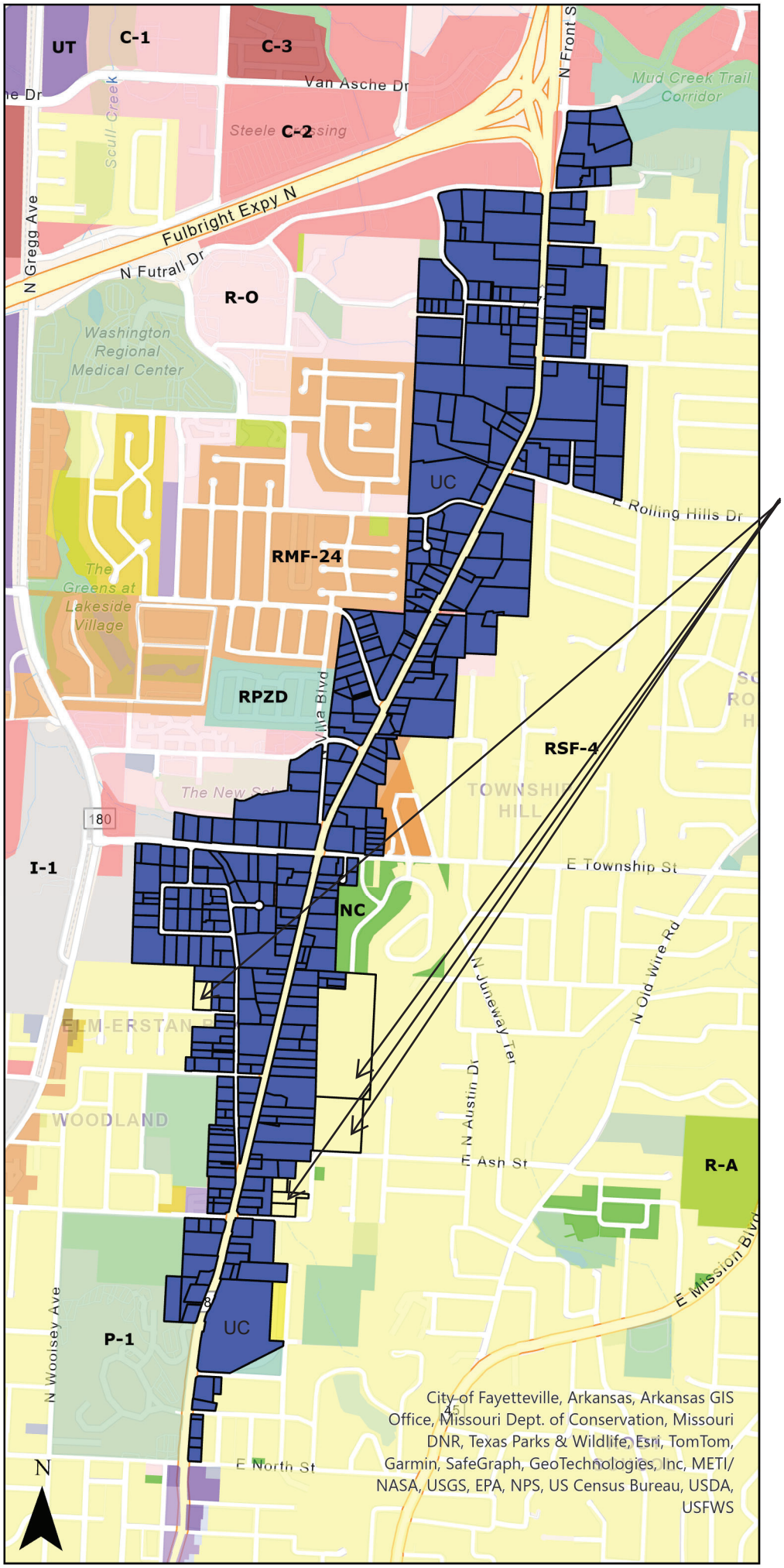
Original Contract Number: _____

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

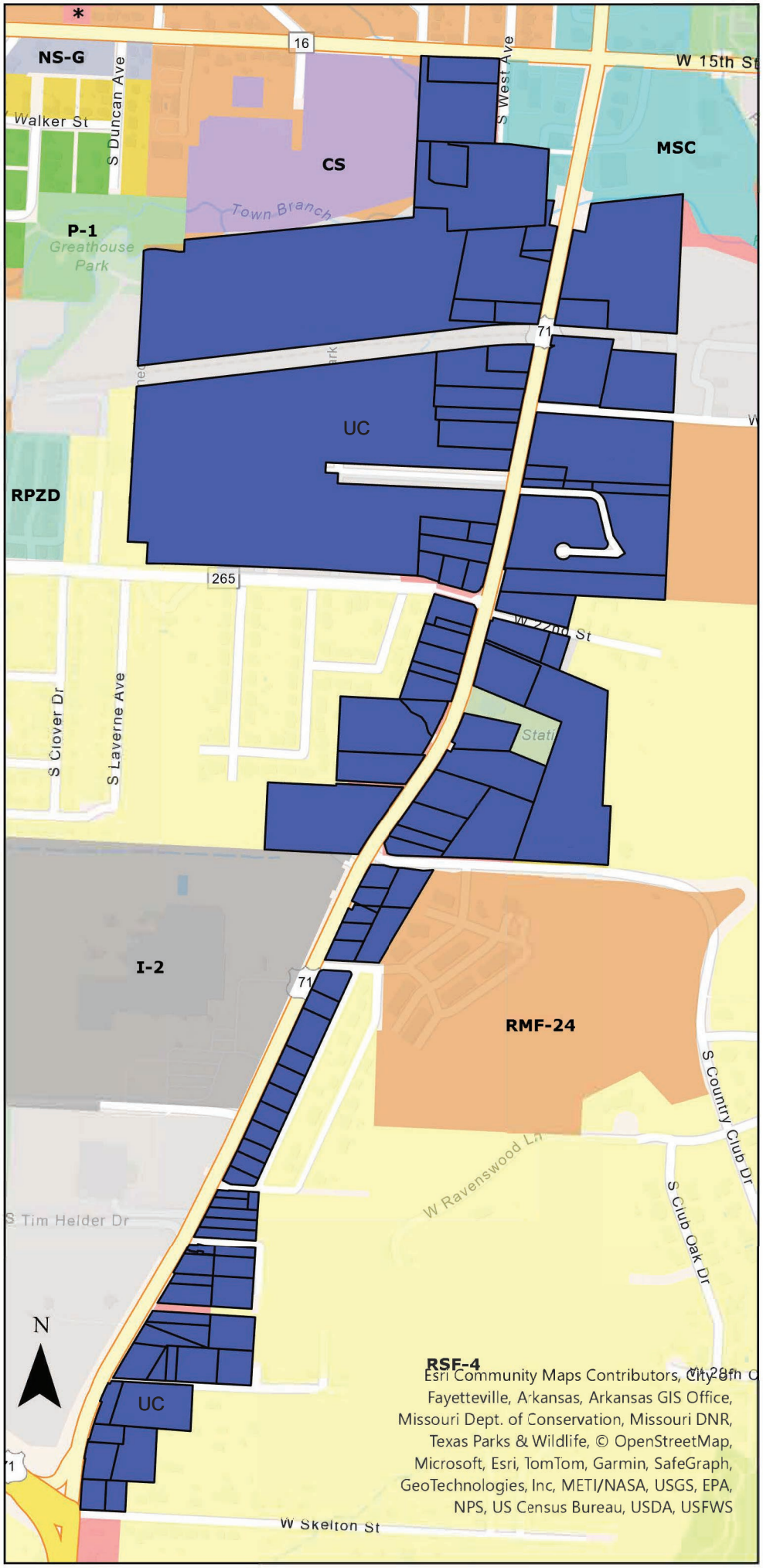
INSTITUTIONAL
- P-1 Institutional
- Proposed Urban Corridor Zoning

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
- 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 PTNRSHP	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	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	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	REORBISO 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

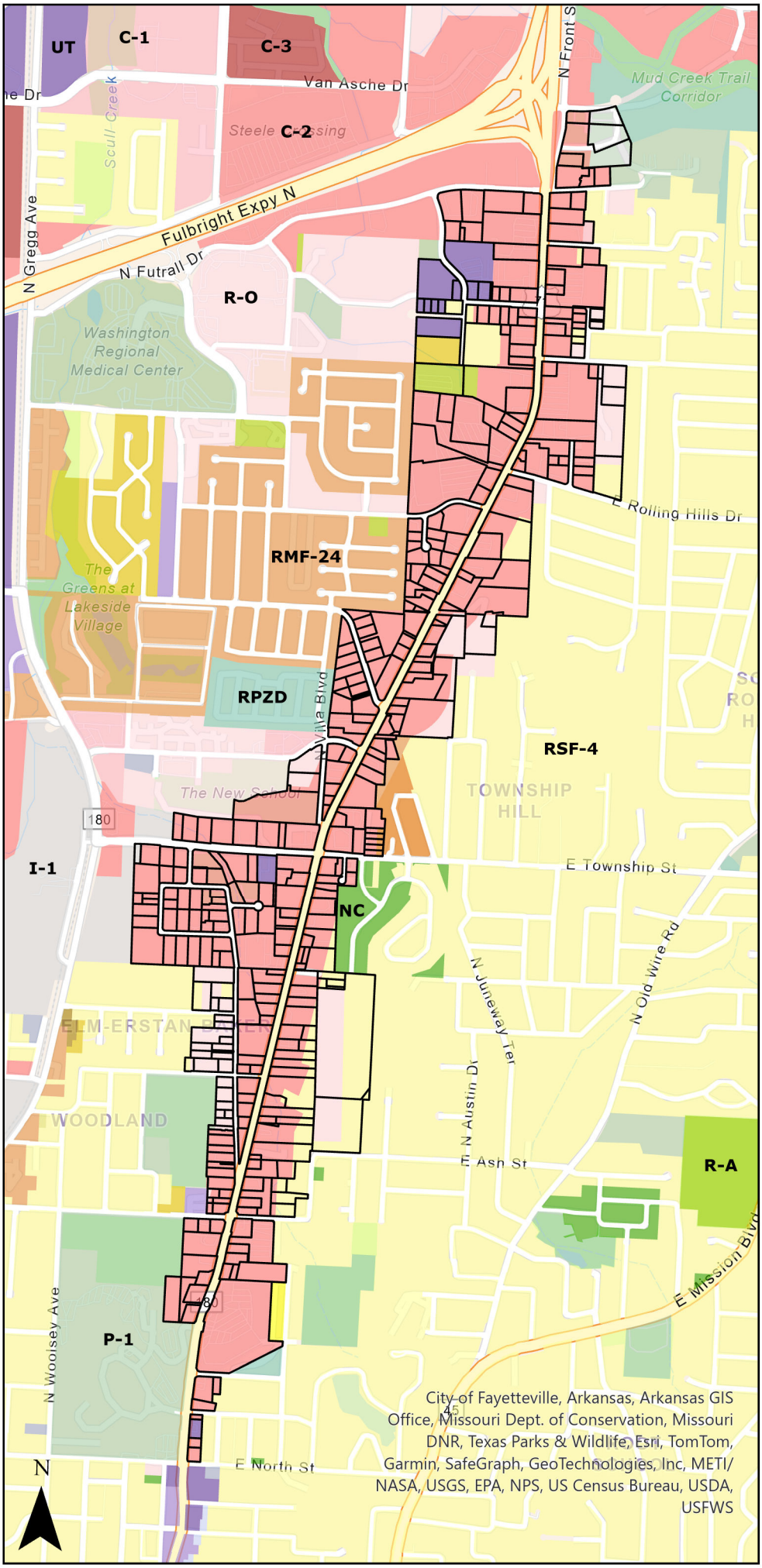
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765-13498-000	TOMLYNN PROPERTIES LLC	1705 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.456669	C-2			UC
765-13499-000	MATTHEWS FAMILY TRUST	1717 N COLLEGE AVE	FAYETTEVILLE	AR	72703	0.212713	C-2			UC
765-13499-001	VERMILLION TAX LLC	158 E SYCAMORE ST				0.070335	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	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	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				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

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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
765-15940-000	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 EQUIPTMENT 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

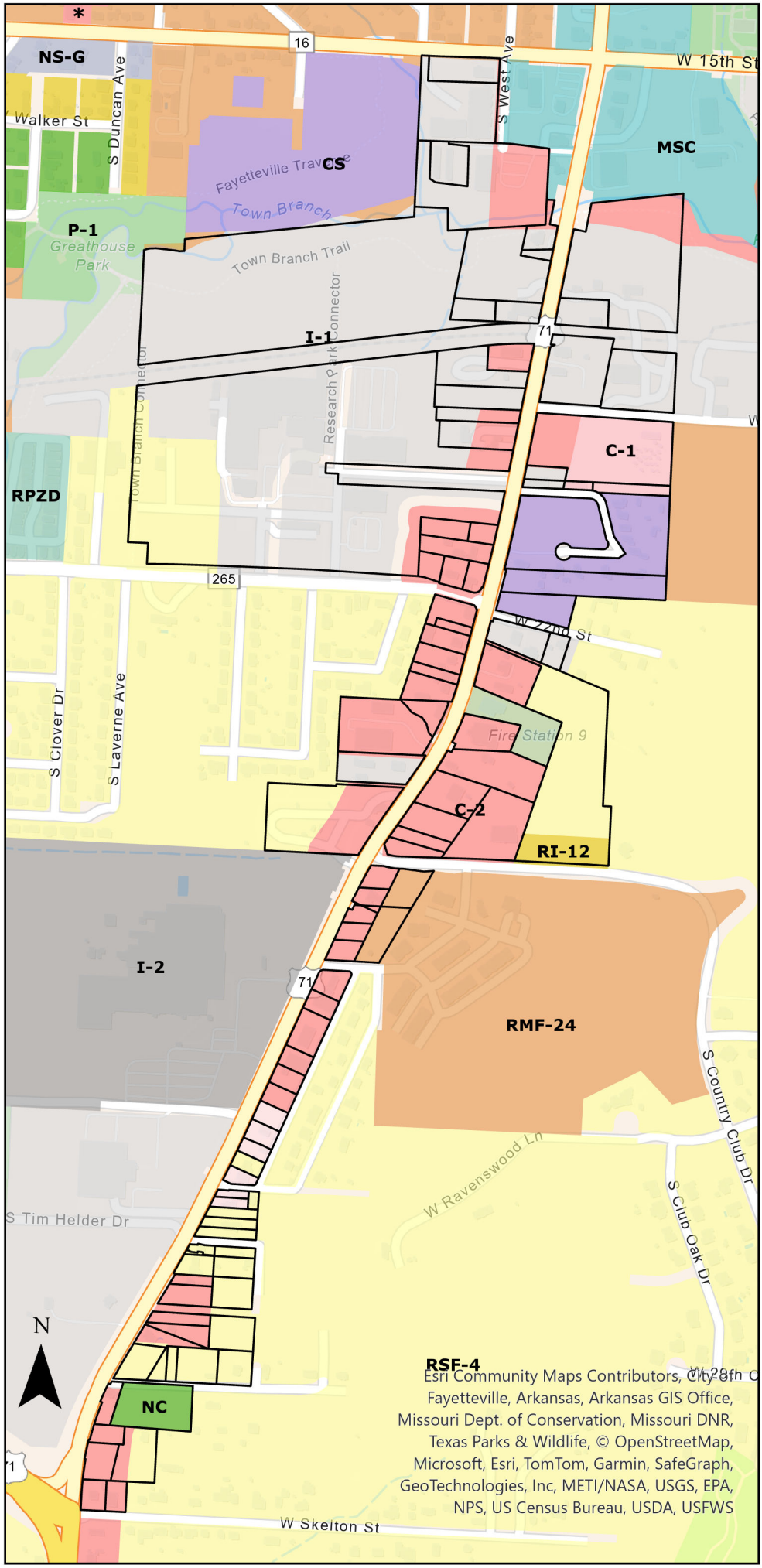
PLANNED ZONING DISTRICTS

- PZD Planned zoning districts - Commercial, Industrial, Residential

INSTITUTIONAL

- P-1 Institutional

0 0.17 0.35 0.7 Miles



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

0 0.07 0.15 0.3 Miles

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

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** **YES**

Date: September 9, 2024 ❒ **Tabled** ☒ **Forwarded** ❒ **Denied**

Motion: Cabe

Second: Garlock

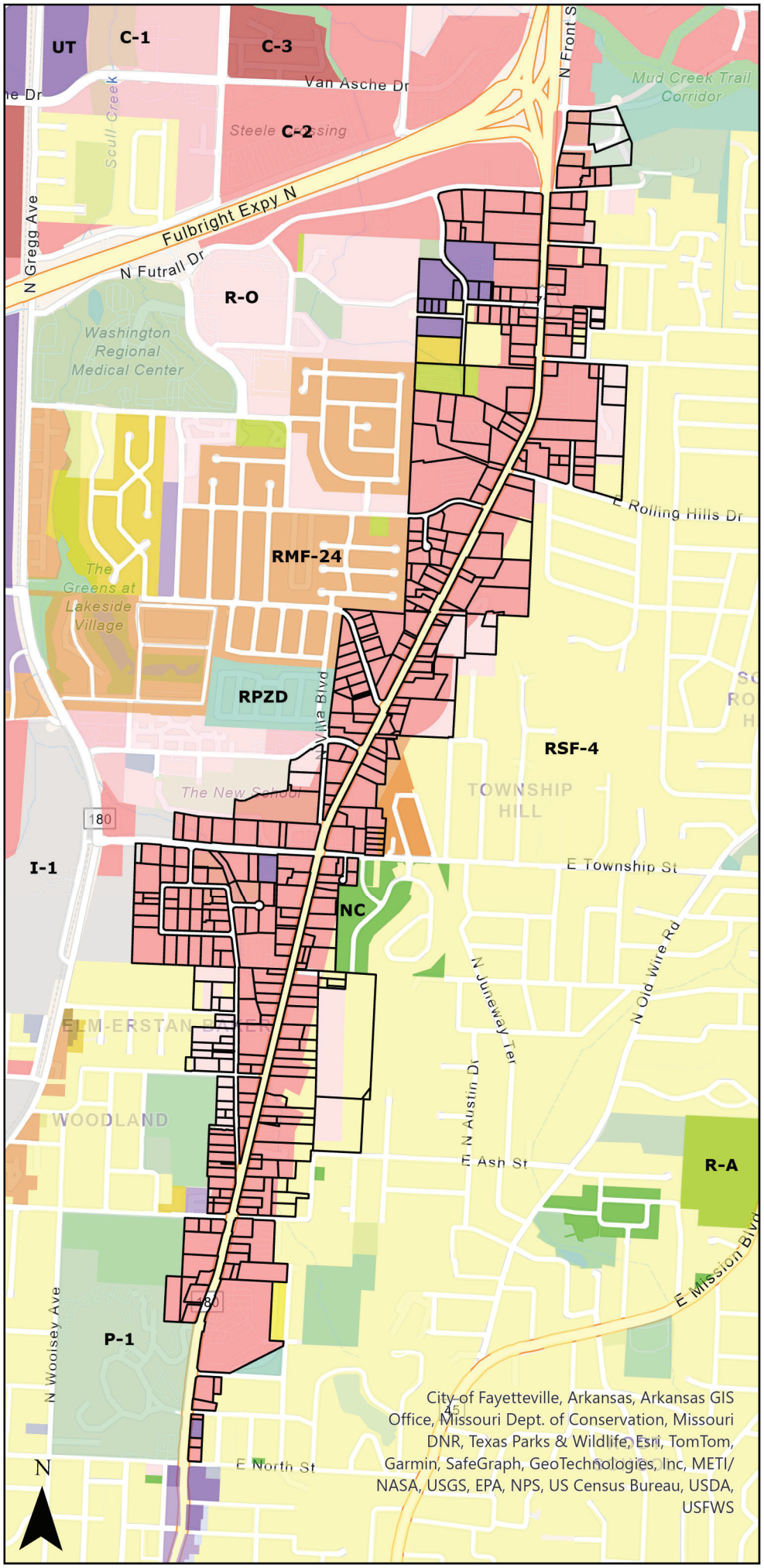
Vote: 7-0-0

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

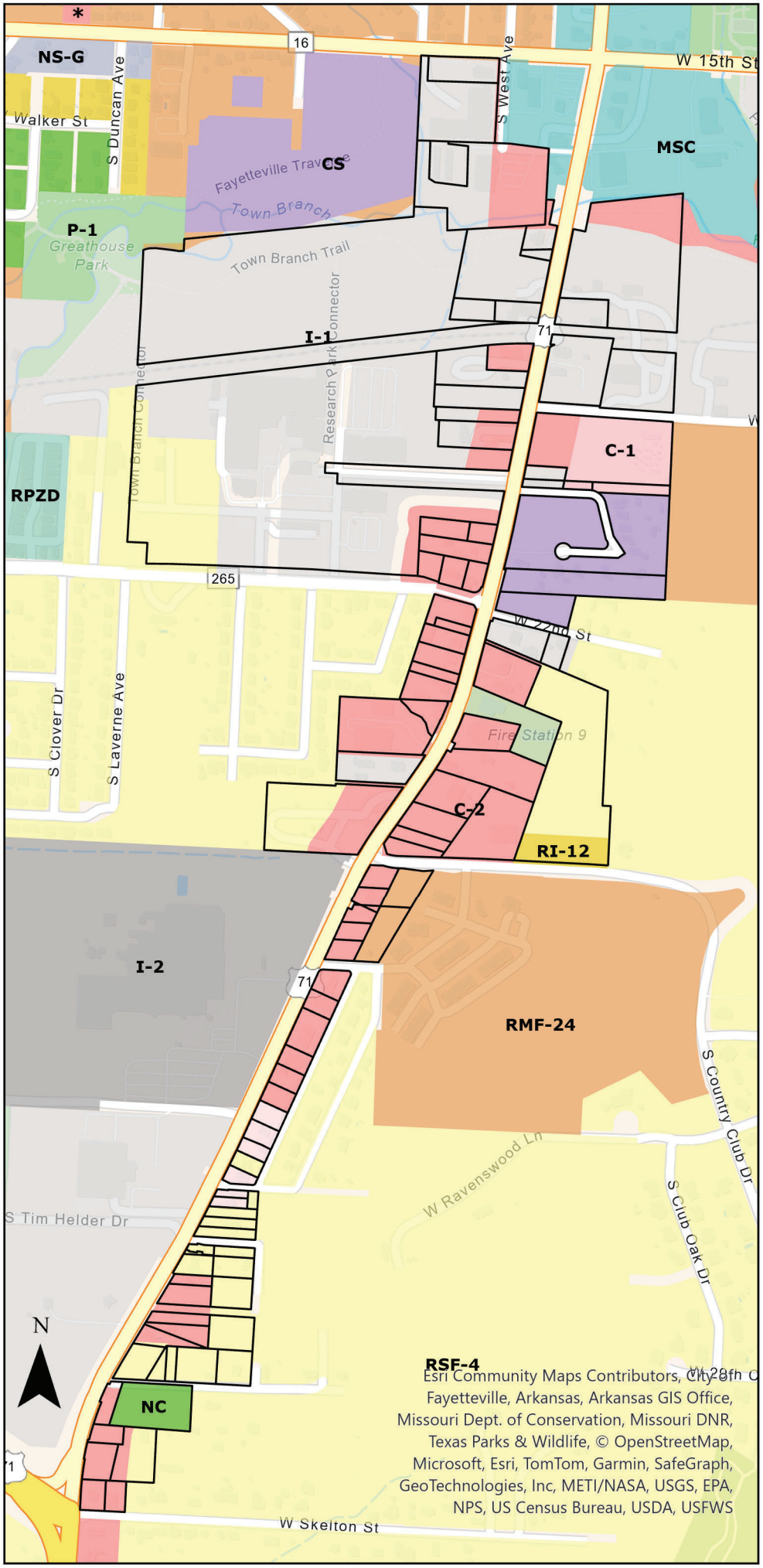
- PZD Planned zoning districts - Commercial, Industrial, Residential

INSTITUTIONAL

- P-1 Institutional

0 0.17 0.35 0.7 Miles

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
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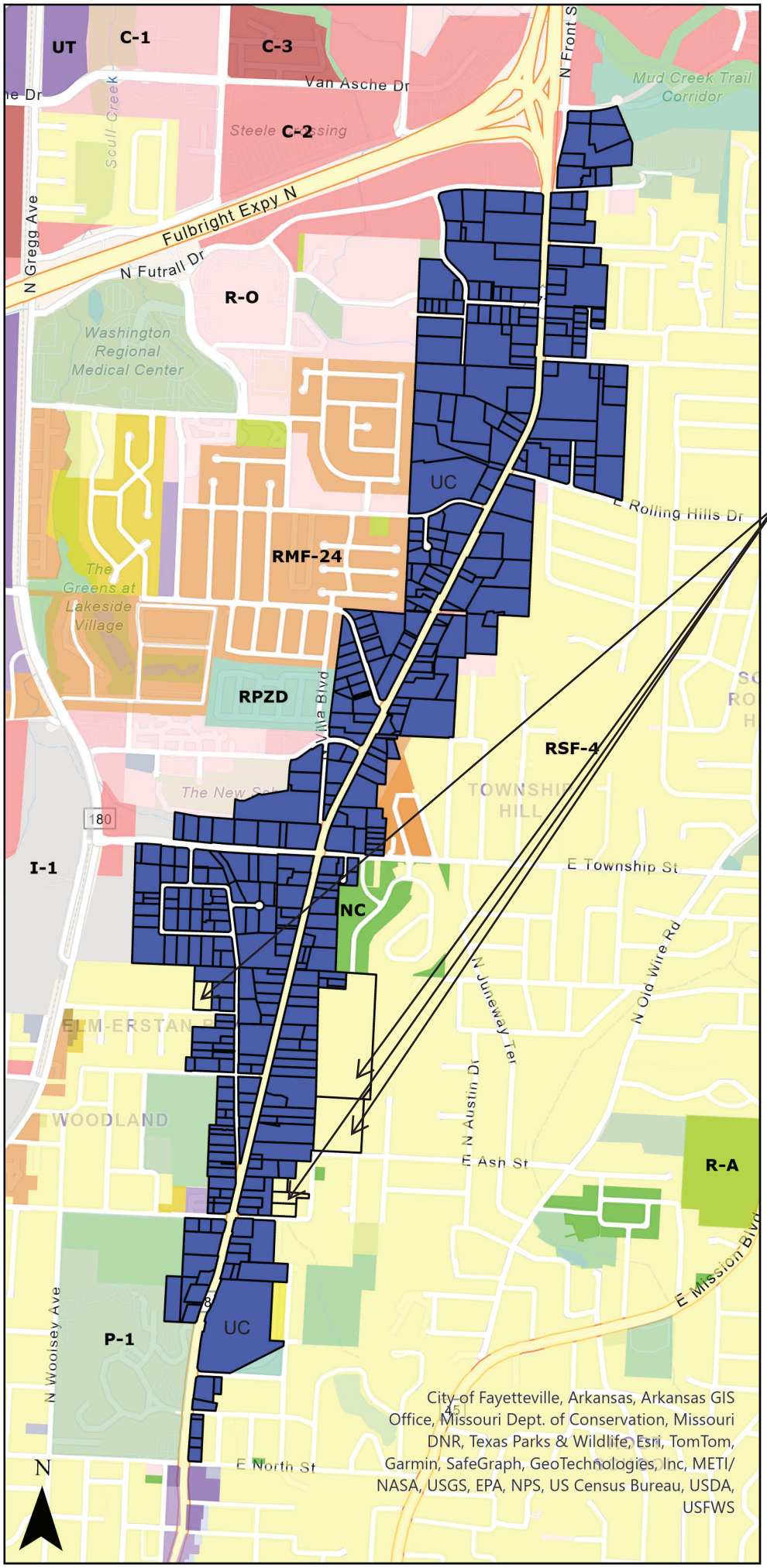
PLANNED ZONING DISTRICTS

- PZD Planned zoning districts - Commercial, Industrial, Residential

INSTITUTIONAL

- P-1 Institutional

0 0.07 0.15 0.3 Miles



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

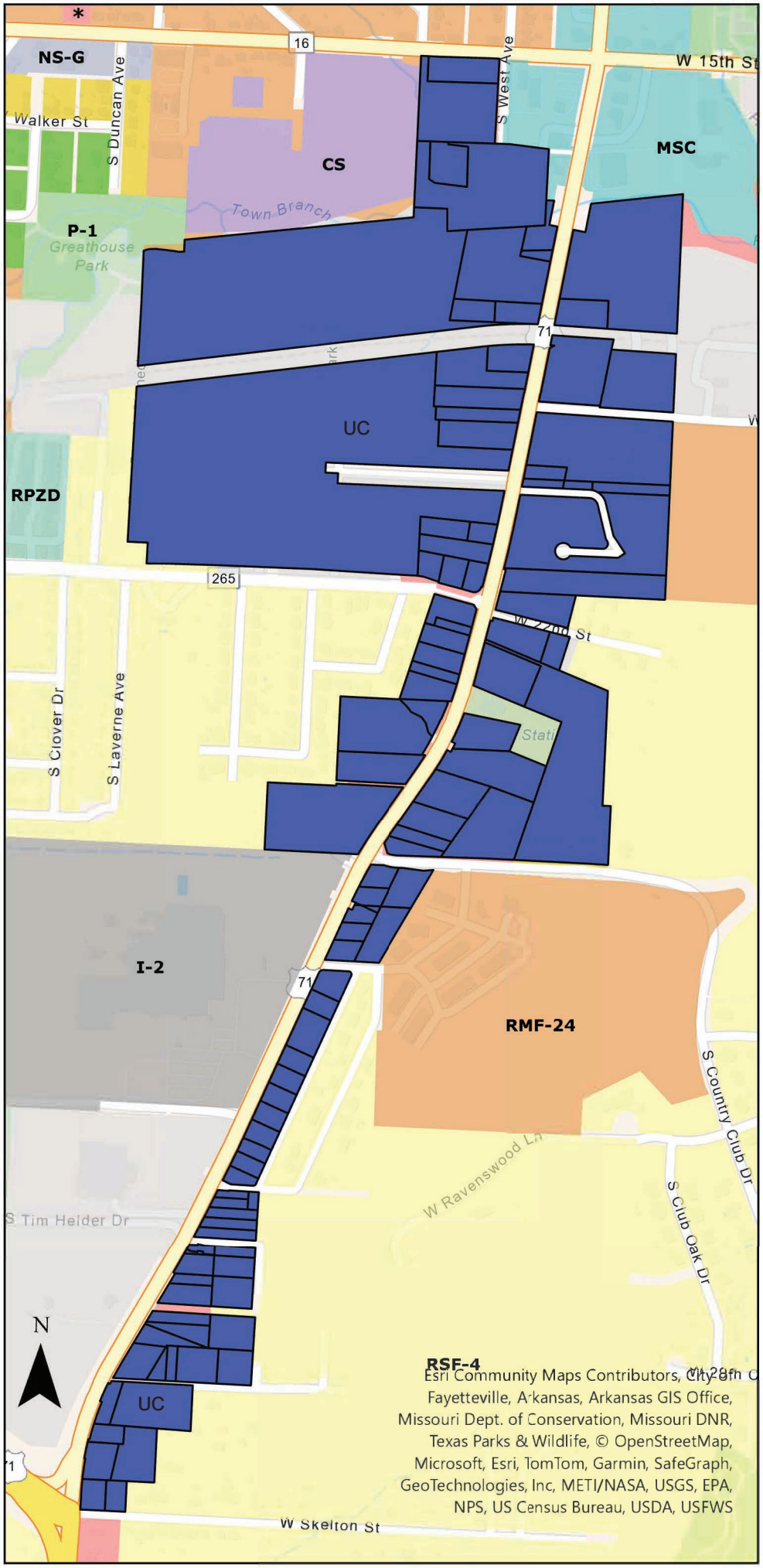
COMMERCIAL
- R-O Residential-Office
- C-1 Neighborhood Commercial
- C-2 Thoroughfare Commercial
- C-3 Central Commercial

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

0 0.07 0.15 0.3 Miles

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

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)

(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

(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

(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*

* 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

(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

(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*

* 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

(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*

* 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

(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

	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

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

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*

* 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*

* 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

(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

(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

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	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 PTNRSHP	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

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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	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	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	REORBISO 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

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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	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

Parcel ID	First Owner Name	Site Address	Site City	Site State	Site Zip	Acres	Current Zoning	Current Zoning	Current Zoning	Proposed ZD
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	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				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 EQUIPTMENT 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

CITY OF FAYETTEVILLE ARKANSAS

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

This e-mail message and any attachment thereto is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the recipient or reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this e-mail communication in error, please notify us immediately by sending a reply e-mail message to the sender. Thank you.

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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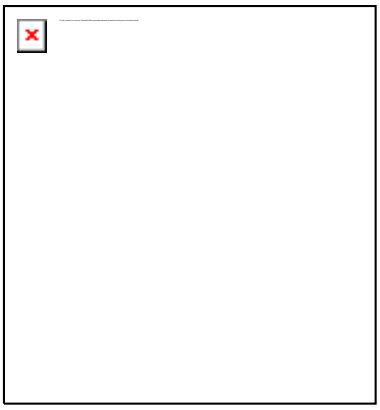
Britin,

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

CITY OF FAYETTEVILLE ARKANSAS

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!

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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

CITY OF FAYETTEVILLE ARKANSAS

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 developers housing and grows community with peopel 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.

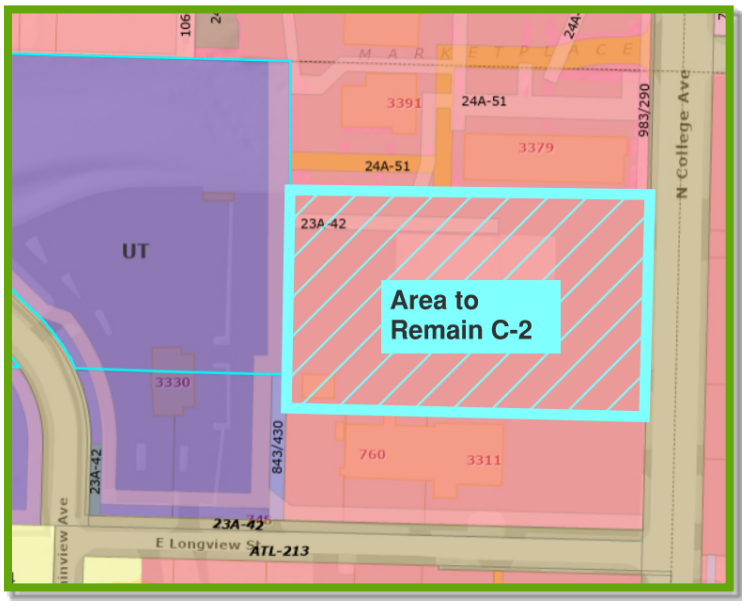


Figure 1. Property Location

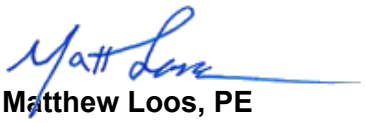
We believe that rezoning these parcels may result in unintended consequences, including delays in project timelines, increased costs, and, more importantly, challenges to realizing the

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,

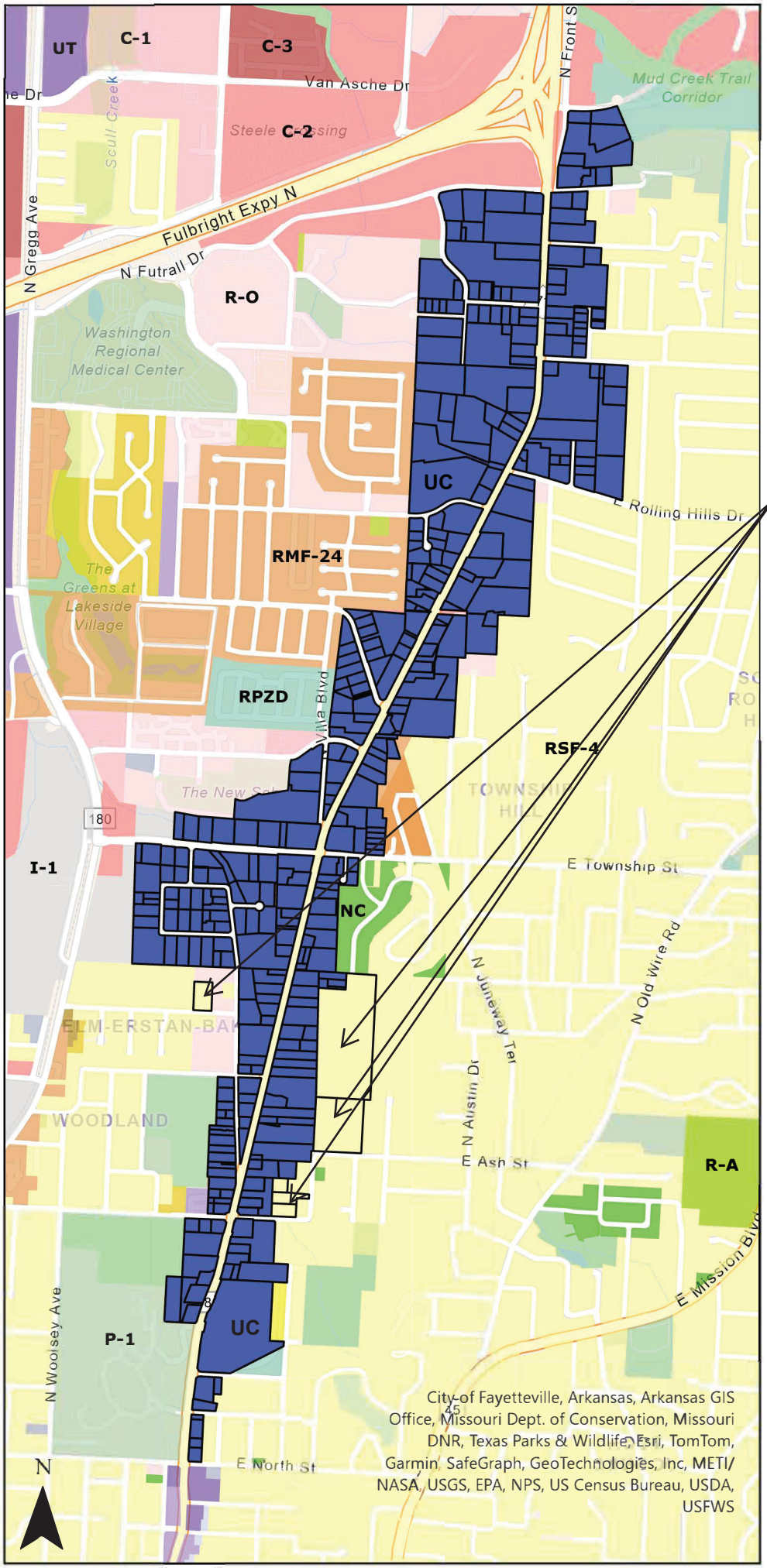


Matthew Loos, PE
Olsson Vice President

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

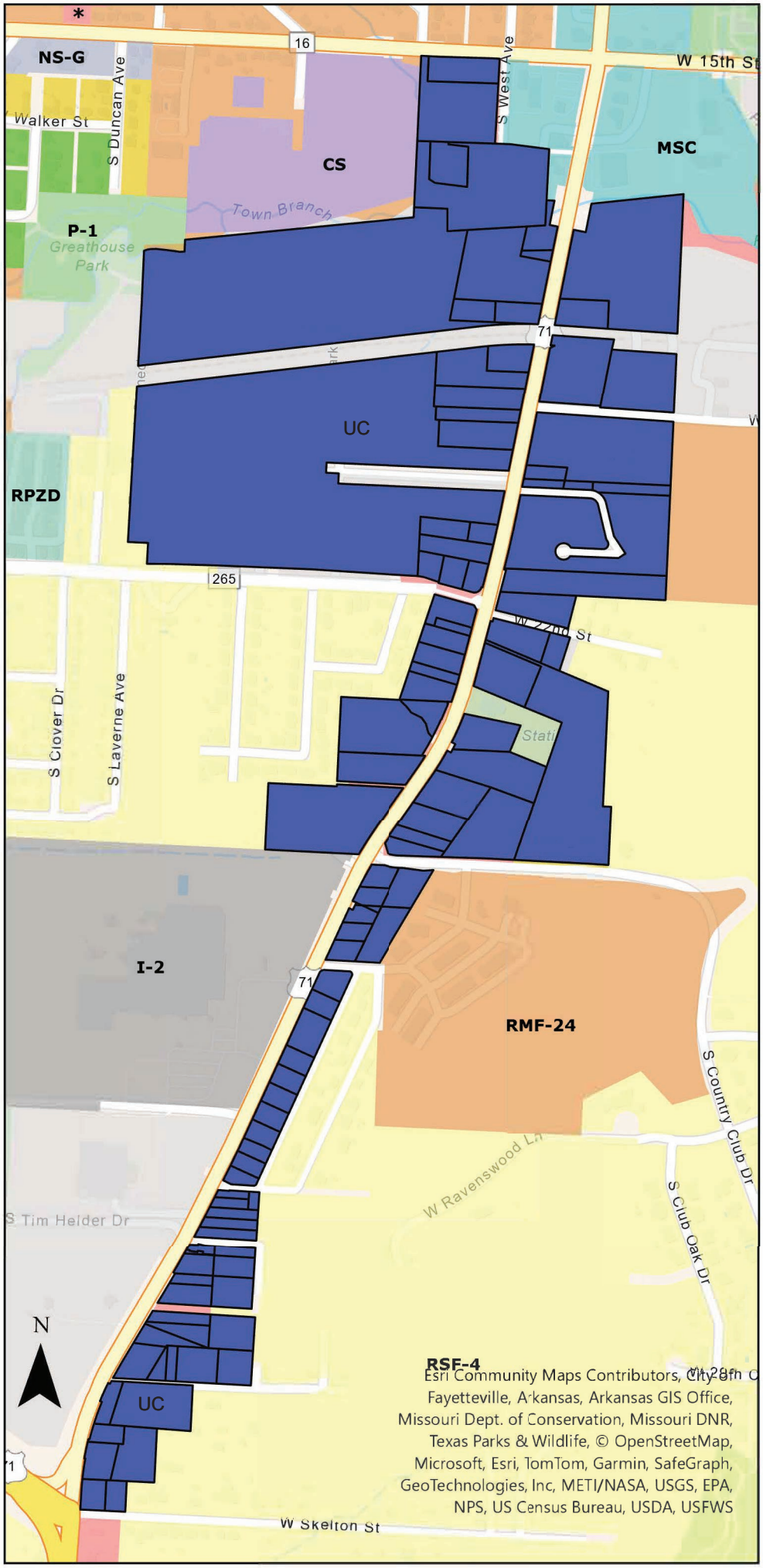
INSTITUTIONAL
- P-1 Institutional

0 0.17 0.35 0.7 Miles

EXHIBIT A.2

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
- 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 PTNRSHP	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

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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			R-O
765-05821-000	MARTIN, MARK L & ELIZABETH M	2059 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.388524	R-O			R-O
765-05822-000	BROYLES PROPERTIES VII LLC	2031 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.233847	R-O			R-O
765-05823-000	TS AGAINST THE GRAIN INC	2039 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	1.414649	R-O			R-O
765-05824-000	GRACE, DAVID & PATTI REVOCABLE TRUST	2017 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.557299	R-O			R-O
765-05825-000	KBR BENTONVILLE PROPERTIES LLC	2025 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.410981	R-O			R-O
765-05826-000	NORTHSTAR PROPERTIES LLC	2013 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.373491	R-O			R-O
765-05827-000	RBS INVESTMENTS LLC	2011 N GREEN ACRES RD	FAYETTEVILLE	AR	72703	0.361128	R-O			R-O
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	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	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	REORBISO 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			R-O
765-13465-000	SPRINGHILL RANCH LLC	160 E POPLAR ST	FAYETTEVILLE	AR	72703	0.861816	R-O			R-O
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

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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	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	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				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 EQUIPTMENT 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: Scott Hill <razorbackscott@gmail.com>
Sent: Wednesday, October 2, 2024 8:37 AM
To: Bostick, Britin
Subject: 71 B - Elm St

Follow Up Flag: Follow up
Flag Status: Completed

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Britin,

First off, thank you for responding to me the other day.

Please ask staff to consider removing the RO next to our neighborhood from the 71 B plan. I participated in the meeting via zoom last night, and I think we are the only area where that condition is present and will have a great impact.

None of our properties are adjacent to C2 at Elm and Green Acres.

I don't think the Colt Square properties will be as impacted, as I see those residential lots are pretty deep. And as you pointed out, those are already C2.

One of the council members expressed exactly what I foresee happening to our neighborhood. He said "your property values will go up and you can go buy property in the woods somewhere".

I really think this is going to damage/destroy our neighborhood, particularly with the removal of any step-back requirements as are present in the other zones.

None of the RO that is in our area being removed will prevent any of the College Avenue lots from being redeveloped. If those property owners want to seek a form-based zone in the future they are free to do so, and perhaps we can get a better outcome. I think MSC and DG are much more appropriate.

Finally, my house is as far away from College Avenue as the castle at Wilson Park. There is RO in that general area. I don't think the council would DREAM of putting 8 stories zoning in that area. I just want our area to be given the same consideration.

Thank you!

Bostick, Britin

From: Margaret Konert <pegkonert@gmail.com>
Sent: Wednesday, October 2, 2024 2:45 PM
To: Bostick, Britin
Subject: 102 East Elm rezoning

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Thank you for creating a map that would remove those Residential Office properties from the plan and present it at the next meeting. I live next-door and was very disheartened at the thought of eight story buildings next to me on my fence lone.

Bostick, Britin

From: Jenkburg <jenkburg@aol.com>
Sent: Wednesday, October 2, 2024 6:03 PM
To: Bostick, Britin
Subject: 71 corridor near Green Acres

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Greetings, My husband, Robert Ginsburg and myself, Susan Jenkins, are residents at 40 East Elm St. We are in favor of removing the Green Acres / Elm St. corner properties (Residential Office zone) from the Rezoning plan originally put forth.
Thank you,
Susan Jenkins
Robert Ginsburg robert@digjazz.com

Bostick, Britin

From: Yolanda Nally <jodynally@gmail.com>
Sent: Thursday, October 3, 2024 8:39 AM
To: Bostick, Britin
Subject: Re: Please forward to Bostik

Follow Up Flag: Follow up
Flag Status: Flagged

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Good morning!

Thank you so much for the clarification.

I will opt out of the rezoning, and when I am ready, will reach out for the Conditional Use permit.

Thank you, I appreciate your work!

Yolanda

On Wed, Oct 2, 2024 at 2:13 PM Bostick, Britin <bbostick@fayetteville-ar.gov> wrote:

> Good Afternoon,
>
> Thank you so much for the question, I think you may just need a Conditional Use Permit approved by the Planning Commission to operate a home based business rather than a change to a new zoning district. If you will be seeing clients virtually and they will not be visiting your property, we define that as a home occupation and you can do that with the RSF-4 zoning district that you have. If your clients will be coming to see you at your home office, then you would need to apply for a Conditional Use Permit, and I can help you with that application. That just goes to the Planning Commission and not all the way to the City Council, and it would not change the zoning of your property from residential.
>
> The proposed zoning change to Urban Corridor would permit up to 8 story buildings unless the Council changes that when they meet again to discuss it in two weeks. If that doesn't sound like what you are looking for not a problem – I am happy to help with the home based business process, just let me know which option sounds like the right one for you! Also happy to provide additional details if you need more information.
>
> Regards,

Bostick, Britin

From: Rebecca Webb <rebeccawebb74@gmail.com>
Sent: Saturday, October 5, 2024 1:06 PM
To: Bostick, Britin
Subject: 71B Corridor

Follow Up Flag: Follow up
Flag Status: Flagged

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Britin,

After listening to your presentation this week, I would like to request that my property be included in the 71B Corridor and be rezoned UC.

Reasoning:
1. My property is right by the current zoning area
2. It faces South School
3. It is already in a mixed use area
4. The property fits the criteria-Built at the front of the property. Even with the flood zone, parking can be added in the back. Washington County Jails parking lot sits in a flood zone as well as many other properties.
5. I already have the spacing from other properties to build upward without impeding anyone's property
6. My area is already walkable, I have foot traffic daily
7. My property is the same set up as other homes-to-business properties along School. I'm not sure why this is being treating differently than other properties
8. This entire corridor is based on mixed use in the front, with residential in the back. There's' a block space before any more housing begins.
9. There's only 2 properties sitting at the forefront of the neighborhood.
10. I think long term, the city really needs to consider how feasible it is that an old residential neighborhood that sits on the intersection of a 4 lane highway, will never be developed any further. The traffic is so loud, I cannot have a conversation in my front yard without raising my voice.
11. To the south, the property is zoned up to 4 stories, across the street, unlimited.

I was shut down without any consideration last week. I listened to the council stating that everyone should have a voice. I don't feel anyone gave a serious look to my property, at the very least it deserves a site visit. It fits with your project perfectly and I would like to be a part of it.

Thank you for your time,
Rebecca Webb
820 W Montgomery St.

October 8, 2024

Dear Mayor Jordan and Fayetteville City Council Members,

The Housing Crisis Task Force is writing to express our unwavering support for the rezoning of the College Avenue/71B corridor in Fayetteville. This initiative takes definitive, noticeable action to alleviate the housing shortage in our city while also bringing about long-term positive changes and fostering the continued growth and development of our community. We applaud the long-term vision that began this project and commend the dedication of city staff to bring this well-crafted proposal forward.

Zoning reform is a necessary first step to addressing the housing crisis in our city, and rezoning the nearly 600 acres of the College Avenue/71B corridor with the newly crafted "Urban Corridor" district will allow for a more diverse and vibrant use of this area that encourages multi-story mixed-use development and allowing housing by-right. By allowing for a mix of housing options and commercial spaces, the rezoning will create a more diverse and inclusive community that accommodates the needs of residents from various socio-economic backgrounds.

Furthermore, the rezoning aligns with the city's integrated approach to land use as laid out in City Plan 2040 for sustainable, compact development:

1. *We will make appropriate infill and revitalization our highest priority.*
2. *We will discourage suburban sprawl.*
3. *We will make compact, complete, and connected development the standard.*
4. *We will grow a livable transportation network.*
5. *We will assemble an enduring green network.*
6. *We will create opportunities for attainable housing.*

This project promotes the efficient use of land and resources, reduces urban sprawl, and encourages the use of public transportation. These benefits are essential for fostering a resilient and environmentally friendly community.

It is the recommendation of the task force that this new zoning district be applied in a continuous manner up and down the corridor and that all parcels fronting College Avenue/71B be included – especially those identified as "Tier 2 Centers" in the City Plan 2040.

Please consider the long-term benefits of the rezoning of the College Avenue corridor, prioritize the well-being and prosperity of our city and its residents and increase opportunities for all Fayetteville residents to have access to safe, clean, and affordable housing. We believe that this rezoning initiative is a significant step towards creating a more vibrant, sustainable, and inclusive Fayetteville for current and future residents alike.

We ask the City Council to vote in approval of the rezoning proposal.

Thank you for your time and attention to this matter.



Henry Ho

Co-Chair, Fayetteville Housing Crisis Task Force

Sent On-behalf of the Task Force

Received From Susan Norton 10/14/2024 9:12AM

Groundwork
Workforce Housing for Northwest Arkansas

4100 Corporate Center Drive, Suite 205
Springdale, Arkansas 72762
479.582.2100

October 13, 2024

City of Fayetteville
Mayor Jordan and City Council
113 West Mountain St.
Fayetteville, AR 72701

Dear Mayor Jordan and Fayetteville City Council:

I would like to applaud your leadership and recent efforts of this body to explore rezoning efforts that foster responsible growth in the region. These efforts are a bold step forward for the city, and if successful will lay the foundation for sustainable future growth and continued prosperity for the city. As Fayetteville, and the greater Northwest Arkansas region continues to see rapid population growth, this effort will help build for the future in a way that will accommodate this growth while maintaining the small-town charm that defines the city.

Groundwork believes policies that align with national efforts to rectify past exclusionary zoning decisions and foster a more equitable and connected community will benefit the region. Successful efforts promote the efficient use of land and existing infrastructure, reduce urban sprawl, and help encourage the use of public transportation. These benefits are essential for fostering a resilient, inclusive, vibrant, livable and environmentally friendly community.

Most importantly, these types of policies will make new housing development along this arterial corridor possible. The resulting housing could help ease the cost burden on many of region's critical workers like nurses, teachers and first responders. Many of these residents desire housing that is more affordable and in locations where they are less reliant on their automobile. As our region continues to grow, most of the attainable housing in our region is being developed in sprawling inaccessible developments in the outreaches of our region. Most of these new developments are disconnected from the core of our region and will require those living there to undertake daily commutes with significant transportation expense. While the historical, and current, use of these major arterial corridors has been commercial activity, we must ensure the next use and life of this strategically located land includes mixed-use development that has a more connected relationship between those living adjacent to the corridor to the corridor itself.

Fayetteville has the potential to serve as the example to the state of Arkansas for responsible planning, and could be a model for other communities, in the state and beyond, to aspire to. I'm excited to see what the future holds for Fayetteville and look forward to future partnership opportunities to bring that vision to reality.

Thank you,

Duke McLarty
Executive Director

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

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."

Civic Clerk Item No.: 2024-

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.

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."

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

APPROVED: ATTEST:

By: _____ By: _____
LIONELD JORDAN, Mayor **KARA PAXTON**, City Clerk/Treasurer

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
Kara Paxton, City Clerk/Treasurer

CC: **Susan Norton**, Chief of Staff
Jonathan Curth, Development Services Director
Britin Bostick, Long Range Planning/Special Projects Manager

FROM: **Kit Williams**, City Attorney

DATE: **October 3, 2024**

RE: **Proposed Ordinance To Enact *Protections for Single-Family Zoned Districts* into Urban Corridor**

I request that the City Council amend the proposed Ordinance I drafted for Council Member Turk by removing the parenthetical reference to "(including the Washington-Willow Historic District and Wilson Park neighborhood)." That parenthetic remark is incorrect due to any incorrect previous belief that the proposed rezonings included all of the old Highway 71B. I now realize that the proposed rezonings will not be applied from North Street to 15th Street along South School Avenue. Therefore, the rezonings will have no impact on the Washington-Willow Historic District nor Wilson Park neighborhood. Accordingly, the parenthetical language in the third Whereas clause should be removed by amendment by the City Council. I apologize for my mistake.

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

File #: 2024-614

AN ORDINANCE TO AMEND § 161.36

AN ORDINANCE TO AMEND § 161.36 URBAN CORRIDOR BY ENACTING USE UNIT 38 MINI-STORAGE UNITS AS A CONDITIONAL USE FOR URBAN CORRIDOR IN SECTION (B) (2)

WHEREAS, Use Unit 38 Mini-storage units should be added to the allowed *Conditional Uses* section of **Urban Corridor** to allow mini-storage units to be constructed where appropriate and under such protective conditions deemed necessary by the Planning Commission to protect the purposes of **Urban Corridor** and be compatible with nearby properties and uses.

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** (B)(2) *Conditional Uses* by enacting Use Unit 38 into that subsection.

Civic Clerk Item No.: 2024-_____

AGENDA REQUEST FORM

FOR: Council Meeting of October 15, 2024

FROM: Council Member Scott Berna

ORDINANCE OR RESOLUTION TITLE AND SUBJECT:

AN ORDINANCE TO AMEND § 161.36 **URBAN CORRIDOR** BY ENACTING USE UNIT 38 MINI-STORAGE UNITS AS A CONDITIONAL USE FOR **URBAN CORRIDOR** IN SECTION (B) (2)

APPROVED FOR AGENDA:

Approved via email — 10/2/24

Scott Berna
City Council Member
Date

October 2, 2024

Kit Williams
City Attorney
Approved as to form
Date

Barnes, Stacy

From: Berna, Scott
Sent: Wednesday, October 2, 2024 3:56 PM
To: Barnes, Stacy
Subject: Re: Ordinance

approved

From: Barnes, Stacy <sbarnes@fayetteville-ar.gov>
Sent: Wednesday, October 2, 2024 3:45 PM
To: Berna, Scott <scott.berna@fayetteville-ar.gov>
Cc: Williams, Kit <kwilliams@fayetteville-ar.gov>
Subject: Ordinance

Please see the attached agenda request form and proposed ordinance. If this meets your approval, let me know and I will get it on the agenda.

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



CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-579

MEETING OF OCTOBER 15, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff

FROM: Jared Rabren, Airport Director

SUBJECT: **Revised T-Hangar Lease & Rate Increase**

RECOMMENDATION:

The Aviation Division recommends the approval of a revised T-Hangar lease format which includes updated terms and conditions, a 15% one-time rate increase and the adoption of a yearly 3% inflation adjustment beginning in 2026.

BACKGROUND:
Drake Field operates 81 T-Hangars which are designed to store single and twin-engine personal aircraft. The current lease format has not substantially changed since its adoption in 2006. T-Hangar leases are the only lease format on the field that do not include an automatic inflation adjustment. Airport staff completed a hangar rate study earlier this year and determined the current rates were below market average. Rental rates were last adjusted in 2018.

DISCUSSION:
In agreement with the recommendation of the Airport Board, staff proposes a one-time increase of 15% for all T-hangar leases, effective January 1, 2025, and the adoption of a 3% per year inflation adjustment beginning January 1, 2026. Additionally, staff recommends the adoption of the revised lease agreement which fixes formatting issues, removes outdated references, updates phraseology to current FAA standards, condenses and clarifies late fees and termination deadlines - as requested by the Airport Board - and adds terms regarding negligent operation of hangar doors and equipment. Additional requests made by the Airport Board that are not included in this item are changes to term length and language regarding common or shared facilities.

BUDGET/STAFF IMPACT:
This will provide approximately $28,000 in additional revenue.

ATTACHMENTS: SRF (#3), Revised T-Hangar Lease Agreement Sample Draft PDF (#4)

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

File #: 2024-579

Revised T-Hangar Lease & Rate Increase

A RESOLUTION TO APPROVE A REVISED T-HANGAR LEASE FORMAT UPDATING TERMS AND CONDITIONS, INCREASING RENT FOR 2025 BY 15%, AND ADOPTING A YEARLY 3% INFLATION ADJUSTMENT BEGINNING IN 2026, AND TO AUTHORIZE MAYOR JORDAN TO SIGN THE T-HANGAR LEASES

WHEREAS, Drake Field operates 81 T-Hangars which are designed to store single and twin-engine personal aircraft; and

WHEREAS, the current lease format has not substantially changed since its adoption in 2006; and

WHEREAS, T-Hangar leases are the only lease format on the field that do not include an automatic inflation adjustment and rental rates were last adjusted in 2018; and

WHEREAS, airport staff completed a hangar rate study earlier this year and determined the current rates were below market average.

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 revised T-Hangar lease format updating terms and conditions, a 15% one-time rate increase, and the adoption of a yearly 3% inflation adjustment beginning in 2026, and further authorizes Mayor Jordan to execute the T-Hangar leases.

City of Fayetteville Staff Review Form

2024-579

Item ID

10/15/2024

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

Jared Rabren	9/24/2024	AIRPORT SERVICES (760)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

The Aviation Division recommends the approval of a revised T-Hangar lease format which includes updated terms and conditions, a 15% one-time rate increase and the adoption of a yearly 3% inflation adjustment beginning 2026.

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:

HANGAR RENTAL AGREEMENT
Fayetteville Executive Airport, Drake Field
Lease Application and Accounting Information Form

Full Legal Name of Tenant: _____

Authorized Representative(s) and Title(s) if Tenant is not an individual:

Physical Address:

Mailing Address (if different):

Current Status of Corporation:
(Provide Copy of Certificate of Good Standing or other documentation)

Business and/or Services to Be Provided:

Phone/Work: --
Phone/Home: - -
Emergency Contact Name:
Social Security or Tax I.D No.

Phone/Cell: - -
Email:
Emerg Phone: - -
Date of Birth:

.

Aircraft Number: N

Aircraft Make/Model/Year: N/A

Aircraft Color Scheme: N/A

Aircraft Type: N/A

Person conducting the business and/or providing the service if different from above:
Name: Phone: - - E-mail:

:

Hours of Operation:

Total Number of Employees:

I, _____, agree to provide the Airport with changes to current address, telephone, aircraft, and insurance information.

Admin Use Only:

Hangar Number: Effective Date: Monthly Rental: $

Hangar Type:

SAMPLE

LEASE AGREEMENT

The City of Fayetteville ("City") hereby leases to _____,("Lessee"), on a monthly basis, a hangar for the above described aircraft on the following terms and conditions. This month-to-month lease is intended for aeronautical use. It is not intended to be used for maintenance on any aircraft other than the above-described aircraft, storage of hazardous materials, or storage of non-aeronautical materials.

1. AIRPORT RULES AND ACCESS:

   A. Lessee shall abide by "The Minimum Standards for Fayetteville Executive Airport, Drake Field", City of Fayetteville codes and ordinances, county, state, federal Statutes, Federal Aviation Regulations, and environmental laws.
   B. Hazardous activities such as, but not limited to, smoking, welding, use of spark producing devices (i.e. grinders), painting, doping, open fuel lines or the application of hazardous substances are expressly prohibited.
   C. Lessee shall keep the aircraft storage space clean and free of grease, oil, paper and other debris. All flammables must be stored in a metal container with a tight fitting lid with sump capability at minimum or any other approved containment device. Combustible liquids such as lube oil may be stored in small quantities. (See Airport's Minimum Standards). No additional label is necessary if company label already indicates flammable liquid or type liquid contained. Flammable storage (other than inside the aircraft fuel storage tank) is limited to a maximum of 10 gallons in each Hangar unit. The premises covered by this Agreement shall not be used for the storage of explosive substances or items.
   D. Aircraft shall be removed from a hangar for any activity involving fueling or defueling.
   E. The City and its designated agents may enter hangars at any time for inspection. Only locks provided by the City may be used on hangar doors.
   F. Flying Clubs shall provide copies of the flying club bylaws, current insurance documents, and current membership roster to be submitted annually to the Airport Administration Office.

2. RENT:

   A. Monthly hangar rent for 2025 appears in the table below. Rent shall increase by 3% on January 1 each year. Rent is invoiced in advance and shall be due on the first day of each month. Lessee further agrees to pay upon demand any excise or other tax on the leasehold interest.

Hangar Type	**2025**
Single	$205
Multi	$250
Modified S	$280
Modified L	$375

   B. The non-payment of rent may be grounds for termination of this Agreement. Lessee will also be subject to a late fee of 10% per month for any delinquent rental payment. Delinquent accounts may be sent to a collection agency in accordance with City of Fayetteville's collection/termination policies after 90 days.

SAMPLE

3. STRUCTURAL MODIFICATIONS:

   A. No structural or electrical modifications, painting, or alterations will be made to the storage space without the prior written approval of the Airport Director.
   B. Lessee shall not attach any hoisting, winching or holding mechanism to any part of the storage space, or pass any such mechanism over the beams or braces thereof.

4. ELECTRICAL APPLIANCES:

   A. Limited electrical appliances are allowed in a hangar including portable fans, televisions, refrigerators, radios, dehumidifiers, engine heaters, powered tow bars, battery trickle chargers, and small air compressors. Prohibited appliances include, but are not limited to, air conditioners, electric heaters, hot plates, heat lamps, and stoves. Any appliance not having an explosion-proof motor which generates a glow, flame, or spark must be elevated at least eighteen (18) inches above the floor. No appliances, except refrigerators, dehumidifiers, battery trickle chargers and engine heaters, may remain connected to any electrical receptacle when the hangar is not occupied.
   B. Lessee shall not overload electrical circuits. Hangar electrical circuits are designed for 20 amps.

5. MOTOR VEHICLES:

   A. Vehicles shall be driven on the airport only by a licensed driver in accordance with policy established in the Airport's Minimum Standards. Lessee shall maintain currency of registration as well as limits of liability and property damage insurance, as mandated by the State of Arkansas, on its vehicle. Lessee will exercise all controls and restraints necessary as to its employees, agents, and invitees so as to comply with this Agreement.
   B. Lessee shall complete an Access Agreement prior to being issued a security badge. Lessee is responsible for guests and shall not allow guests to drive unescorted anywhere inside the Aircraft Operations Area (AOA).
   C. Vehicles must be located so as not to block aircraft access route between any hangars, as per the Airport's Minimum Standards. Vehicles will be parked in accordance with signage and pavement markings unless directed otherwise by the City.

6. ENGINE OPERATION: No aircraft engine shall be operated inside a hangar or in a negligent manner so that the propeller or exhaust blast may cause injury to persons or damage to property.

7. PROPERTY DAMAGE/PERSONAL INJURY: Aircraft and other personal property are stored at Lessee's sole risk. Any insurance protecting Lessee agrees to hold the City harmless from any and all liability by reason of the storage or maintenance of said aircraft upon the Fayetteville Executive Airport, Drake Field, or from injury or damage caused to any persons or property by reason of the operations of said aircraft. Insurance requirement shall be in accordance with the Airport's Minimum Standards and a current Certificate of Insurance shall be on file at the Airport Administration Office. This clause shall not be construed to waive that tort immunity as set forth under Arkansas Law.

8. AIRCRAFT MAINTENANCE: Maintenance repair work that requires open flame, use of spark producing devices (i.e. grinders), welding, or the use of flammable liquids is not permitted in any Aircraft Storage Hangar. Opening fuel cells and fuel lines is not permitted in any storage hangar.

SAMPLE

9. NO COMMERCIAL ACTIVITY: No commercial or revenue-producing activities shall be conducted or permitted from any aircraft storage space without written approval of the Airport Director.

10. NO ASSIGNMENT: The aircraft storage space designated above is rented on a month-to-month basis for aircraft storage only. Such space may not be sublet, assigned or otherwise transferred without the prior written approval of the Airport Director. Only the aircraft identified in this Agreement may be stored in this hangar unless prior written notice is provided to the Airport Director. Tenant shall notify City when ownership of the authorized aircraft changes.

11. FITNESS FOR USE: The T-hangar buildings are non-insulated, unheated, non-air-conditioned metal buildings with bi-fold electric doors.

    The bi-fold doors are heavy and pose a crush hazard. Lessee is advised to remain clear when the door is in transit. Lessee shall not allow the door to open or close unsupervised. Lessee is advised to remain within reach of door controls while the door is in transit and stop the door immediately upon abnormal operation or failure. Lessee shall not attach or allow to be attached to the door any additional weight, nor use the door as a hoist.

    Tenant shall be financially responsible for all repairs as a result of operating the doors unsupervised or in a negligent manner.

    Each T-hangar bay is supplied with lighting and electrical service as part of the lease. The electric doors are on separate circuits. The power available is limited and service is shared among the tenants of each building.

    The buildings can be expected to protect the contents from the elements but should not be considered completely weather tight. Driving rain may enter the buildings under the walls or through cracks along the door jams, under roll up doors or along roll up door seals. In the past, ground water has seeped into the buildings through the floor during unusually wet conditions. It is recommended that tenants not store perishables directly on the floor but rather place stored items on pallets or shelves that keep items off the floor.

12. TERMINATION:

    A. This Agreement shall be deemed a "month-to-month" tenancy and may be terminated by either party upon giving thirty (30) days notice to the other in writing, prior to the end of any such rental period.
    B. This Agreement may be terminated by the City upon ten (10) days written notice for any violation of the terms or conditions of this Agreement.
    C. If Lessee fails to make any payment due hereunder within ten (10) days of the date on which such payment is due, the City of Fayetteville may, at its option, terminate this agreement and take possession of such of Lessee 's personal property as is reasonably necessary to secure payment of the amount due and unpaid.

13. NOTICE: Any Notice or consent required by this Agreement shall be sufficient if sent by Certified Mail, return receipt requested, postage paid, to the following address for the City, or for the tenant, the

SAMPLE

last known address or copy thereof may be posted upon the entryway door of the above mentioned hangar.

CITY OF FAYETTEVILLE
Airport Administration Office
4500 S. School Ave., Suite F
Fayetteville, AR 72701
Phone: 479-718-7642

14. REMOVAL OF ITEMS UPON EXPIRATION OR TERMINATION. Upon expiration or other termination of this lease, Lessee 's rights to use of the demised premises shall cease, and Lessee shall vacate the premises within ten (10) days.

    All fixtures, improvements, equipment, and other property brought, installed, erected or placed by Lessee on the demised premises shall be deemed to be personal property and shall remain the property of Lessee. Lessee shall have the right at any time during the term of this agreement, to remove any or all of such property from the Airport, subject, however, to Lessee 's obligations to repair all damages, if any, resulting from such removal. Any and all property not removed by Lessee prior to the expiration of this lease shall thereupon become the property of the City of Fayetteville and title thereto shall thereupon vest in the City of Fayetteville.

15. All covenants, conditions and provisions in this agreement shall extend to and bind the legal representatives, successors and assigns of the respective parties hereto.

Lessee: I have received a copy of "The Minimum Standards for the Fayetteville Municipal Airport Drake Field" _____ (initial)

_____ _____
Signature of Individual or Authorized Agent Title Date

_____
Printed Name

APPROVED: **THE CITY OF FAYETTEVILLE:**

_____ _____
Airport Director Date Lioneld Jordan, Mayor Date

ATTEST:

_____
Kara Paxton, City Clerk-Treasurer

SAMPLE

Attachment "A" to Hangar Rental Agreement
For Execution by Partners in Aircraft

I agree to be bound by the terms and conditions of the hangar Rental Agreement

Effective _____(day/month/year) for Hangar # _____

Lessee Name:_____

Partner #1: _____

Address _____

_____

Signature: _____

Partner #2: _____

Address _____

_____

Signature: _____

Partner #3: _____

Address _____

_____

Signature: _____

Partner #4 _____

Address _____

_____

Signature: _____

SAMPLE

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-582

MEETING OF OCTOBER 15, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff

FROM: Devin Howland, Director of Economic Vitality

SUBJECT: **2024 Economic Vitality Master Plan**

RECOMMENDATION:
Staff recommends approval of the City's 2024 Economic Vitality Master Plan.

BACKGROUND:
The City's current economic development strategic plan, Fayetteville First, was adopted in 2016 and resulted in the creation of the Department of Economic Vitality. Since its passage, the Department has continued to expand its core service areas, and the 2024 Economic Vitality Master Plan offers a vision for economic vitality in Fayetteville moving forward.

In 2020, the COVID-19 pandemic introduced a range of economic and social impacts felt globally and locally. Fayetteville's small business community and its workforce experienced hardships as the pandemic ushered in new issues and accelerated existing challenges within the community. The pandemic recovery period significantly influenced the evolution of the Department's work as outlined in the *Department of Economic Vitality's COVID-19 Response Report.* As our economy continued to grapple with a range of national and international variables, one certainty remained: we needed to reshape our economic vitality efforts to meet the needs of our community. In March 2021, the Fayetteville City Council expressed its intent to develop a new Economic Vitality Master Plan with the passage of Resolution 92-21.

The 2024 Economic Vitality Master Plan is the product of over three years of community engagement, reflecting more than 30 working sessions, subcommittees, focus groups, and public input sessions. Other municipal divisions, boards, and commissions were engaged throughout the development and socialization of the 2024 Economic Vitality Master Plan, including several sessions with the Fayetteville Arts Council as well as a September 2024 presentation to the Environmental Action Committee. Multiple forms of public input and community engagement are documented in *Appendix C: Stratified Random Sampling and Community-Wide Survey Responses* and *Appendix D: Community Engagement Report*, which accompany the 2024 Economic Vitality Master Plan.

DISCUSSION:
Economic vitality work touches nearly every facet of a community. As evidenced by this Master Plan, a strategic planning approach grounded in an economic vitality framework advances twin goals of growing the local and regional economy and enhancing residents' quality of life. Subsequently, the 2024 Economic Vitality Master Plan outlines goals, supporting strategies, and action items for the following strategic focus areas:

- **Small Business, Entrepreneurship, and Industry.** Creating conditions to render small businesses, the creative economy, and target industry sectors more resilient to changes in economic conditions
- **Workforce Development, Employment, and Economic Mobility.** Advancing equitable, sustainable economic growth by increasing job skill training opportunities, eliminating barriers to economic mobility for historically underserved and underrepresented resident populations, and raising standards of living for all residents through increased employment opportunities within in-demand career pathways
- **Community Development.** Developing and activating neighborhood centers throughout the City, emphasizing the creation and preservation of affordable housing for low- and middle-income residents as well as the creation of quality places throughout Fayetteville by enhancing existing community assets and a commitment to public art and sustainability

The plan also introduces three new economic development paradigms underpinning City staff's approach to achieving sustainable economic growth, prosperity, and inclusion in Fayetteville's economic vitality initiatives:

- High-quality places
- Equity-oriented workforce systems
- Stable care networks, including childcare and eldercare

A taxable sales analysis (Appendix A) and a macroeconomic analysis and data repository (Appendix B) are summarized in the 2024 Economic Vitality Master Plan and are also available to the public in addition to an interactive economic story map created in collaboration with the City's GIS team. These resources provide an example of the wide array of data that will continue to inform economic vitality strategy and work in Fayetteville's future.

BUDGET/STAFF IMPACT:
None.

ATTACHMENTS: SRF (#3), 2024 Economic Vitality Master Plan (#4), Appendix A: Taxable Sales Analysis (#5), Appendix B: Macroeconomic Analysis and Data Repository (#6), Appendix C: Stratified Random Sampling and Community-Wide Survey Responses (#7), Appendix D: Community Engagement Documentation (#8), Circles NWA Letter of Support (#9), Excel by Eight Letter of Support (#10), Startup Junkie Letter of Support (#11), ROX Radio Group Letter of Support (#12), Meredith Lowry Co-Chair Letter of Support (#13), Fayetteville Public Library Letter of Support (#14), Fayetteville Public Schools Letter of Support (#15)

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

File #: 2024-582

2024 Economic Vitality Master Plan

A RESOLUTION TO APPROVE AND ADOPT THE 2024 ECONOMIC VITALITY MASTER PLAN

WHEREAS, the City's current economic development strategic plan, Fayetteville First, was adopted in 2016 and resulted in the creation of the Department of Economic Vitality; and

WHEREAS, on March 16, 2021, City Council passed Resolution 92-21 expressing its intent to develop a new Economic Vitality Master Plan; and

WHEREAS, the 2024 Economic Vitality Master Plan is the product of more than three years of community engagement, reflecting more than 30 working sessions, subcommittees, focus groups, and public input sessions and offers a vision for economic vitality in Fayetteville moving forward.

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 2024 Economic Vitality Master Plan, a copy of which is attached to this Resolution.

City of Fayetteville Staff Review Form

2024-582

Item ID

10/15/2024

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Devin Howland	9/25/2024	ECONOMIC DEVELOPMENT (050)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

STAFF IS RECOMENDING APPROVAL OF A RESOLUTION ADOPTING THE 2024 ECONOMIC VITALITY 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 # 92-21

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

Economic Vitality Master Plan

Protecting Fayetteville's Economic Future

OCTOBER 2024

DRAFT – Plan has not yet been approved by the City of Fayetteville



Gulley Park playground area | *Photo courtesy of City of Fayetteville*

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Fayetteville, the iconic Hill | *Photo courtesy of Experience Fayetteville*

ACKNOWLEDGEMENTS

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Dr. Claretha Hughes

Council Member

Dr. D'Andre Jones, Council Member - Ward 1

Cory Perry
Lance Reed
Micah Shaw
Nate Walls
Brice White



Mural by local artist Olivia Trimble (2020) | *Photo courtesy of Experience Fayetteville*

LETTER FROM THE MAYOR

Friends,

Fayetteville is a community that works together to protect and expand the things that make this place special. Green spaces, arts and culture, natural resources, historical preservation—our community has invested its time and energy to help these community assets flourish.

This new Economic Vitality Master Plan puts the same level of focus and energy into our economic development efforts.

Before the Covid-19 pandemic, we were beginning to make some adjustments to our economic vitality focus areas, primarily around workforce training. Those efforts became outdated quickly as our community began realizing the social and economic impacts of the pandemic.

But through those hard times, we worked more closely than ever before with our community, small business owners, nonprofits, first responders, governmental partners, and displaced members of our workforce. The result is this plan's inward focus on protecting Fayetteville's existing small business community, expanding equitable access to workforce development efforts to unlock economic mobility for our residents, and co-designing high-quality places across Fayetteville to meet the needs of all residents.

I want to thank every resident, focus group, subcommittee, business, nonprofit, and City Council member for lending their time, insights, and expertise to the development of this plan. I am confident that our work to implement this plan in the coming years will lead to a more economically inclusive and resilient Fayetteville.

Mayor Lioneld Jordan

LETTER FROM THE DIRECTOR

Fayetteville,

When our economy, our sense of place, our natural resources, and even our long-celebrated funkiness are at stake, we must work together to face today's challenges that threaten the fabric of what we love about our community. Passion and concern about residential and commercial real estate development projects come from a place of protection—protection of the factors that land Fayetteville on Best Places to Live lists, of our urban forests and other natural resources. Whether you've spent decades or days in Fayetteville, its sense of community—embodied in the people, places, and spaces we love—is indelible.

The vision of economic development put forth by the 2024 Economic Vitality Master Plan is fundamentally about channeling the remarkable growth around us to lift up the members of our community who are at risk of being left behind if we do not act. It is as much about keeping the eclectic patchwork of resilient small businesses alive as it is about ensuring our friends and neighbors can remain in the place they call home.

Our ability to realize these aims is indivisible from the City's economic and financial health. We can sustain this transformative level of growth if we direct it toward the equitable betterment of our community. The consequences of ignoring growth are evident in the peer communities that experienced rapid population growth before us and resisted what was at their doorstep, sprawling outward to accommodate housing pressures and threatening the natural environment and quality provision of public services in the process. The flight of lifelong residents and the ever-rising cost of operations were too much for many cherished small businesses. In short, these communities were so fearful of losing their downtowns that they unintentionally choked the very businesses and cultural institutions they aimed to shield from change.

We don't want to lose what we love about our community. Yet this is the price we will begrudgingly pay if we do not alter our approach, particularly when it comes to housing. We must utilize all available tools to respond responsibly to Fayetteville's new reality: 30 people per day moving into our region while residents are also being displaced by housing costs in Washington County that are up over 70% in the past five years and increasingly out of reach for our prime-age working population. Managing growth is more complex than debating growth. The good news is that many communities before us have gotten it right. Armed with community partnerships and a framework for equitable development, Fayetteville will rise to the occasion, too.

Throughout the development of this plan, staff retained two core perspectives. First, policy and program interventions should be geared toward efforts stimulating publicly beneficial outcomes that would not arise without the City's involvement, often referred to as a "but for" principle. Second, while a focus on economic growth trains our eye on the future, we also understand the importance of growing what is already here. This looks like providing additional support for our neighbors who face persistent barriers, working closely with other municipal divisions to improve the efficiency and quality of our work, and continuing to build the resiliency of Fayetteville's beloved small business community. We may be economic developers, but we are also stewards of assets money can't replace: our culture, our tree canopy, and the people who already call Fayetteville home.

This plan was forged from the expertise shared by thousands of residents, business owners, nonprofits, essential workers, advocates, and countless community partners since 2021. Reorienting efforts around the principles of economic vitality is a product of new voices joining the discussion of local economic development, and the 2024 Economic Vitality Master Plan is stronger with them at the table.

Devin Howland, CEcD
Director of Economic Vitality

I. INTRODUCTION

EXECUTIVE SUMMARY

The City of Fayetteville is committed to aiding the development of a dynamic and inclusive economy that promotes shared economic prosperity, opportunity, and mobility for all residents across income levels and phases of life. Between 2021 and 2024, City staff engaged in a strategic planning process to produce the City's **2024 Economic Vitality Master Plan**, which will guide the City's economic development work moving forward. This Master Plan updates the **2016 Fayetteville First Strategic Plan**, reorienting the citywide strategy from a more traditional economic development approach (i.e., a focus on employer attraction) to a more balanced suite of activities that foster equitable and sustainable economic growth, a school of thought we call **economic vitality**.

Economic vitality work touches nearly every facet of a community. As evidenced by this Master Plan, a strategic planning approach grounded in an economic vitality framework advances twin goals of growing the local and regional economy and equitably enhancing residents' quality of life. Subsequently, the 2024 Economic Vitality Master Plan outlines goals, supporting strategies, and action items for the following strategic focus areas:

- **Small Business, Entrepreneurship, and Industry.** Creating conditions to render small businesses, the creative economy, and other target industry sectors more resilient to changes in economic conditions
    - Four goals, nine supporting strategies, and 80 action items
- **Workforce Development, Employment, and Economic Mobility.** Advancing equitable, sustainable economic growth by increasing job skill training opportunities, eliminating barriers to economic mobility for historically underserved and underrepresented resident populations, and raising standards of living for all residents through increased employment opportunities within regionally in-demand career pathways
    - Four goals, seven supporting strategies, and 100 action items
- **Community Development.** Developing and activating neighborhood centers throughout Fayetteville, emphasizing the creation and preservation of affordable housing for low- and middle-income residents as well as the creation of quality places
    - Three goals, five supporting strategies, and 75 action items

The interplay between industry, employment, and place drives Fayetteville's economic growth. Action items in each strategic focus area were developed concurrently, recognizing that topics are relevant across strategic focus areas and will likely overlap during the implementation process. While action items are intended to steer the implementation of the supporting strategies required to achieve the City's economic development goals, the list of action items in the Economic Vitality Master Plan is non-exhaustive and subject to change based on evolving community needs. **Goals may be achieved without executing all action items detailed in each strategic focus area, but action items represent an array of activities that can render our community more economically resilient.**

The City's in-house economic development resources housed in the Department of Economic Vitality will implement the Economic Vitality Master Plan in coordination with other municipal departments and critical community partners across the private, public, and nonprofit sectors. This includes Startup Junkie Consulting (the City's entrepreneurship and innovation contractor) and Fayetteville Public Schools. **Table 1** previews the goals guiding each focus area of the Economic Vitality Master Plan.

Table 1. Economic Vitality Master Plan Goals by Focus Area

Small Business, Entrepreneurship, and Industry

1. Increase the one-year and five-year survival rates of new small businesses
    - **1A.** Increase the one-year and five-year survival rates of **women-owned** small businesses
    - **1B.** Increase the one-year and five-year survival rates of **minority-owned** small businesses
    - **1C.** Increase the one-year and five-year survival rates of small businesses **owned by other historically disadvantaged groups** (e.g., veterans, individuals with disabilities)

2. Achieve a 70% positive customer service score on new business license issuances and renewals

3. Sustain a 10% annual growth rate for the accommodation and food services sector through 2029

4. Increase the number of jobs within Fayetteville's targeted industry sectors from 63% to 70% of private sector employment by 2033

Workforce Development, Employment, and Economic Mobility

1. Make raising the median household income of Fayetteville residents the City's highest economic vitality priority
    - **1A.** Support targeted policies and programs that build financial and social capital for Black, Latinx, and Asian residents; women; and low-income individuals and families

2. Remove barriers to short-term and long-term career trajectories for Fayetteville's parents and caregivers by promoting more accessible, stable care networks

3. Increase the number of residents working in Fayetteville's target industries and in high-wage, high-skill, high-demand (H3) careers

4. Raise the City of Fayetteville's Arts Vibrancy Index score by increasing the supply of independent artists working in Fayetteville
    - **4A.** Increase the retention rate from 13.4% to 16.9% of University of Arkansas students graduating from the Fulbright College's arts programs or the Fay Jones School of Architecture

Community Development

1. Ensure Fayetteville is a vibrant, livable community for current and future residents through intentional growth management

2. Reduce housing cost burdens for residents making under 120% of Fayetteville's Area Median Income (AMI)
    - **2A.** Target direct municipal intervention to create or maintain housing units affordable at or below 80% AMI (i.e., for low- and very low-income residents)
    - **2B.** Stabilize the City's affordable rent ratio for low- and middle-income residents as well as residents on fixed incomes (e.g., seniors, individuals with disabilities)

3. Increase the percentage of individuals who both live and work within Fayetteville by 2030
    - **3A**. Increase the number of affordable, accessible studio spaces available to Fayetteville's artists and other members of the creative economy

Plan Framework

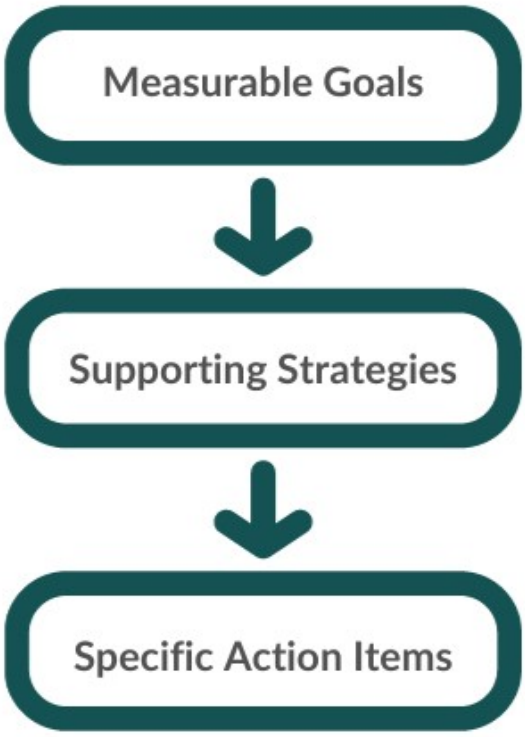
An approach to economic development work grounded in economic principles and community input requires well-defined outcomes the City wishes to accomplish with the Economic Vitality Master Plan. This includes what we want to change in our community's economy and why Fayetteville needs these changes as well as identifying groups whose outcomes the City's economic development work will target as well as a strategy for measurement and evaluation. Drawing inspiration from the City's 2018 Energy Action Plan, the Department of Economic Vitality developed measurable, proactive, and actionable goals in the Economic Vitality Master Plan across three strategic focus areas:

1 **Small Business, Entrepreneurship, and Industry**

2 **Workforce Development, Employment, and Economic Mobility**

3 **Community Development**

Utilizing a strategic planning approach, Chapter IV documents goals, supporting strategies, and action items for each of the three strategic focus areas. **Goals** are overarching outcome-oriented, measurable, and time-based objectives for economic vitality work in Fayetteville, established and tracked primarily by the Department of Economic Vitality. Each goal is operationalized by specific **supporting strategies** that speak to the processes necessary to enact desired goals. Under each supporting strategy, the Plan outlines a list of **action items**, activities that City staff and community partners can begin implementing immediately.



The Department of Economic Vitality has also identified four key themes that are integrated throughout each of the strategic focus areas, precisely because they are intertwined with the economic fabric of Fayetteville's cultural identity:

- Arts and the creative economy
- Diversity, equity, and inclusion, including an explicit focus on populations who face persistent barriers to economic mobility
- Environmental stewardship
- Quality of life and sustainable growth, including continued response to pandemic-related economic impacts and economic uncertainty

Planning Process

Strategic Planning

The 2024 Economic Vitality Master Plan updates the 2016 Fayetteville First Strategic Plan, which identified five target business sectors for future development as well as seven strategic focuses to guide the City's economic development efforts over the following five years.[i] Fayetteville First also included a comparative analysis of demographic data, a summary of stakeholder input, and a review of peer cities' economic delivery systems, providing recommendations for the City's economic development work moving forward.

Perhaps the most consequential outcome of the Fayetteville First Plan was the creation of the Department of Economic Vitality, providing the City with in-house economic development resources who coordinate a wide and expanding range of core services and special projects. The Department hired its first employee, the Director of Economic Vitality, in 2017 and has additional full-time staff dedicated to business retention and attraction and projects to advance economic equity and mobility. The Department of Economic Vitality also manages a long-term contractual relationship with Startup Junkie Consulting to support the local entrepreneurial ecosystem, fulfilling the Fayetteville First recommendation to install a dedicated resource focused on entrepreneurship and innovation.

The 2024 Economic Vitality Master Plan aims to better facilitate implementation work relative to its predecessor. Target industry sectors have been revised to encompass a more diverse array of Fayetteville's strengths and growth opportunities, and a taxable sales analysis as well as a detailed macroeconomic analysis were developed as a fundamental building block of the plan.



2023 Startup Crawl | *Photo courtesy of Startup Junkie Consulting*

Table 2. Comparison of 2016 and 2024 Economic Development Plans

2016 Fayetteville First Strategic Plan	2024 Economic Vitality Master Plan
Targeted Business Sectors • Corporate services • Entrepreneurs and innovators • Legacy manufacturers • Retail • Specialized technologies	**Targeted Industry Sectors** • Advanced manufacturing • Circular economy and sustainability • Creative economy • Healthcare • Information technology • Infrastructure, including construction and clean technology • Outdoor recreation • Professional services • Research and development **Taxable Sales Analysis:** **Appendix A** documents a review of all taxable sales in Fayetteville between 2019 and 2023. The Department, in coordination with the City's Budget Director Kevin Springer, developed a tool to convert tax reporting into sales figures, allowing for monthly year-over-year sales analysis to assess the economic health of different segments of the City's economy.
Strategic Focuses • Arts and culture • Business retention and attraction • Education/workforce • Entrepreneurship and innovation • Lifestyle quality • Marketing and communications • Sustainability	**Strategic Focus Areas** • Small business, entrepreneurship, and industry • Workforce development, employment, and economic mobility • Community development
Benchmark Research: Fayetteville was benchmarked against five cities (Asheville, NC; Boulder, CO; Chapel Hill, NC; Fort Collins, CO; and Lawrence, KS), comparing population growth, educational attainment, income, and cost of living. **Comparative Analysis:** Demographic data for Fayetteville was compared with that of five other Arkansas municipalities (Bentonville, Conway, Jonesboro, Rogers, and Springdale), the State of Arkansas, and the U.S. **Stakeholder Summary:** Input from Fayetteville residents, employers, and entrepreneurs documented public perceptions of Fayetteville and economic development.	**Macroeconomic Analysis:** Utilizing various public, internal, and proprietary data sets, **Appendix B** outlines the City's work to analyze trends associated with local population demographics, industry and labor, income and cost of living, and housing. **Stratified Random Sampling Results:** **Appendix C** documents key findings from a community-wide, statistically valid survey issued to randomly selected Fayetteville residents in each Ward. The City also conducted a survey of the general public through the Speak Up Fayetteville system. **Community Engagement Report:** **Appendix D** provides a summary of feedback from key subcommittee stakeholders as well as public input obtained through in-person outreach.

Community Engagement

In March 2021, the Department of Economic Vitality requested City Council's support for the study and development of a new five-year Economic Vitality and Recovery Plan to allow the Department to respond to an array of economic changes that transpired since the Fayetteville First strategy was adopted in May 2016.[ii] In addition to the ramifications of the Covid-19 pandemic, these changes also included key citywide initiatives and planning activities such as the Energy Action Plan, City Plan 2040, and the forthcoming Arts and Culture Master Plan.

In May 2021, the Department of Economic Vitality launched a community planning process to develop the Economic Vitality Master Plan's goals, supporting strategies, and action items with the support of City staff, a dedicated Steering Committee, five subcommittees, the City's Arts Council, and the Mayor's African American Advisory Council. As Mayor Jordan noted in the Steering Committee's kickoff meeting, the Economic Vitality Master Plan was intended to reimagine economic development efforts in Fayetteville in order to 1) respond directly to extant impacts of the pandemic on the City's labor market and small business community and 2) advance the economic mobility and social inclusion of Fayetteville's residents.

> ***"Our city is a welcoming city, and it's important that we build a plan that benefits all of us."*** **Mayor Lioneld Jordan**

City staff identified an opportunity to reset economic development activities in Fayetteville through the coordinated creation of a new strategy as a result of empirical analysis and early community engagement, including:

- Ongoing discussions with Mayor Jordan's Small Business Resiliency Task Force
- Analysis of taxable sales demonstrating severe impacts to local businesses
- Opportunity to incorporate the previously paused Workforce Development Plan to respond to industry and labor market shifts
- Citywide discussion at the January 12, 2021 City Council Agenda Session to shift priorities to small business support, equitable economic development, growth concept-oriented development, and direct placemaking efforts.

Figure 1. Economic Vitality Master Plan Timeline

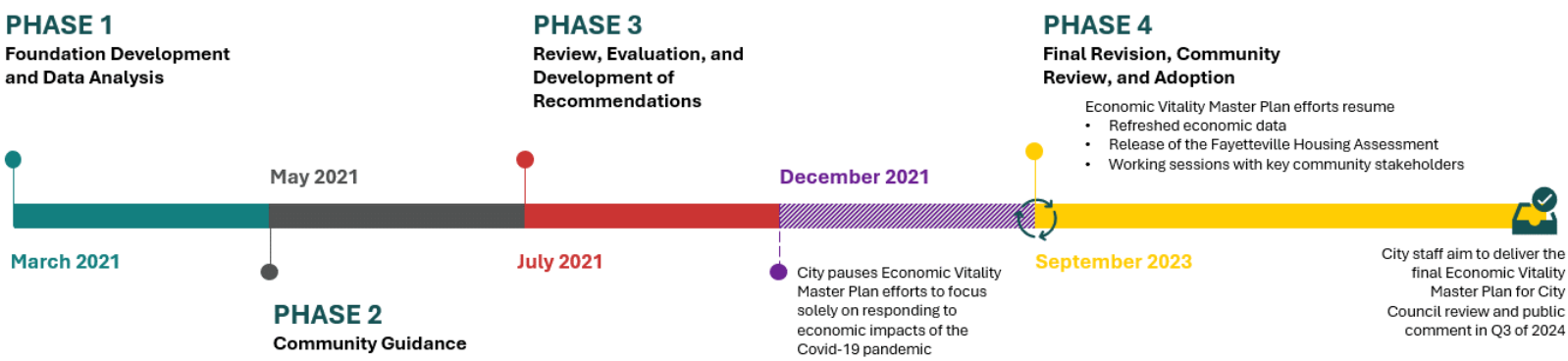


Figure 2. Economic Vitality Master Plan Timeline: Phases 1-3



Public feedback and engagement with Fayetteville residents as well as local and regional subject matter experts were essential to generating the Economic Vitality Master Plan's recommended goals, supporting strategies, and action items. The Economic Vitality Department employed two primary methods to gather public input to inform the Economic Vitality Master Plan. **Appendix C** summarizes the Department's general public questionnaire, a statistically valid survey implemented via the City's Speak Up Fayetteville portal. **Appendix D** documents additional information gathered through the Master Plan Steering Committee, subcommittee breakout session surveying, and public engagement sessions held throughout the past few years.

The Department of Economic Vitality temporarily paused work on development of the Economic Vitality Master Plan in December 2021 to give its full attention to economic recovery work and other large-scale economic development projects. Notably, this included advising on the City's administration of approximately $17 million in ARPA funding. City staff leveraged the framework emerging from the Economic Vitality Master Plan Steering Committee and subcommittees to guide priority focus areas for ARPA-funded projects, including job skills training and the provision of childcare to low- and middle-income residents.

During this time period, the Department of Economic Vitality supported the City's efforts to secure a $3 million federal award to support development of the SLS Community. Once the project is completed, the SLS Community will provide access to clinical, educational, employment, and housing opportunities to neurodivergent residents and their families in partnership with South Cato Springs Holdings and the University of Arkansas for Medical Sciences. Economic Vitality staff likewise supported multiple projects that rapidly re-entered the development pipeline over the course of 2022 and 2023 and also played an active role in supporting the Fayetteville Public Library as it launched the Level Up job skills training program. Pandemic recovery efforts proved to be fruitful grounds for pressure-testing core tenants of the draft Economic Vitality Master Plan. Work completed during this timeframe strengthened the tri-sector partnerships crucial to action item implementation, underscoring the benefits of a go-slow-to-go-fast approach.

Supporting Fayetteville's ARPA-Related Work in 2022 and 2023

The City of Fayetteville received $17,911,418 in State and Local Fiscal Recovery Funds (SLFRF) from the U.S. Department of Treasury. Authorized by the American Rescue Plan Act (ARPA), the SLFRF program provided local communities with funding ("ARPA funding") to address unique local community needs and to create a stronger national economy.

Aligning well with the Department's commitment to shared economic vitality, ARPA funds were intended to maintain vital public services and guide a strong, resilient, and equitable recovery. The City disbursed funding through nonprofit subrecipient grants, city-sponsored projects, and additional economic assistance to local nonprofits. Throughout 2022 and 2023, the Department of Economic Vitality supported the City's ARPA efforts by:

1. Providing technical assistance to nonprofit applicants applying to the City's four programs for grants and economic assistance
2. Developing six project proposals for City Council review, including projects focused on the creative economy, restaurant and hotel workers, and childcare
3. Supporting Fayetteville Public Library's funding request to develop the Level Up Skills Development program, providing job skill training to residents disproportionately impacted by the pandemic

Figure 3. Economic Vitality Master Plan Timeline: Interim Break



After resuming work on the Economic Vitality Master Plan in Summer 2023, City staff continued to receive feedback from Steering Committee and subcommittee members as well as key community partners. In response to the Growth Concept-Oriented Development (GCOD) Subcommittee's work on the third section of the Economic Vitality Master Plan, the Steering Committee Co-Chairs requested a baseline assessment of housing in Fayetteville. This aligned with the Long Range Planning division's ongoing research into Fayetteville's housing data, resulting in the 2023 Fayetteville Housing Assessment. The Department of Economic Vitality subsequently reframed the focus of housing-related items in what ultimately became the Community Development section based on the assessment's findings.

A new staff member focused on economic equity and mobility projects joined the Department of Economic Vitality in August 2023, refining content related to a range of topics including growth concept-oriented development, housing production, K-12 career and technical education, the needs of the creative economy, and childcare. Broadening the plan's focus on stable care networks to include a variety of care needs (i.e., for children, elders, neurodivergent residents, and individuals with disabilities) as well as a direct focus on the needs of childcare providers and the care workforce resulted from working sessions with Arkansas Advocates for Children and Families, Child Care Aware of Arkansas, Excel by Eight, state officials, and the University of Arkansas's Early Care and Education Projects team. Throughout 2023 and 2024, staff refreshed the preliminary sales tax analysis and the macroeconomic analysis with new data from the Arkansas Department of Finance and Administration and the 2022 American Community Survey respectively. Two final public input sessions at CDBG in the Park and First Thursday as well as conversations with the Downtown Fayetteville Coalition and Experience Fayetteville provided invaluable qualitative feedback that were utilized to finalize goals, supporting strategies, and action items across all three sections of the 2024 Economic Vitality Master Plan.

Fayetteville Historic Downtown Square | *Photo courtesy of City of Fayetteville*



Figure 4. Economic Vitality Master Plan Timeline: Phase 4



II. LOCAL ECONOMIC LANDSCAPE

TAXABLE SALES ANALYSIS SUMMARY

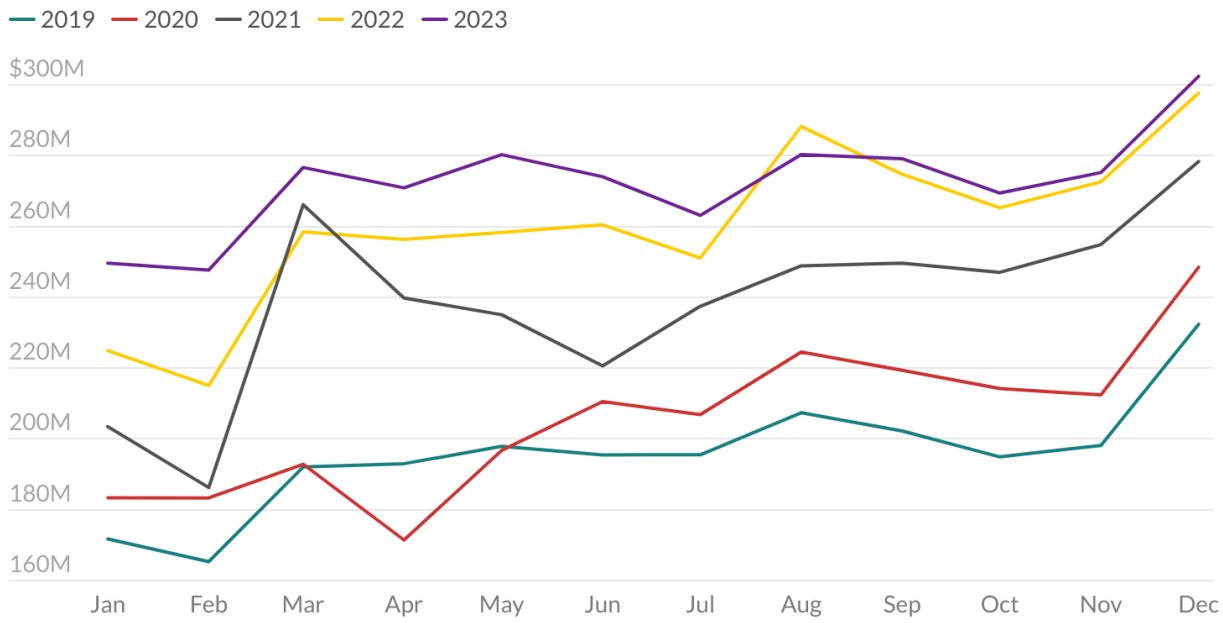
Appendix A of the 2024 Economic Vitality Master Plan documents the Department of Economic Vitality's analysis of all taxable sales in Fayetteville between 2019 and 2023. This sector-level analysis of taxable sales is organized by North American Industrial Classification System (NAICS) code. NAICS codes are organized by the number of digits in the code. Two-digit codes represent a broader segment of the economy, and each additional digit provides another level of specificity about the organization from which activity was generated.

Example NAICS code classification

NAICS 44-45: Retail Trade **[two-digit]**
NAICS 4451: Grocery Stores **[four-digit]**
NAICS 445110: Supermarkets and Other Grocery Stores **[six-digit]**
NAICS 445120: Convenience Stores **[six-digit]**

To conduct taxable sales analyses, City staff developed an internal tool that leverages local tax data from the Arkansas Department of Finance and Administration (ADFA). While the first iteration of the taxable sales analysis aimed to assess the sweeping impacts of the Covid-19 pandemic by comparing taxable sales in 2019 and 2020, Department staff have continued to use this tool to analyze monthly and annual sales tax trends. In 2024, City staff revised Appendix A to include data through the end of 2023. Given the seasonality inherent to many industry sectors, it can be helpful to compare taxable sales in a given month to the same month of previous years in addition to a month-over-month comparison. For example, it is common for retail trade sales to increase during the holiday season. Between 2019 and 2023, there were also several sharp fluctuations in monthly taxable sales, including during the Covid-19 Recession (February to April 2020) and early 2021.

Figure 5. Total Monthly Taxable Sales in Fayetteville (2019-2023)



Source: City of Fayetteville, https://www.datawrapper.de/_/hOMsj/

While total monthly taxable sales have varied over the five-year period, the overall composition of the local economy has remained fairly consistent as it continues to grow. Fayetteville generated over $3.2 billion in taxable sales during 2023, increasing from approximately $2.4 billion in 2019. Retail Trade (NAICS 44-45) and Accommodation and Food Services (NAICS 72) generate the lion's share of Fayetteville's annual sales tax revenue, collectively representing almost 70% of Fayetteville's taxable sales in 2023. Wholesale Trade (i.e., buying large quantities of items for resale), Utilities, and Manufacturing are the other top three sales tax-generating sectors. All other sectors combined have accounted for approximately 15% of the City's taxable sales since 2019.

Figure 6. Top Five Sales Tax-Generating Sectors in Fayetteville (2019-2023)

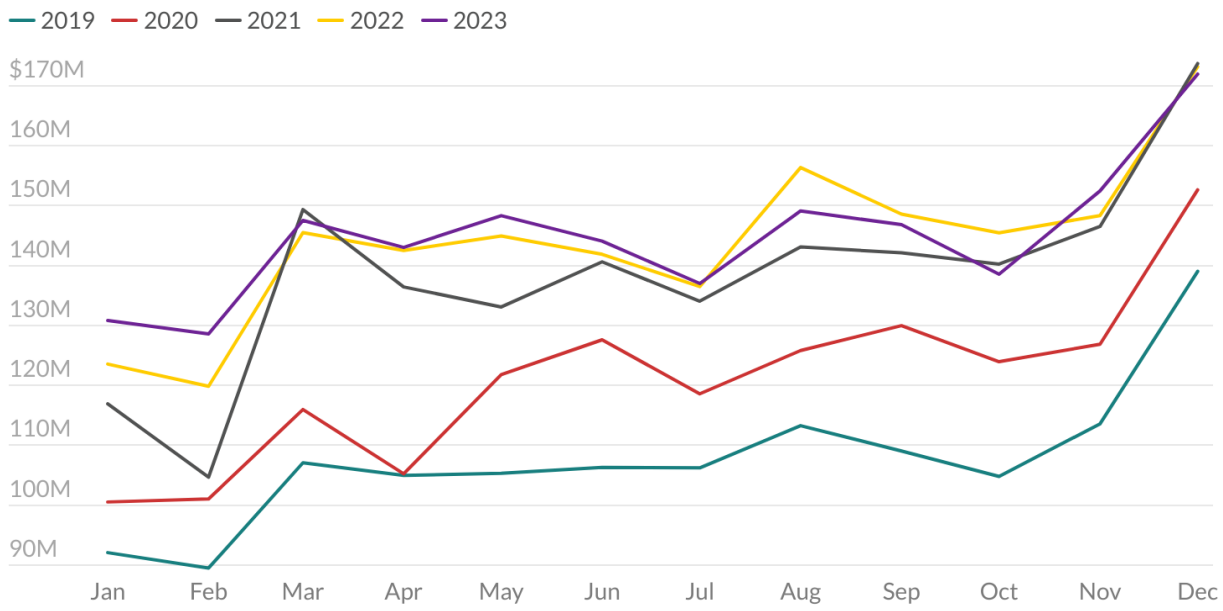


Source: City of Fayetteville, https://www.datawrapper.de/_/GX19S/?v=5

Like many municipalities nationwide, Fayetteville's local government is predominantly funded by sales tax revenue. Continued revenue growth is critical to maintaining and expanding quality public services. **For example, a retail business that produces $20 million in annual sales generates approximately $400,000 in sales tax revenue each year for the City. A restaurant that produces $6,000,000 in annual sales generates $240,000 in sales tax and hotel, motel, and restaurant (HMR) tax.**

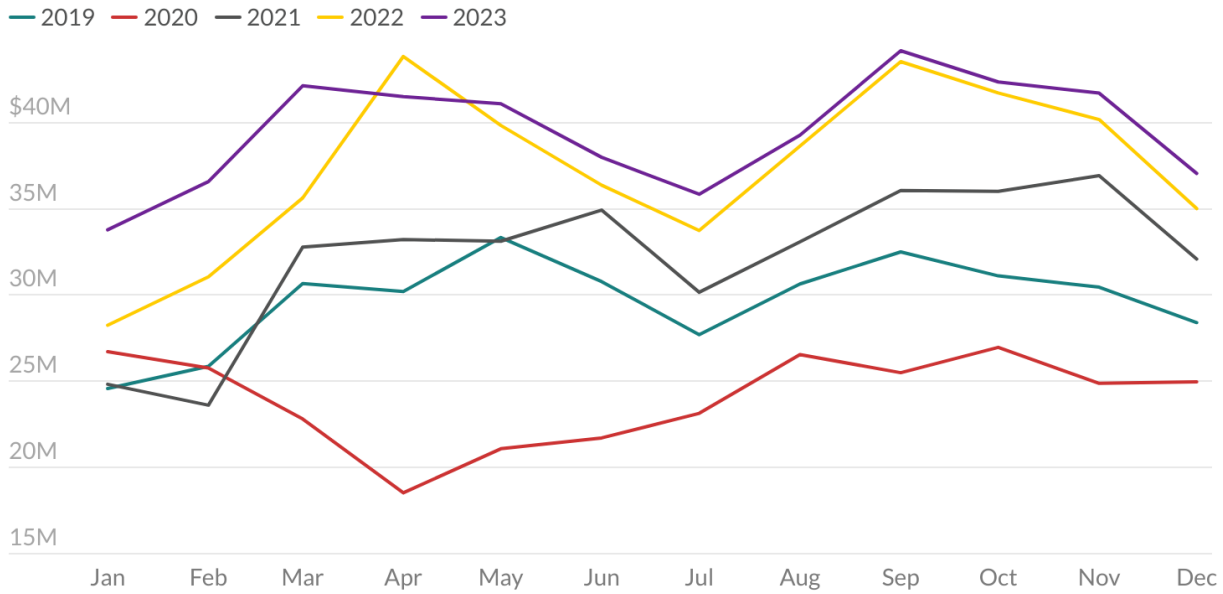
Given that retail trade and accommodation and food services constitute over two-thirds of Fayetteville's taxable sales, continued growth of appropriately located firms in these sectors must be a prominent feature of the City's economic development strategies to ensure stability of the local economy. The five largest sources of taxable sales within Fayetteville's two largest sectors include general merchandise stores ($556 million); full-service restaurants and other eating places ($333 million); electronic shopping and mail-order houses ($168 million); grocery and convenience retailers ($131 million); and clothing stores ($88 million). General merchandise stores—traditionally referred to as "big box" stores—generate the majority of sales within the retail trade sector, bringing in over half a billion dollars in taxable sales in 2023.

Figure 7. NAICS 44-45: Retail Trade



Source: City of Fayetteville, https://www.datawrapper.de/_/6k9TU/

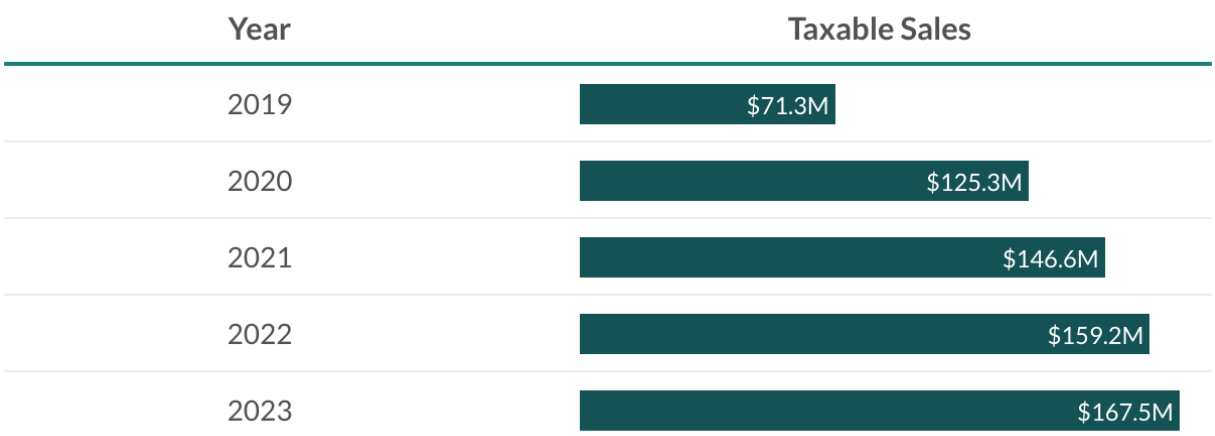
Figure 8. NAICS 72: Accommodation and Food Services



Source: City of Fayetteville, https://www.datawrapper.de/_/hEXmj/

While brick and mortar retail contributes significantly to the City's sales tax revenue, Electronic Shopping (NAICS 4541), also referred to as e-commerce, is of increased importance to the local economy's stability. For online shopping transactions, companies remit sales tax to the government entity in the jurisdiction where the purchase is initiated. As Fayetteville's population continues to grow, the potential for increased e-commerce sales tax revenue increases. The City has begun to realize the potential of this new sales tax revenue stream since 2019 after the Arkansas state legislature enacted Act 822, requiring all online retailers making sales in excess of $100,000 annually or completing more than 200 transactions per year to remit sales tax.

Figure 9. Known Annual E-Commerce Taxable Sales (2019-2023)



Source: City of Fayetteville, https://www.datawrapper.de/_/YwAOB/

Online shopping continues to enjoy steady growth nationwide, growing 8.6% in the first quarter of 2024.[iii] While large online retailers like Amazon accounted for almost 40% of e-commerce sales in the U.S. in 2023,[iv] it is important to note that it is challenging to account fully for all online shopping sales given the way state tax data are maintained. Internet-based sales are reflected across virtually all segments of the retail trade industry. For example, if a resident purchases a chair from an online furniture store, the sale may be categorized under the Furniture Store NAICS code instead of the Electronic Shopping NAICS code if the business is registered with the State of Arkansas as a furniture store. With these data limitations in mind, taxable sales growth associated with e-commerce is likely understated but nonetheless another key trend to monitor moving forward.

MACROECONOMIC ANALYSIS SUMMARY

Appendix B of the 2024 Economic Vitality Master Plan documents the Department of Economic Vitality's macroeconomic analysis and also functions as a repository for a wide variety of data sources that informed the strategic planning process and will continue to be relevant to the Department's working moving forward. The summary below functions as a preview of Appendix B and highlights foundational trends over the past several years that are critical to understanding the economic development paradigms outlined in **Chapter III**. The full appendix document provides additional data and other key findings.

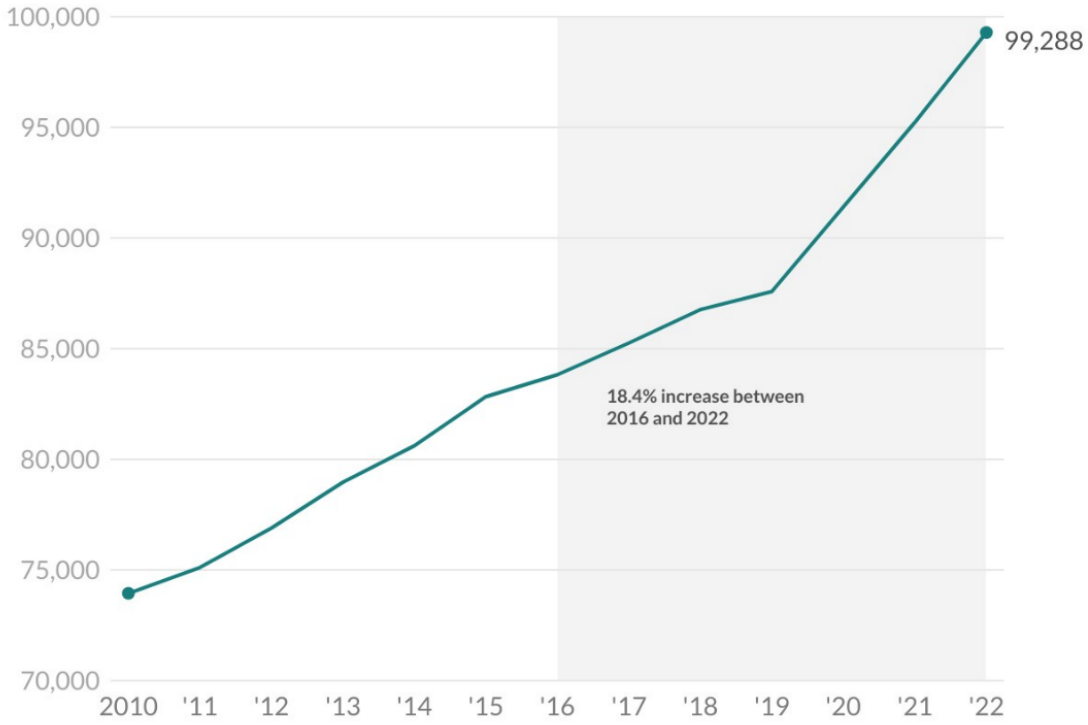
Demographics

The **Demographics** sub-section of Appendix B explores Fayetteville's population growth as well as demographic changes over time by different groups (e.g., age, sex, race, educational attainment).

Population Growth

According to the 2022 American Community Survey (ACS) conducted by the U.S. Census Bureau, Fayetteville is now home to just under 100,000 residents. Since the release of the Fayetteville First Plan in 2016, Fayetteville's population has grown by 18.4% with annual growth rates hovering around 2% until 2021 (8.7%) and 2022 (4.3%).

Figure 10. Fayetteville Population (2010-2022)



Source: 2010-2022 ACS 1-Year Estimates, DP05, https://www.datawrapper.de/_/TXCdN/?v=3

In 2022, there were 41,718 households with an average household size of 2.19 as well as 19,224 families with an average family size of 2.90. While the average household size in 2022 was similar to that of 2010, the average family size has increased from 2.83 to 2.90 during the same time period.

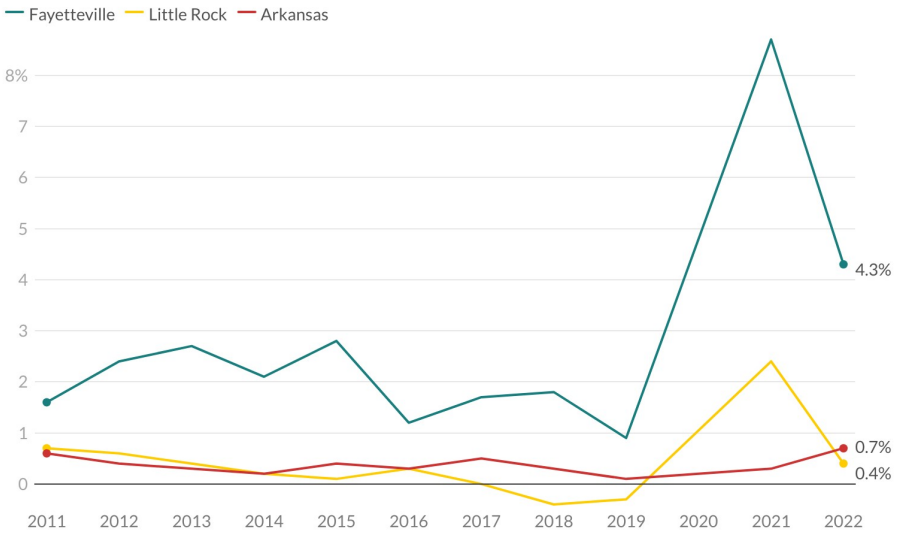
Table 3. Households and Families in Fayetteville (2010-2022)

Year	Total Households	Average Household Size	Total Families	Average Family Size
2010	29,469	2.20	14,966	2.83
2016	33,903	2.28	14,748	3.19
2022	41,718	2.19	19,224	2.90

Source: 2010-2022 ACS 1-Year Estimates, SP1101, https://www.datawrapper.de/_/088XQ/?v=2

Between 2019 and 2022, Fayetteville's population grew by 13.4%, a rate which outpaced that of the State of Arkansas more generally (0.9%). Fayetteville has consistently experienced higher annual population growth relative to that of its peers in Northwest Arkansas (i.e., Bentonville, Rogers, and Springdale) as well as the state's capital city, Little Rock.

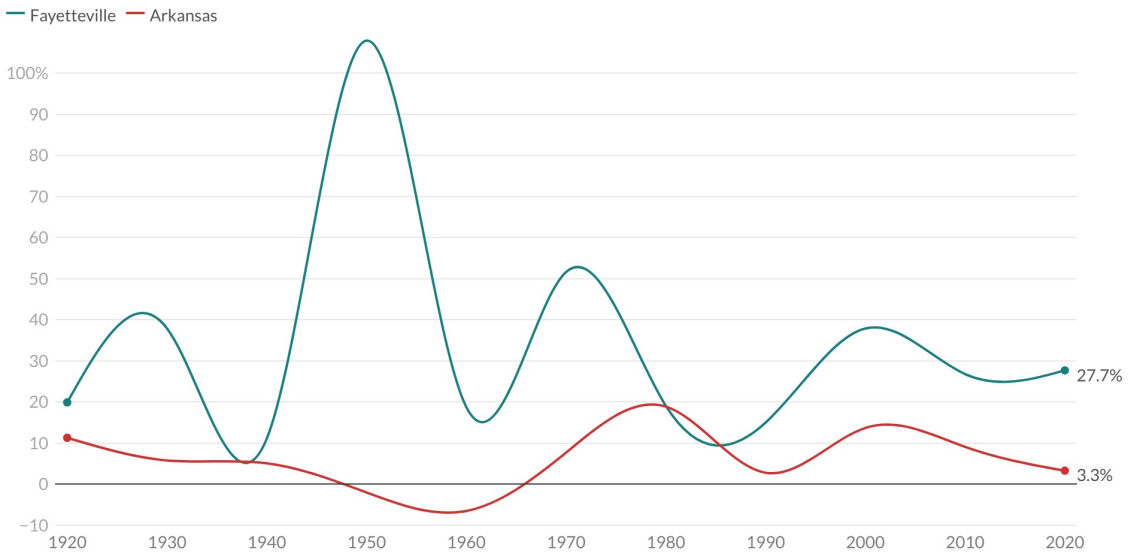
Figure 11. Arkansas MSA vs. State Annual Population Growth Rates (2011-2022)



Source: 2010-2022 ACS 1-Year Estimates, DP05, https://www.datawrapper.de/_/oKIW6/?v=2

Located in one of the fastest growing regions of the state, Fayetteville is no stranger to higher-than-state-average population growth rates. Over the past century, Fayetteville's population growth has been higher than the State of Arkansas's overall growth. Per the last U.S. Decennial Census, Fayetteville's population increased 27.7% while the State of Arkansas's population increased by 3.3%. Fayetteville has not experienced decade-over-decade population decline since 1870, and the city has enjoyed population growth rates over 25% since 2000.

Figure 12. Decade-Over-Decade Population Growth in Fayetteville and Arkansas (1920-2020)



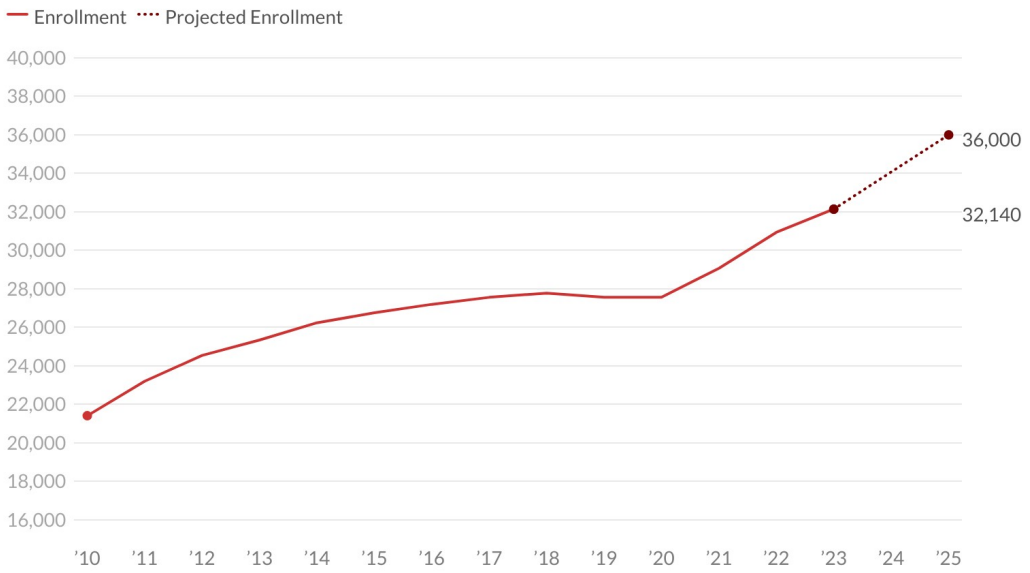
Source: 1920-2020 U.S. Decennial Census, https://www.datawrapper.de/_/SCX6i/

Age

As the home of the state's flagship university, the University of Arkansas, Fayetteville has long been grounded in its identity as a college town. The University not only serves as a cultural hub and engine for local economic growth but also represents a significant portion of Fayetteville's population.[1] Understanding this segment of our population is critical to projecting future economic development needs as the student population utilizes community resources and functions as a direct talent pipeline for current and future employers in the region. The University's enrollment increased by 50.2% between 2010 and 2023. While annual undergraduate enrollments nationwide have struggled to bounce back from the pandemic,[v] the University has enjoyed strong growth over the past three years with a record-breaking 32,140 students enrolled in Fall 2023.

[1] College students are a notoriously hard-to-count sub-population because of high levels of mobility, frequent changes of residence, and formal ties with other geographies. The U.S. Census typically counts out-of-state college students based on the principle of "usual residence" (i.e., where a person lives and sleeps most) instead of legal residence (i.e., the jurisdiction in which an individual pays taxes, votes, or has a permanent address). This practice was intentionally continued during the pandemic when some students completed coursework virtually from their state of legal residency. The Economic Vitality Master Plan considers both age-specific population data from the American Community Survey as well as enrollment data provided by the University to fully capture the young adult cohort in Fayetteville.

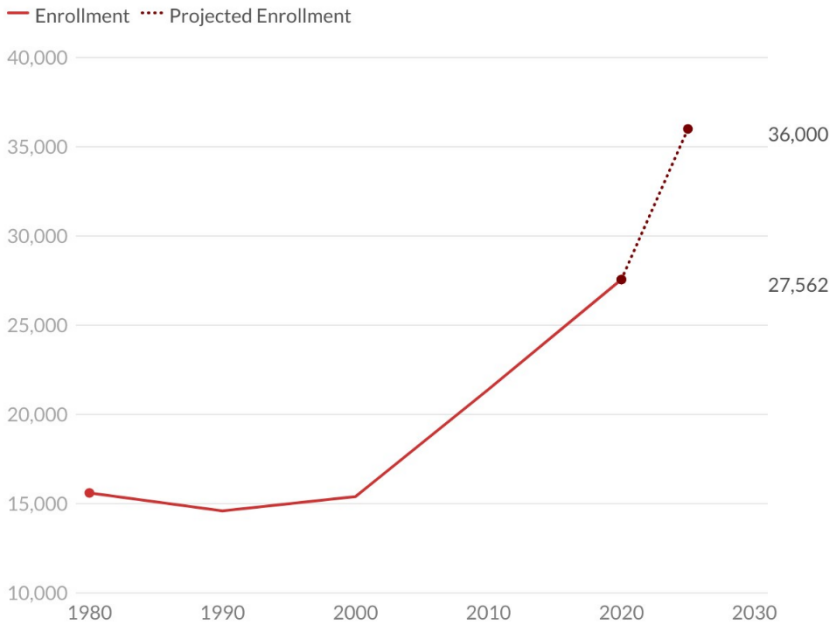
Figure 13. University of Arkansas Fall Enrollment (2010-2023) and Projected Enrollment to 2025



Source: University of Arkansas, https://www.datawrapper.de/_/uWGAl/?v=2

More recent enrollment growth is an extension of a longer trendline, with total enrollment more than doubling over the last two decades and plans to reach 36,000 enrolled students by 2025. Since 2010, the University of Arkansas enrollment growth rate has been higher than Fayetteville's overall population growth for eight of 12 years.[2]

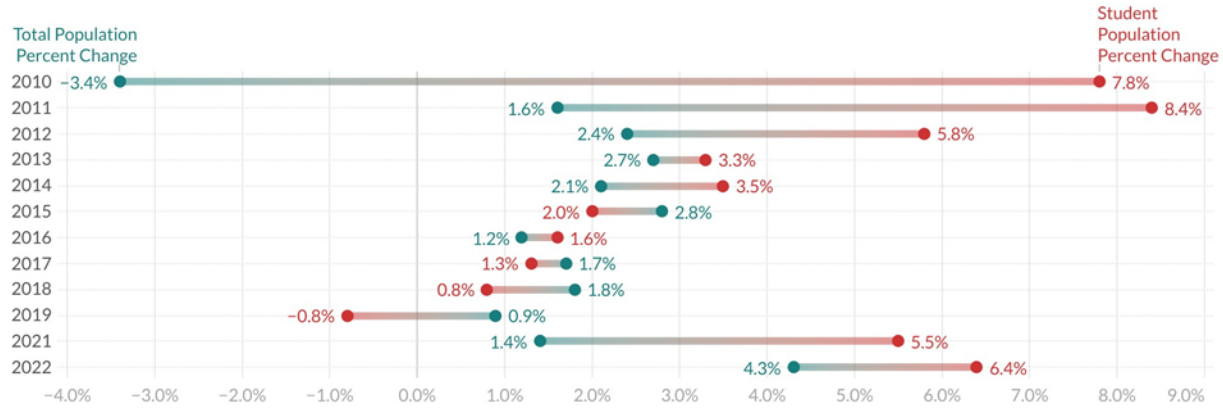
Figure 14. University of Arkansas Decade-Over-Decade Enrollment (1980-2020)



Source: University of Arkansas, https://www.datawrapper.de/_/7wC3v/?v=7

[2] 2020 American Community Survey Experimental Estimates for Fayetteville's population were not used for this calculation or throughout the Economic Vitality Master Plan.

Figure 15. Total Population Growth vs. Student Population Growth (2010-2022)

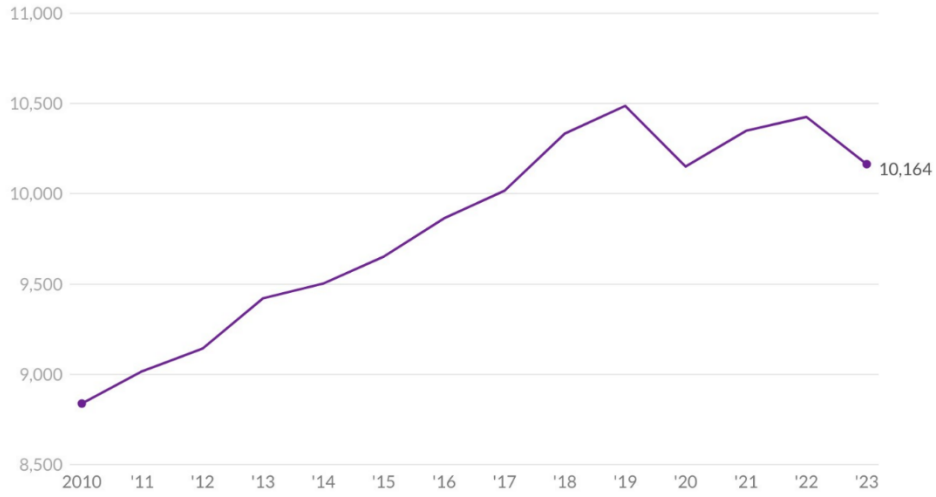


Source: ACS 1-Year Estimates; University of Arkansas, https://www.datawrapper.de/_/BueWX/?v=9

Given that 80% of University of Arkansas students seek off-campus housing options, the increased student population is a critical component to understanding local housing demand and pressure on Fayetteville's housing stock. The influence of this sub-population is evidenced by an increase in by-the-bedroom leases, in which multiple tenants of the same housing unit have individual leases. In 2023, the University commissioned a housing growth study that resulted in the construction of two new residence halls in the Maple Hill district to help "better position its student life offerings in the face of enrollment growth that has outpaced the university's ability to accommodate students in on-campus housing."[vi] Given that the private housing market will continue to absorb excess housing demand for university students, it remains important for the City to collaborate with the University through the Town and Gown Advisory Committee and other cross-divisional efforts.

While residents are accustomed to conversations about the student population's position in Fayetteville, there is another student population of concern for our collective economic future. The Fayetteville Public School (FPS) district is comprised of nine elementary schools (grades K-4), three middle schools (grades 5-6), two junior high schools (grades 7-8), two high school campuses (grades 9-12), and the Fayetteville Virtual Academy (grades K-12). FPS is actively engaged in two key data-driven strategies to manage overcrowding issues at specific schools and to balance school demographics. First, FPS is piloting a middle school-level choice program, offering specialized curriculum focused on science and the environment. Second, FPS plans to transition to a new feeder pattern for the 2027-2028 school year, which will involve both reshuffling existing school facilities and constructing new facilities to establish three middle schools and three junior high schools.

Figure 16. Fayetteville Public School District Enrollment (2010-2023)

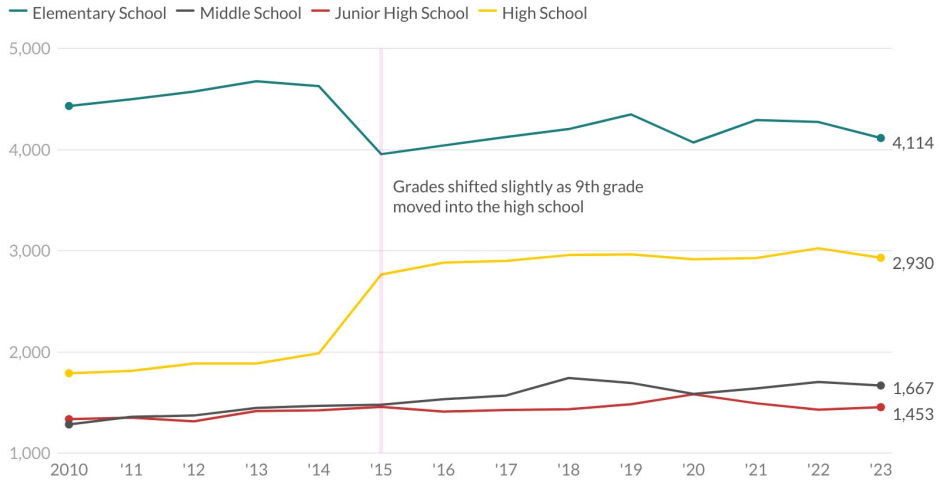


Source: Arkansas Department of Education Data Center, 2010-2023 Enrollment Count, https://www.datawrapper.de/_/Uo5fO/?v=3

During the 2023-2024 school year, approximately 91.1% of the school district's 2,599 students in grades 9 through 12 attended Fayetteville High School's main campus, with another 8.9% (254) attending the Agee Lierly Life Preparation Services School (ALLPS) School of Innovation. ALLPS programs aim to accommodate the development of students whose educational needs are not met by traditional programs and curricula (e.g., students identified as at-risk for dropout, pregnant or parenting teens). ALLPS students have full access to coursework and activities offered at the main high school campus. Launched in 2016 as the state's first virtual charter school, the Fayetteville Virtual Academy (FVA) has also expanded the district's school options across the K-12 system. FVA's enrollment spiked during the pandemic at 466 students (over a 200% increase) during the 2020-2021 academic year. More recently, 129 students were enrolled at FVA with a slightly higher concentration of students at the high school level.

The school district's annual growth rate is on average slightly above one percent, and the K-12 student population in Fayetteville increased by approximately 15% (1,326) between 2010 and 2023. FPS's 10-year demographic projections predict relatively flat enrollment, even as Fayetteville's overall population continues to grow at record rates. With this discrepancy in mind, it is important to consider the cost-of-living needs for young families in Fayetteville.

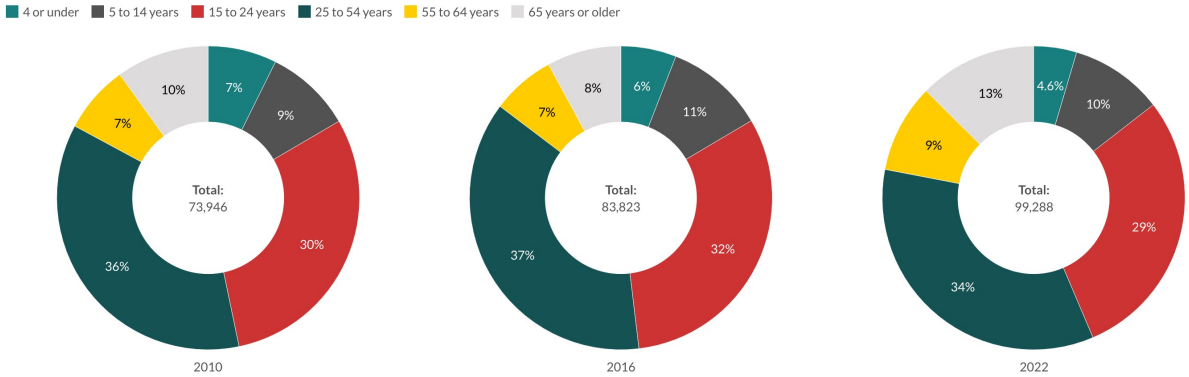
Figure 17. Fayetteville Public School District Enrollment by School Type (2010-2023)



Source: ADE Data Center, 2010-2023 Enrollment Count, https://www.datawrapper.de/_/y9yS1/?v=2

The age distribution of Fayetteville's population was relatively stable between 2010 and 2022. Adolescents and young adults (ages 15 to 24 years old) and prime-age workers (ages 25 to 54 years old) consistently represent the two largest segments of Fayetteville's population, accounting for approximately two-thirds of the overall population. At 4.6% in 2022, children under the age of 5 are the smallest segment of Fayetteville's population.

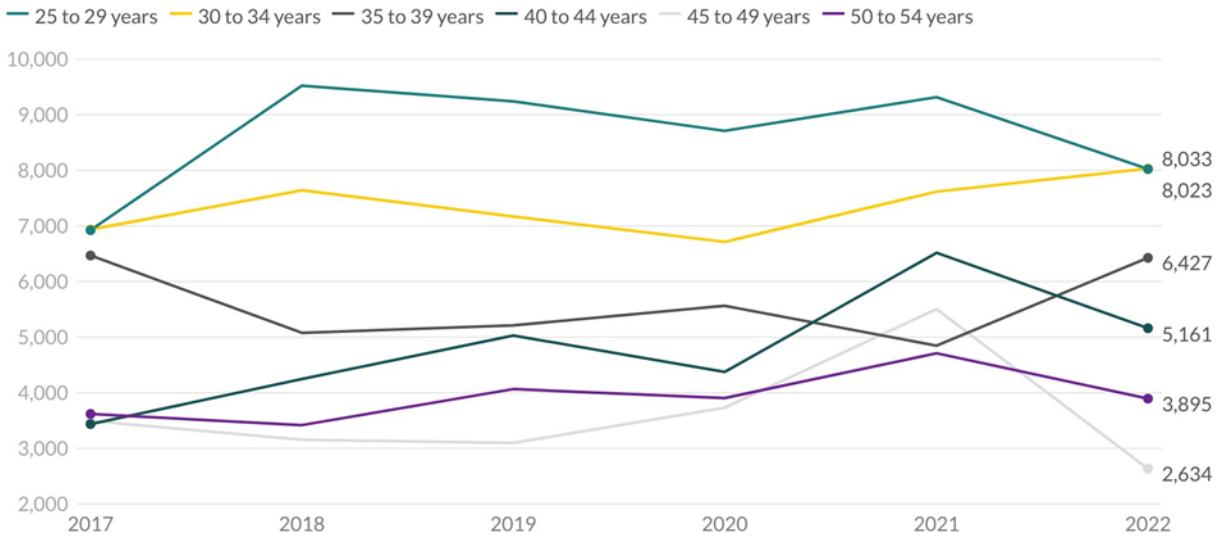
Figure 18. Population by Age (2010, 2016, 2022)



Source: 2010-2022 ACS 1-Year Estimates, DP05 and S0101

Fayetteville enjoys a healthy prime-age working population (ages 25-54), constituting approximately one-third of the city's overall population. Residents ages 30 to 34 and 40 to 44 experienced the largest increase within the prime-age working population between 2017 and 2022.

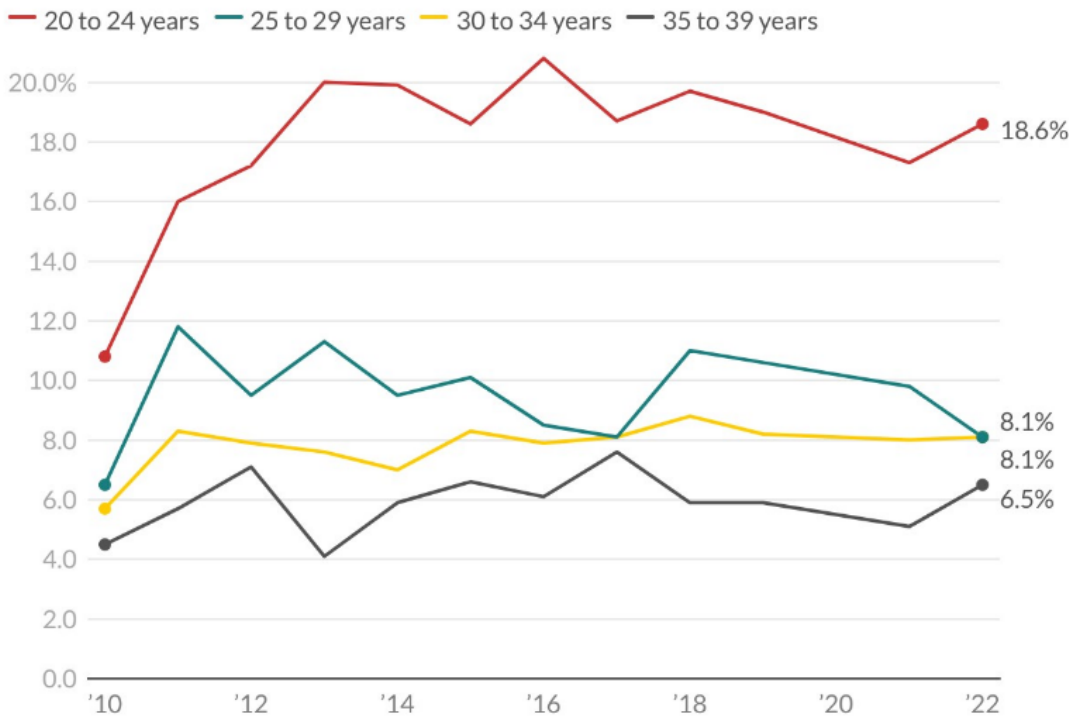
Figure 19. Prime-Age Working Population (2017-2022)



Source: 2017-2022 ACS 1-Year Estimates, DP05, https://www.datawrapper.de/_/QpCsE/?v=2

Between 2010 and 2022, the share of residents ages 20 to 24 years old increased by almost eight percentage points, growing from 10.8% of Fayetteville's population in 2010 to 18.6% in 2022. The growth in this age cohort is at least partially driven by enrollment growth at the University of Arkansas. The other three age cohorts within this range increased by approximately two percentage points each during the same time period.

Figure 20. Population Ages 20 to 39 as a Percentage of Total Population (2010-2022)

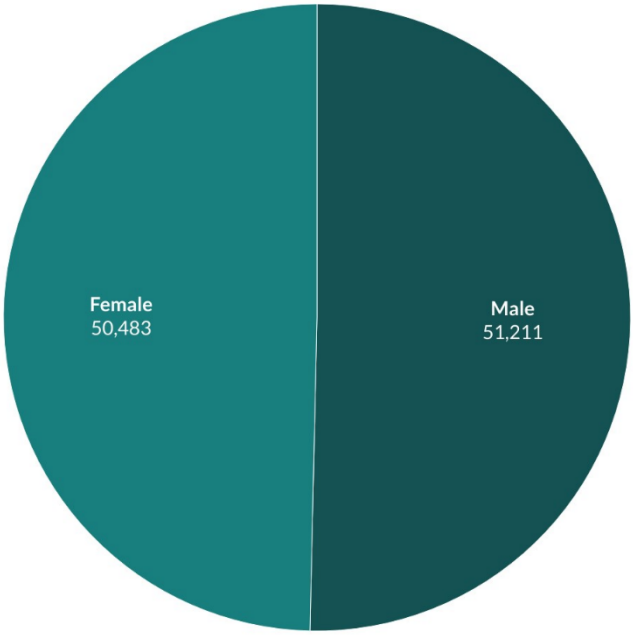


Source: 2010-2022 ACS 1-Year Estimates, DP05, https://www.datawrapper.de/_/wXAt4/?v=2

Sex, Race, and Educational Attainment

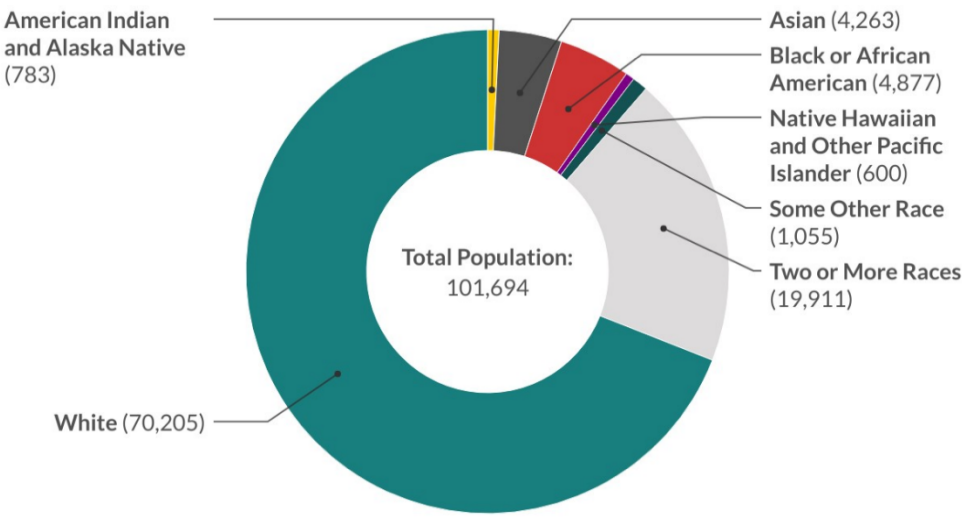
In 2023, Fayetteville's population by sex was nearly even, with 50.4% of its population representing males.[3] Approximately 69% of Fayetteville's residents identified as white in 2023, with two or more races (20%) and Black of African American (4.8%) representing the next largest racial groups.

Figure 21. Fayetteville Population by Sex (2023)



Source: 2023 ACS 1-Year Estimates Subject Table DP05, https://www.datawrapper.de/_/ZvKlE/

Figure 22. Fayetteville Population by Race (2023)

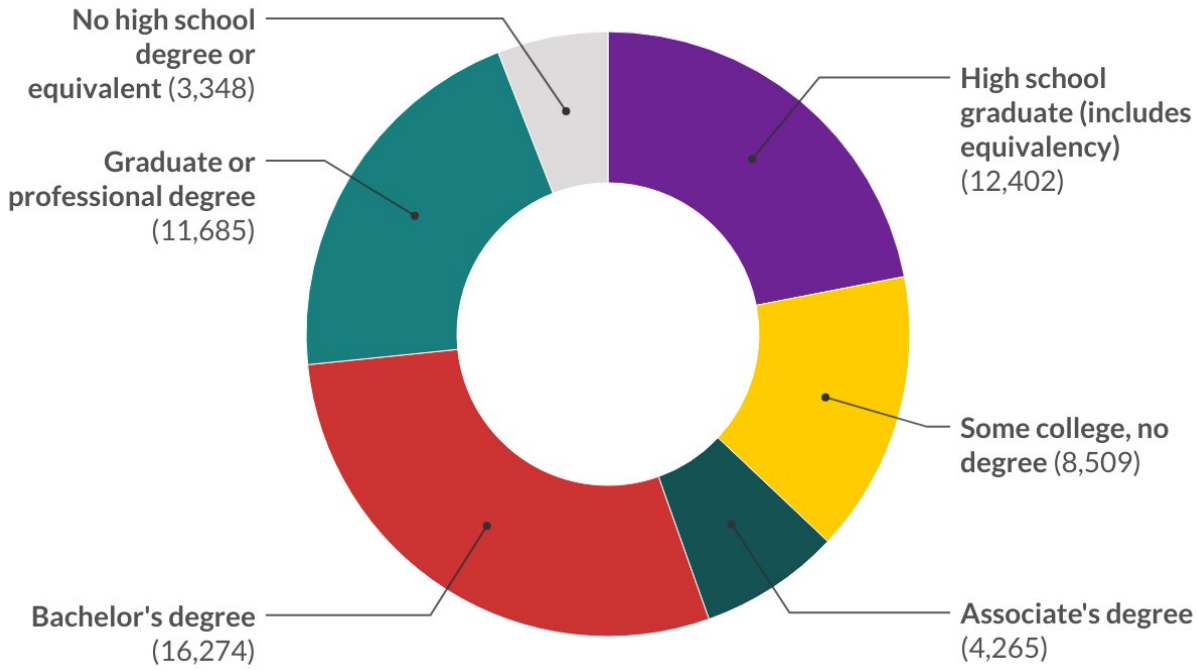


Source: 2023 ACS 1-Year Estimates Subject Table DP05, https://www.datawrapper.de/_/xH285/

[3] U.S. Census data distinguishing between men and women draws on data related to individuals' sex, not gender. While the Department is constrained to using binary data, the Economic Vitality Master Plan's discussion of gendered disparities in economic opportunity aims to recognize that Fayetteville's residents reflect a more diverse set of gender identities and experiences.

Approximately 94% of Fayetteville's population 25 years or older has an educational attainment level of high school graduate or higher, which is approximately four percentage points higher than the U.S. rate for this population. Approximately half of residents ages 25 or older have obtained a bachelor's degree or higher.

Figure 23. Fayetteville Population Age 25 or Older by Educational Attainment (2023)



Source: 2023 ACS 1-Year Estimates Subject Table S1501, https://www.datawrapper.de/_/c5T8R/

Industry and Employment

The **Industry and Employment** sub-section of Appendix B documents both the composition and distribution of businesses and full-time jobs in Fayetteville and Washington County.

Citywide Business and Job Composition

Retail trade represents the largest industry concentration of businesses in Fayetteville and also functions as the largest source of sales tax revenue for the City. Other services excluding public administration is the second largest segment of businesses, composed of a wide range of activities such as personal care services. Lastly, healthcare and social assistance is the third largest concentration of businesses in Fayetteville.

Figure 24. Businesses by Industry in Fayetteville (August 2024)



Source: City of Fayetteville, https://www.datawrapper.de/_/8ycmq/

While healthcare and social assistance is the third largest sector by number of businesses, this sector provides the greatest number of private sector jobs with nearly 8,300 full-time employees working within this sector. Retail trade as well as accommodation and food services provide over 6,000 jobs each. The table below is derived from business license data maintained by the City and does not reflect public sector employment (e.g., over 5,000 full-time jobs at the University of Arkansas and approximately 1,600 full-time Veterans Affairs employees). Lastly, manufacturing as

well as professional, scientific, and technical services represent two other major sources of full-time employment in Fayetteville.

Table 4. Industry by Businesses and Full-Time Employees (August 2024)

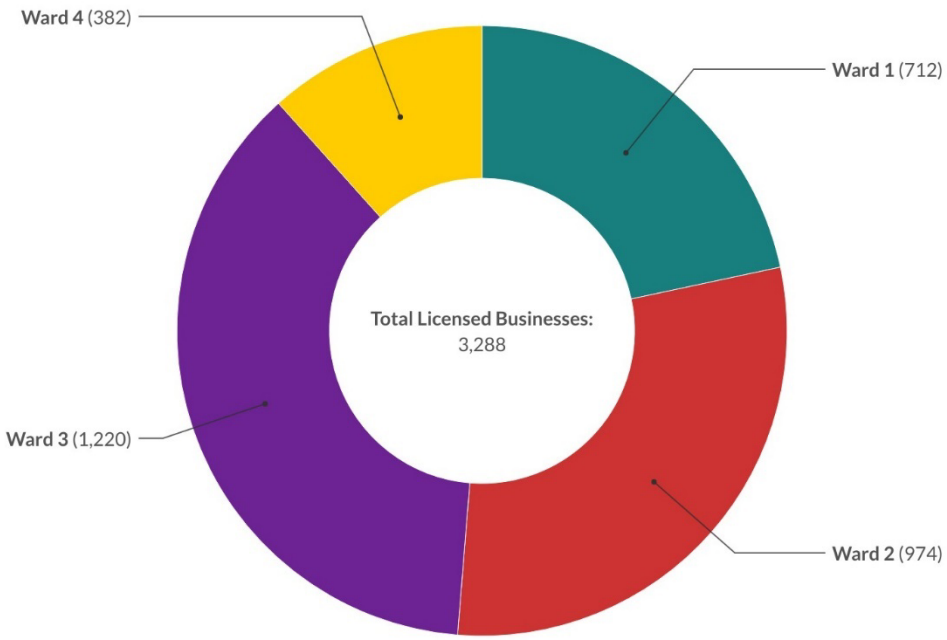
NAICS ▲	Industry Sector	Number of Businesses	Number of Full Time Employees	Percent of Businesses	Percent of Workforce
11	Agriculture, Forestry, Fishing, and Hunting	10	25	0.2%	0.1%
22	Utilities	5	623	0.1%	1.5%
23	Construction	187	2,164	4.6%	5.0%
31-33	Manufacturing	98	4,054	2.4%	9.4%
42	Wholesale Trade	66	905	1.6%	2.1%
44-45	Retail Trade	687	6,373	16.8%	14.8%
48-49	Transportation and Warehousing	44	424	1.1%	1.0%
51	Information	42	492	1.0%	1.1%
52	Finance and Insurance	157	1,896	3.8%	4.4%
53	Real Estate Rental and Leasing	432	1,164	10.5%	2.7%
54	Professional, Scientific, and Technical Services	450	4,614	11.0%	10.7%
55	Management of Companies and Enterprises	23	851	0.6%	2.0%
56	Adminstrative and Support and Waste Management	72	513	1.8%	1.2%
61	Educational Services	64	977	1.6%	2.3%
62	Health Care and Social Assistance	457	8,289	11.1%	19.3%
71	Arts, Entertainment, and Recreation	147	600	3.6%	1.4%
72	Accommodation and Food Services	414	6,657	10.1%	15.5%
81	Other Services (except Public Administration)	467	1,931	11.4%	4.5%
92	Public Administration	7	177	0.2%	0.4%

Source: City of Fayetteville, https://www.datawrapper.de/_/1wgVU/?v=4

Businesses and Employees by Ward

Ward 3 is home to over a third of Fayetteville's licensed businesses (1,220), followed by Ward 2 (974) and Ward 1 (712). Ward 4 represents the smallest concentration of licensed businesses (382) in Fayetteville.

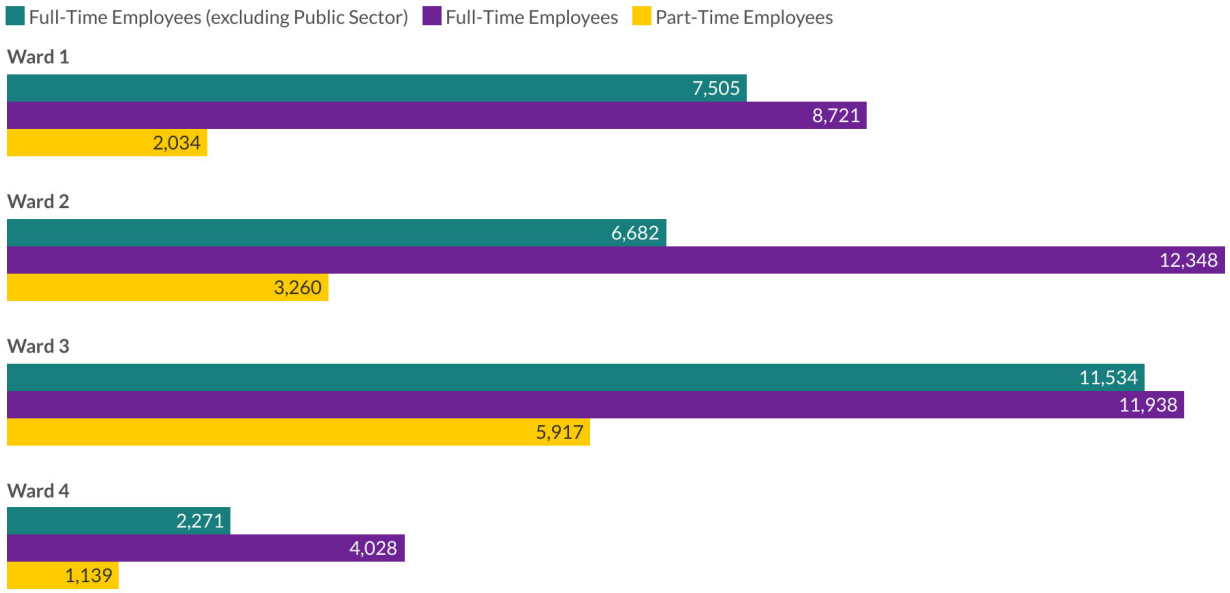
Figure 25. Businesses by Ward (August 2024)



Source: City of Fayetteville, https://www.datawrapper.de/_/bktwU/

Ward 3 is also home to the highest concentration of employees in Fayetteville, with a total of 17,451 employees, excluding public sector employment. Washington Regional Medical Center is the largest employer in this region with over 4,000 full-time employees. While Ward 1 (9,539) and Ward 2 (9,942) are similar in terms of total employees excluding public sector employment, Ward 2 (15,608) more closely trails Ward 3 (17,855) in terms of total employment with public sector employment included. Both the University of Arkansas and the U.S. Veterans Administration Hospital contribute significantly to full-time employment within Ward 2.

Figure 26. Employees by Ward (August 2024)



Source: City of Fayetteville, https://www.datawrapper.de/_/BXx0G/

While Ward 1's licensed business concentration exhibited relative variety, manufacturing, accommodation and food services, and retail trade represented the highest employment levels.

Table 5. Ward 1 Licensed Businesses and Employment (August 2024)

NAICS Code	Industry	Licensed Businesses	Full-Time Equivalent (FTE) Employees
11	Agriculture, Forestry, Fishing, and Hunting	3	3
22	Utilities	1	74
23	Construction	62	602
31-33	Manufacturing	41	3,816
42	Wholesale Trade	21	474
44-45	Retail Trade	129	1,010
48-49	Transportation and Warehousing	17	119
51	Information	6	5
52	Finance and Insurance	10	44
53	Real Estate Rental and Leasing	86	187
54	Professional, Scientific, and Technical Services	70	265
55	Management of Companies and Enterprises	2	2
56	Administrative and Support and Waste Management	18	101
61	Educational Services	10	67
62	Health Care and Social Assistance	28	221
71	Arts, Entertainment, and Recreation	28	41
72	Accommodation and Food Services	88	1,145
81	Other Services (except Public Administration)	91	351
92	Public Administration	0	0

Source: City of Fayetteville, https://www.datawrapper.de/_/0YUmK/

Ward 2's largest concentration of licensed businesses was retail trade, which also had the second highest level of employment by industry. Accommodation and food services, however, represented the industry with the highest concentration of employment.

Table 6. Ward 2 Licensed Businesses and Employment (August 2024)

NAICS Code	Industry	Licensed Businesses	Full-Time Equivalent (FTE) Employees
11	Agriculture, Forestry, Fishing, and Hunting	0	0
22	Utilities	1	75
23	Construction	28	247
31-33	Manufacturing	16	86
42	Wholesale Trade	14	70
44-45	Retail Trade	183	1,639
48-49	Transportation and Warehousing	6	57
51	Information	15	178
52	Finance and Insurance	33	540
53	Real Estate Rental and Leasing	109	240
54	Professional, Scientific, and Technical Services	128	857
55	Management of Companies and Enterprises	6	603
56	Administrative and Support and Waste Management	8	30
61	Educational Services	11	83
62	Health Care and Social Assistance	110	754
71	Arts, Entertainment, and Recreation	38	267
72	Accommodation and Food Services	127	1,967
81	Other Services (except Public Administration)	138	508
92	Public Administration	3	116

Source: City of Fayetteville, https://www.datawrapper.de/_/iWiXw/

Health care and social assistance was Ward 3's highest concentration of both licensed businesses as well as employment. Professional, scientific, and technical services as well as retail trade were also significant drivers of employment.

Table 7. Ward 3 Licensed Businesses and Employment (August 2024)

NAICS Code	Industry	Licensed Businesses	Full-Time Equivalent (FTE) Employees
11	Agriculture, Forestry, Fishing, and Hunting	4	10
22	Utilities	2	226
23	Construction	36	771
31-33	Manufacturing	19	92
42	Wholesale Trade	17	318
44-45	Retail Trade	206	2,403
48-49	Transportation and Warehousing	10	100
51	Information	10	73
52	Finance and Insurance	80	564
53	Real Estate Rental and Leasing	143	329
54	Professional, Scientific, and Technical Services	134	2,534
55	Management of Companies and Enterprises	12	209
56	Administrative and Support and Waste Management	19	79
61	Educational Services	21	375
62	Health Care and Social Assistance	211	3,608
71	Arts, Entertainment, and Recreation	46	213
72	Accommodation and Food Services	119	1,976
81	Other Services (except Public Administration)	131	619
92	Public Administration	0	0

Source: City of Fayetteville, https://www.datawrapper.de/_/Y4OMc/

While retail trade constituted Ward 4's greatest number of licensed businesses, the accommodation and food services sector reemployed more than twice as many FTE employees.

Table 8. Ward 4 Licensed Businesses and Employment (August 2024)

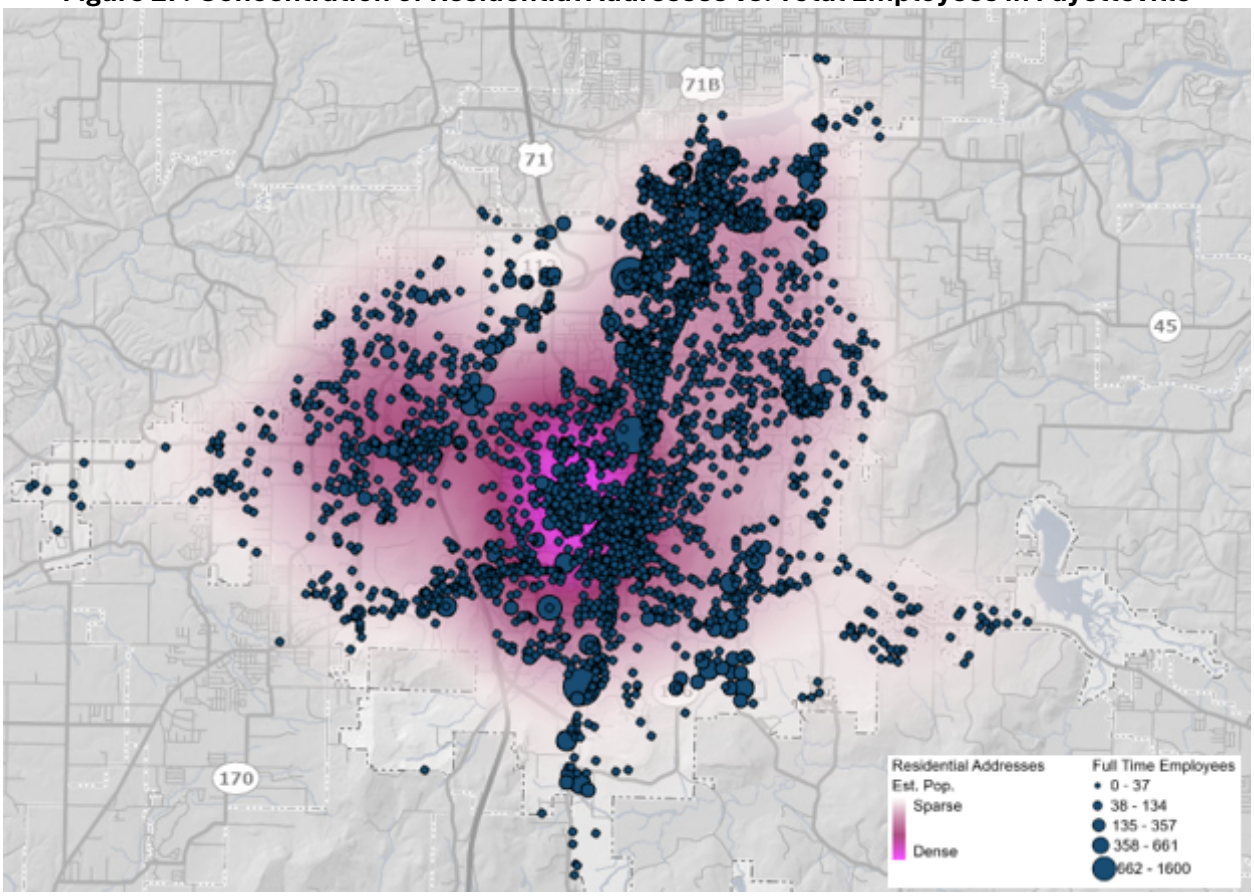
NAICS Code	Industry	Licensed Businesses	Full-Time Equivalent (FTE) Employees
11	Agriculture, Forestry, Fishing, and Hunting	2	8
22	Utilities	1	249
23	Construction	33	235
31-33	Manufacturing	14	42
42	Wholesale Trade	3	1
44-45	Retail Trade	69	294
48-49	Transportation and Warehousing	4	107
51	Information	2	68
52	Finance and Insurance	7	53
53	Real Estate Rental and Leasing	40	111
54	Professional, Scientific, and Technical Services	48	242
55	Management of Companies and Enterprises	0	0
56	Administrative and Support and Waste Management	14	25
61	Educational Services	10	155
62	Health Care and Social Assistance	29	307
71	Arts, Entertainment, and Recreation	15	16
72	Accommodation and Food Services	44	883
81	Other Services (except Public Administration)	46	48
92	Public Administration	0	0

Source: City of Fayetteville, https://www.datawrapper.de/_/qgZEa/

Job Density

The Economic Vitality Master Plan story map developed in partnership with the City's GIS team utilizes residential address data and internal business license data to depict and compare the concentration of residential addresses with the full-time employees associated with local businesses.

Figure 27. Concentration of Residential Addresses vs. Total Employees in Fayetteville



Source: City of Fayetteville GIS

The story map also includes an interactive 3-D map demonstrating the number of total employees, including full-time and part-time employees, within building footprints across town. The darker the purple shading, the greater the number of employees that work within a building. Multiple businesses may be housed within a single building, providing a different view of this data relative to the Where Fayetteville Lives and Work module of the story map.

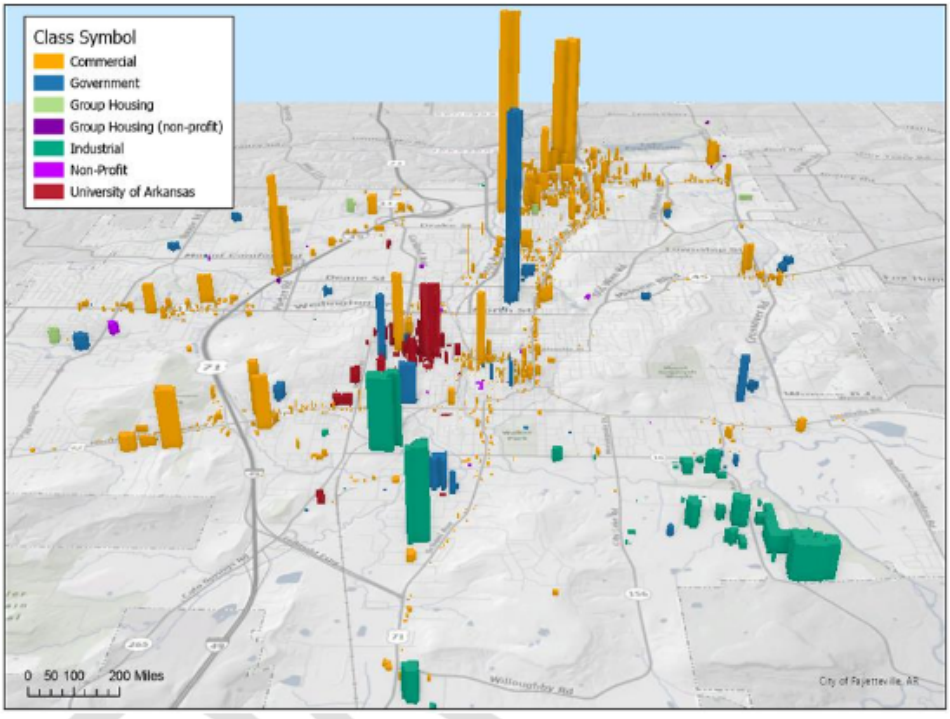
Figure 28. Employee Density by Building



Source: City of Fayetteville GIS

While approximately 79% of employees in Fayetteville are employed by individual businesses, approximately 21% of employment comes from the nonprofit sector and the public sector. The story map also captures the number of employees within a building, with shading of the extrusion representing the type of building.

Figure 29. Employee Density by Building Classification



Source: City of Fayetteville GIS

Labor and Workforce

The **Labor and Workforce** sub-section of Appendix B includes content related to employment and labor force participation, income, and cost of living.

Employment

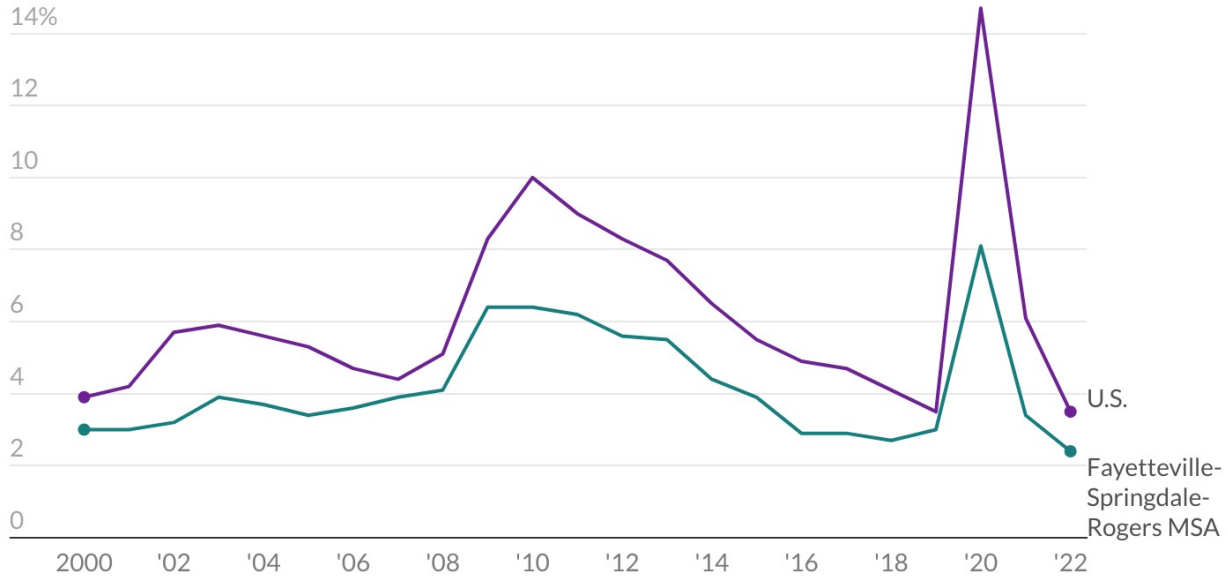
While individuals are most familiar with the standard unemployment statistic reported in the news, economists actually monitor several different types of unemployment rates:

- **U1:** includes only those unemployed at least 15 weeks (long-term unemployment)
- **U2:** includes only those unemployed for less than one month (short-term unemployment)
- **U3:** traditional, headline metric
- **U4:** unemployed and discouraged workers (marginally attached workers who do not think jobs are available)
- **U5:** U4 plus other marginally attached workers
- **U6:** counts those unemployed plus those who work part-time but would prefer full-time work (marginally attached to the workforce)

Some economists argue that U3 understates the true level of unemployment within an economy, while others argue that U6, the broadest unemployment metric, does not capture long-term discouraged workers. Given the various forms of this metric, the Department of Economic Vitality discourages an overreliance on the unemployment rate as an indicator for overall economic health.

Unemployment for the region peaked in 2020 at 8.1%, driven by growing economic and social uncertainty caused by the Covid-19 pandemic. In 2024, the unemployment rate for the Fayetteville-Springdale-Rogers MSA has fluctuated between 2.3% and 2.8%.

Figure 30. U3 Unemployment Rate (2000-2022)



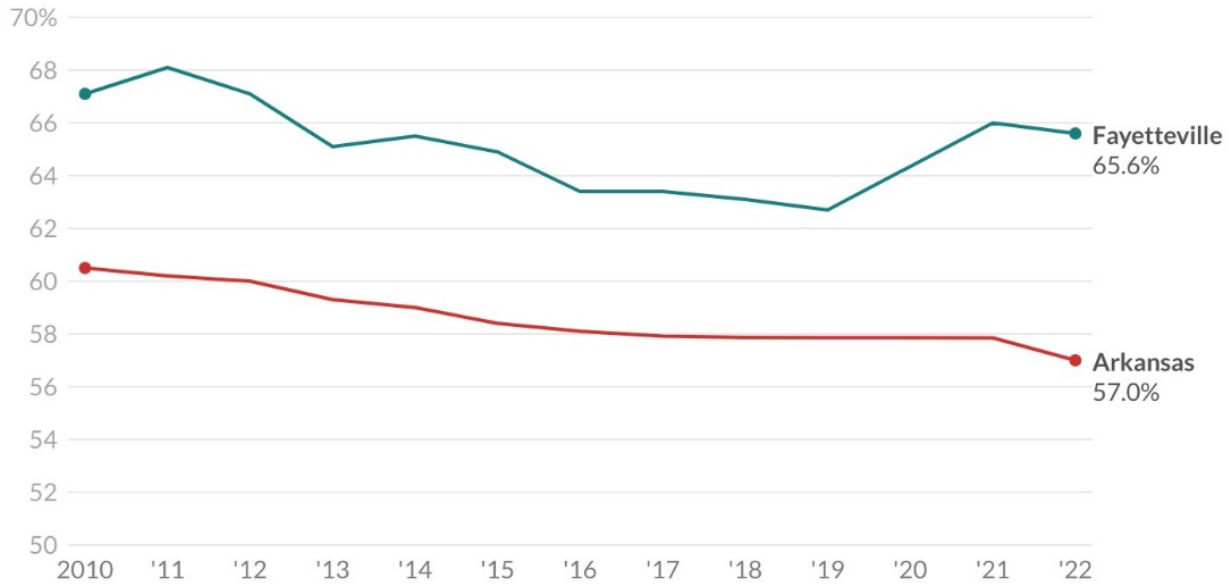
Source: U.S. Bureau of Labor Statistics, https://www.datawrapper.de/_/MG4gv/

Labor Force Participation

A region's labor force is comprised of both people who are working (i.e., employed) as well as those who are not working but are seeking work (i.e., unemployed). The labor force participation rate is the percentage of the civilian noninstitutional population age 16 and older that is working or actively looking for work. A labor market is strongly correlated with the business cycle, so it is important to understand who is and is not participating in the labor force.

Fayetteville has steadily experienced a labor force participation rate higher than the state labor force participation rate. In 2022, Fayetteville's labor force participation rate was approximately 66%.

Figure 31. Labor Force Participation Rate (2010-2022)

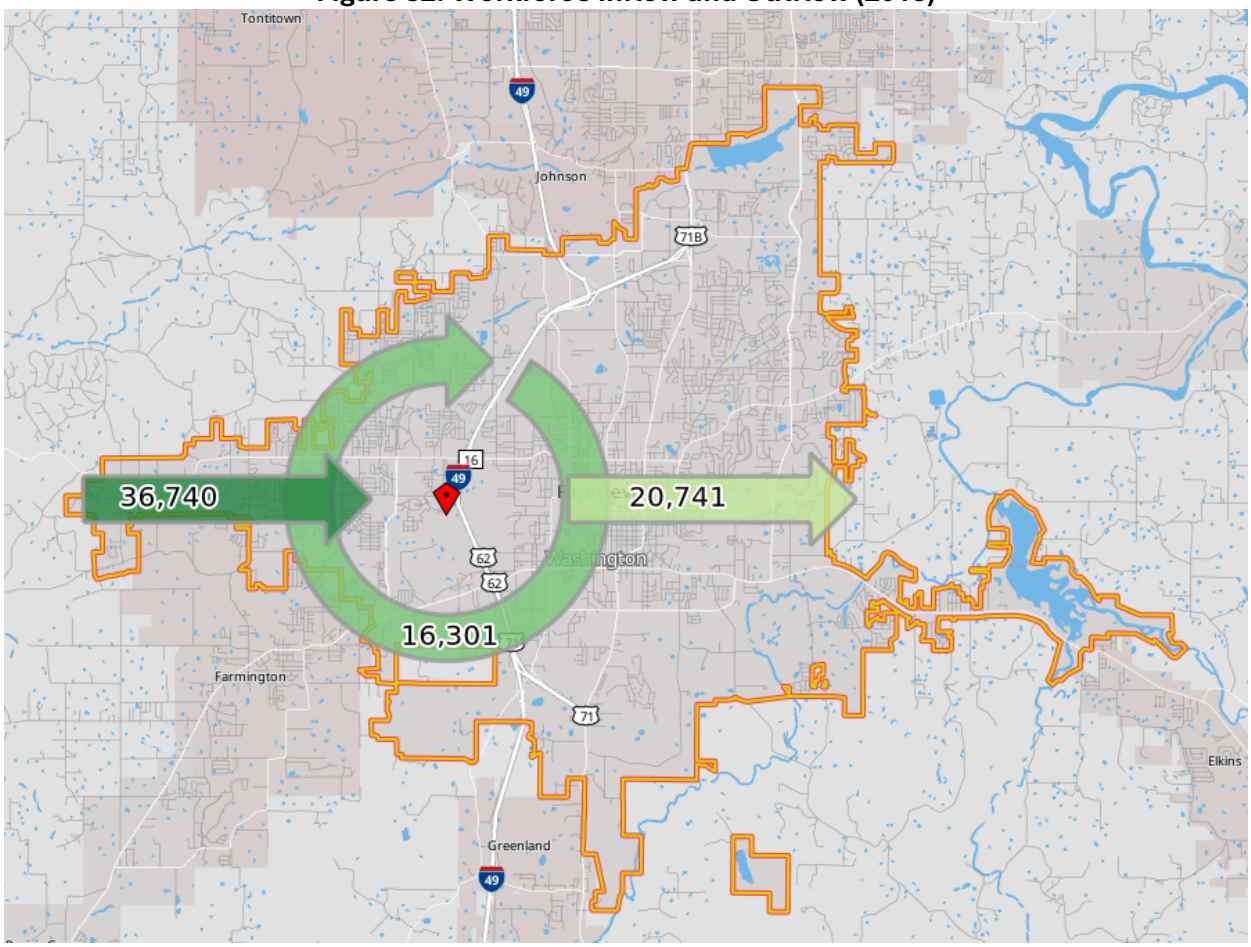


Source: U.S. Bureau of Labor Statistics, https://www.datawrapper.de/_/mvqfR/

Worker Mobility

This section utilizes data from the U.S. Census Bureau's OnTheMap tool. The latest data available for Fayetteville in the tool is 2018, but the Department has elected to include this information to demonstrate how future data releases in this tool may be utilized. Understanding the inflow and outflow of Fayetteville's workforce sheds light on the ongoing impact of Fayetteville's affordable housing crisis and underscores the need for future analysis of housing needs.

Figure 32. Workforce Inflow and Outflow (2018)

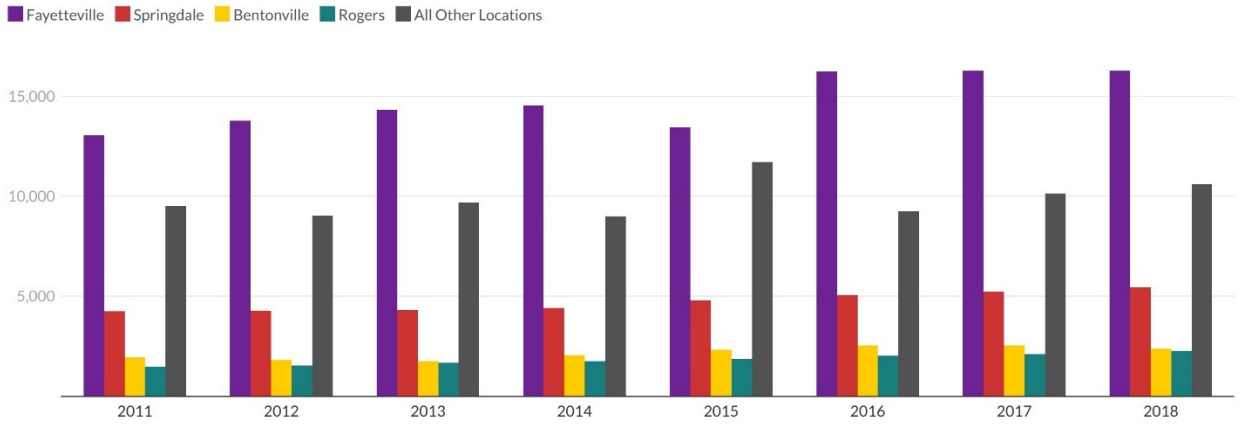


Source: U.S. Census Bureau, OnTheMap

Central to the 2024 Economic Vitality Master Plan's focus on growth concept-oriented development is the importance of combining population growth management, economic vitality, and sustainability. Reducing commute times decrease residents' individual carbon footprints and increasing Fayetteville's housing stock in parts of town that are best suited to handle higher density and higher intensity are critical pieces of the puzzle for delivering the housing affordability levels required to encourage a live-work-play lifestyle in Fayetteville.

A labor shed analysis explores where residents are employed. In 2018, 44% of residents who lived in Fayetteville also worked in Fayetteville.[4] Springdale was the city with the second greatest share of Fayetteville residents as employees.

Figure 33. Labor Shed Analysis (2011-2018)

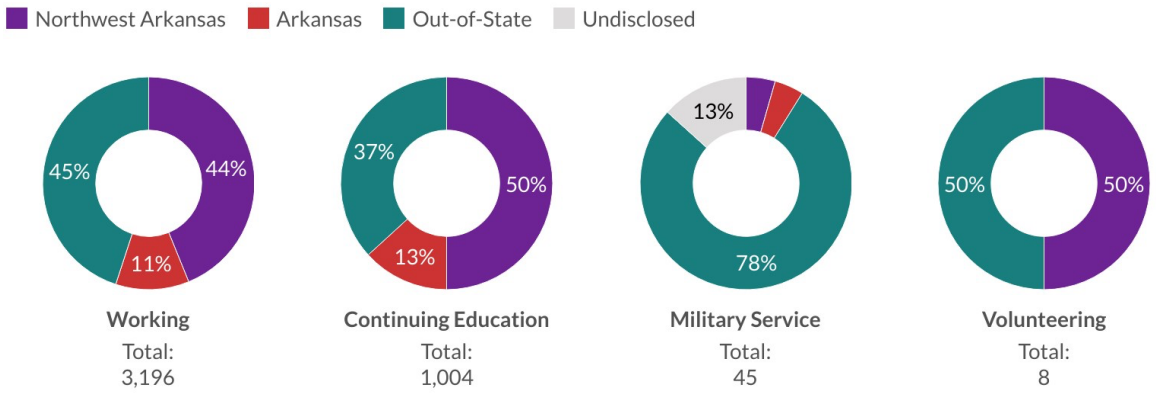


Source: U.S. Census Bureau, OnTheMap, https://www.datawrapper.de/_/ELsvm/

Talent Retention

As the state's flagship university, the University of Arkansas functions as a massive economic development engine for Fayetteville, the Norwest Arkansas region, and the state more broadly. Subsequently, the City's economic health is enhanced by retaining talent from the University of Arkansas upon graduation. On an annual basis, the University of Arkansas provides a high-level overview of retention of students graduating each year. Approximately 44% of graduates from the Class of 2023 who entered the workforce remained in Northwest Arkansas while approximately 45% left the state altogether. Half of graduates pursuing continued education opportunities remained in Northwest Arkansas.

Figure 34. University of Arkansas Class of 2023 Outcome Destinations



Source: University of Arkansas, https://www.datawrapper.de/_/IIoF5/

[4] The Department of Economic Vitality acknowledges the discrepancy for this statistic as evidenced in Appendix B. Due to limitations of available public datasets, the Department altered the language of Goal 3 in the Community Development section to allow for further determination of the goal percentage of residents who both live and work in Fayetteville once the City engages a professional demographer as outlined in the Community Development action items.

Income

Median household income in 2023 was $51,513, down almost three percentage points from the previous year. This is particularly challenging given that the U.S. has experienced annual inflation rates of approximately 7% for two years in a row.

Figure 35. Median Household Income (2010-2023)



Source: 2010-2023 ACS 1-Year Estimates, S1901, https://www.datawrapper.de/_/1f9qS/

Washington County Living Wages

Housing, transportation, and childcare are typically the most significant expenditures in a household budget. Data suggest that many of Fayetteville's residents do not earn or have a clear pathway to earning the wages required to meet these needs on a consistent basis, which forces many households to make tradeoffs. Raising median household income and lowering the cost of housing, transportation, and childcare is perhaps the most significant opportunity to promote shared economic prosperity in Fayetteville.

Table 9. Wage Levels for One Adult (2024)

Wage Level	0 Children	1 Child	2 Children	3 Children
Living Wage	$19.35	$32.30	$39.80	$52.17
Poverty Wage	$7.24	$9.83	$12.41	$15.00
Minimum Wage		$11.00		

Source: MIT Living Wage Calculator, https://www.datawrapper.de/_/oF5G1/

Table 10. Wage Levels for Two Adults – One Working (2024)

Wage Level	0 Children	1 Child	2 Children	3 Children
Living Wage	$27.07	$32.25	$36.69	$39.66
Poverty Wage	$9.83	$12.41	$15.00	$17.59
Minimum Wage		$11.00		

Source: MIT Living Wage Calculator, https://www.datawrapper.de/_/WOMMc/

Table 11. Wage Levels for Two Adults – Both Working (2024)

Wage Level	0 Children	1 Child	2 Children	3 Children
Living Wage	$13.35	$18.22	$22.42	$25.81
Poverty Wage	$4.91	$6.21	$7.50	$8.79
Minimum Wage		$11.00		

Source: MIT Living Wage Calculator, https://www.datawrapper.de/_/ZhFsX/

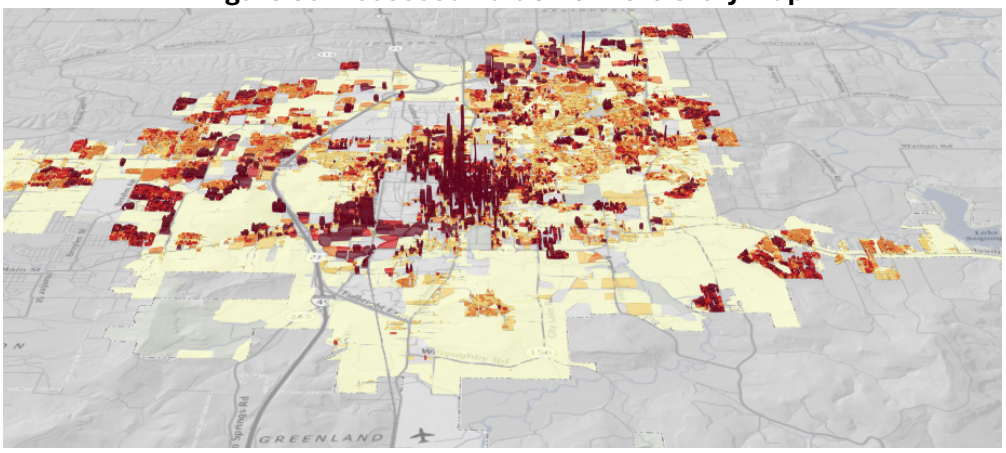
Place

The **Place** sub-section of Appendix B features content related to mapping economic inequality, assessed value per acre, and affordable housing.

Assessed Value Per Acre

The Economic Vitality Master Plan story map also provides an interactive map of the assessed value per acre across Fayetteville, utilizing local property tax data. The higher the assessed value of the parcel, the darker the parcel will appear in the map. The higher the assessed value per acre, the more raised the parcel will appear in the 3-D interactive map.

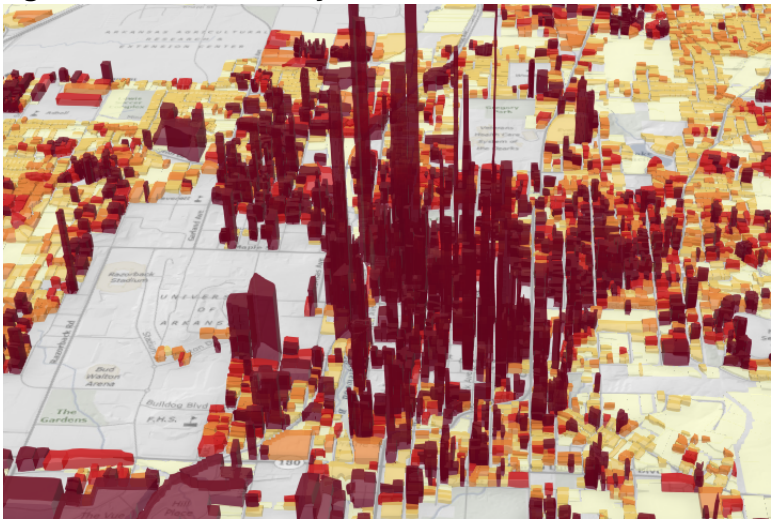
Figure 36. Assessed Value Per Acre Story Map



Source: City of Fayetteville GIS, https://storymaps.arcgis.com/stories/bea98586a2d240b588eadd07fc85eebd

Downtown Fayetteville has the greatest concentration of parcels with high assessed property values as well as high levels of assessed value per acre. With the exception of several clusters of commercial and institutional parcels, South Fayetteville has the lowest levels of assess value per acre and overall assessed value of property.

Figure 37. Downtown Fayetteville Assessed Value Per Acre



Source: City of Fayetteville GIS, https://storymaps.arcgis.com/stories/bea98586a2d240b588eadd07fc85eebd



Dickson Street during the Fayetteville Pride Parade | *Photo courtesy of City of Fayetteville*

III. GOVERNING FOR ECONOMIC EQUITY AND MOBILITY

Defining Economic Vitality

The phrase 'economic development' encompasses a wide range of activities but continues to elude a universally accepted definition. The U.S. Economic Development Administration (EDA) currently defines economic development as "creating the conditions for economic growth and improved quality of life by expanding the capacity of individuals, businesses, and communities to maximize the use of their talents and skills to support innovation, job creation, and private investment."[vii] At its core, public sector economic development work aims to tackle common and recurring policy challenges created by various market failures. Perhaps the economy has created too few good-quality jobs for workers without college degrees. Or women and people of color account for too few members of the local entrepreneurial community. Or wealth gaps along racial, ethnic, socioeconomic, and gender lines are stubbornly persistent. Complex economic problems call for nuanced economic development policies, rooted in economic theory but enhanced by local context and expertise.

Moving toward a new economic development strategy requires reflection on economic development work of the past. Modern economic development planning has roots in the U.S. South, with Mississippi producing the first economic plan to balance agricultural and manufacturing industries at the onset of the Great Depression.[viii] Even as economic development grew into a standardized profession throughout the 20th and 21st centuries, emphasis was often placed on commercial real estate development and business attraction.[ix] A narrower approach to economic development nationwide has created several challenges over the course of decades: producing siloed, short-term economic gains; targeting individual firms or incorrect sectors instead of supporting regional cluster growth; and offering incentives and subsidies that have limited long-term community benefit.

Alternatively, the City of Fayetteville and the Department of Economic Vitality are committed to economic development activities that foster equitable and sustainable economic growth, a practice known as **economic vitality**. An approach grounded in an economic vitality framework advances twin goals of growing the local or regional economy and enhancing the prosperity and quality of life of our community's residents.

Growth, prosperity, and inclusion are complementary goals for economic development in the City of Fayetteville. The Economic Vitality Master Plan forgoes reactionary, traditional economic development—often motivated by state and local politics to deliver short-term wins—in favor of an approach that applies economic theory to economic development policy. Economic development is fundamentally about creating conditions for increased productivity of land, labor, and technology. Both strategies share an emphasis on connecting jobs and workers as well as improving an entire region, but they vary in

Vitality

The capacity for survival or for the continuation of a meaningful or purposeful existence

approach (e.g., recruiting new companies vs. enhancing local resources, expanding aggregate activity vs. including previously excluded groups). And in many instances, economic developers engage in work that advances both equity and efficiency principles.

When we bring business, government, academia, nonprofits, and civil society together...our community can achieve more prosperous and equitable local economic outcomes.

From an economist's perspective, there are two broad justifications for engaging in economic development work: **equity rationales** (the distribution of resources persistently disfavors historically disadvantaged individuals or groups) and **efficiency rationales** (resources are spatially misallocated). Job creation and capital investment remain critical to the project of advancing economic vitality work in Fayetteville, but the City also values job quality and career sustainability, wealth-building for residents facing barriers to mobility, and equitable opportunities to participate in the local economy. The Economic Vitality Master Plan employs a range of place-based economic development policies including, but not limited to:

- Business retention and recruitment to attract capital to the region
- Assistance to small- and medium-sized businesses to improve technology and innovation
- Targeted and broad-based workforce development to enhance labor force participation and productivity
- Redevelopment of land and infrastructure to enhance land productivity and promote affordability
- Development and implementation of regional strategies to solve coordination problems

When we bring business, government, academia, nonprofits, and civil society together, our community can achieve more prosperous and equitable local economic outcomes. Economic vitality is more than economic development for economic development's sake—it's about ensuring that Fayetteville is a place anyone can call home and where everyone can enjoy a high standard of living.

View from Mount Sequoyah | *Photo courtesy of City of Fayetteville*



New Economic Development Paradigms

While the pandemic accelerated the need for a new economic development strategy, a growing body of policymakers and practitioners nationwide have called for a paradigm shift to retrain economic development's focus from aggregate growth to broad-based prosperity and economic inclusion. As Brookings Metro co-founder and researcher Amy Liu noted in 2016, "Top-line growth doesn't ensure bottom-line prosperity. The potential of economic development is to do what markets alone cannot do: influence growth through action and investments."[x]

The goal of economic development is to achieve growth, prosperity, and inclusion:
To put a regional economy on a trajectory of higher growth that increases the productivity of firms and workers and raises standards of living for all, thus achieving deep prosperity—growth that is robust, shared, and enduring.

Adapted from "Remaking economic development: The markets and civics of continuous growth and prosperity"

Some of the contents of this Master Plan include topics one might traditionally associate with a municipal economic development organization: small business development, talent attraction, and job creation. This chapter, however, underscores three newly integrated economic development paradigms underpinning City staff's approach to achieving sustainable economic growth, prosperity, and inclusion in Fayetteville's economic vitality initiatives:

- **High-quality places.** The ongoing project of economic development is inevitably intertwined with envisioning prosperity at the community-level and neighborhood-level in addition to considering the needs of industry and workers. Community development strategies must balance a desire to preserve Fayetteville's community character and cultural institutions with a mandate to responsibly manage growth. As recent years have demonstrated, reducing disparities in housing affordability and accessibility is the linchpin of preventing involuntary displacement of residents.
- **Equity-oriented workforce systems.** City-supported workforce development initiatives should focus on enabling regionally in-demand, sustainable, and good-paying career pathways and targeting resources for residents facing persistent barriers to employment. This includes a renewed emphasis on the importance of career and technical education for younger residents as well as the value of non-four-year degree programs.
- **Stable care networks.** Infrastructure extends beyond a traditional inventory of our community's physical assets, representing any underlying system that facilitates other critical functions for workers and families. As such, childcare is vital civic infrastructure, and public interventions to improve the quality, affordability, and accessibility of childcare can increase the productivity and economic well-being of Fayetteville's parents and caregivers. Policies should focus on increasing the supply of available seats while lowering costs. Many of Fayetteville's households likewise require additional community support when it comes to caring for elders and individuals with disabilities. Developing stable care networks prioritizes policies and programs that serve individuals across stages of life and income levels.

While Fayetteville has long been a community that prides itself on welcoming others and finding strength in diversity, the Economic Vitality Master Plan aims to build on the City's legacy to catalyze economic inclusion and prosperity for years to come. Each of the three economic vitality paradigms above are described in further detail in the following sections.

High-Quality Places

Affordable Housing

National Context

Affordable housing shortages are persistent problems nationwide and within Northwest Arkansas. Today's housing challenges are often reflective of an array of factors and policy choices compounding over time. In 2023, sharply rising interest rates impacted affordability for homeowners and renters, and increased construction and land costs triggered a slow-down in construction of new single-family homes in the face of a years-long housing shortage in the U.S.[xi] 2024 ushered in record-high housing cost burdens, with affordability pressures climbing the income ladder for renters in particular.[xii] While the American housing crisis looms large in national discourse, it can be helpful to reframe conversations about housing policy in terms of a series of interrelated housing crises. Namely, production of housing has not adequately kept pace with housing demand, and stagnant wages have exacerbated the population of individuals facing housing cost burdens. These national trends are evident within Fayetteville's housing market.

Figure 38. Median House Value and Median Household Income in Fayetteville (2000-2022)

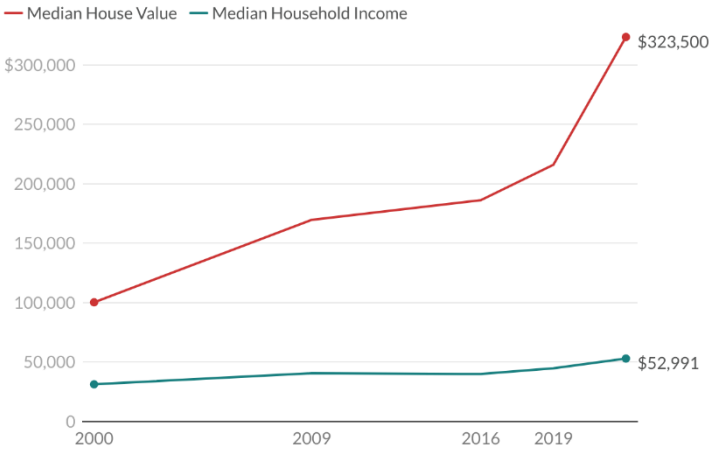


Figure 39. Cumulative New Housing Production vs. Cumulative New Population (2014-2022)



The U.S. housing system is defined by a patchwork policy landscape and is largely privatized (i.e., significantly lower levels of social housing relative to peer countries). Under these conditions, state and local governments are critical players in the housing system, though they might not always view themselves as such. To assert that local governments do not play a role in housing policy is to ignore their daily role in local housing market (dys)function. In a federal political system, local governments are vested with the key tools for expanding or constricting housing production via zoning and permitting as well as supporting the flow of federal and state dollars to vulnerable resident populations, including low-income residents, seniors, and individuals with disabilities. In the absence of unified guidelines and stable funding for housing at the federal level, carefully structuring housing policy decisions on the local level can lead to more socially optimal outcomes.

Defining Housing Affordability

Establishing a shared language around housing affordability is important to understanding the housing-related action items in the Economic Vitality Master Plan and productive community discussion. While housing affordability is a pervasive problem in Northwest Arkansas and across the U.S., the language we use to discuss affordable housing can often be confusing or imprecise. Housing is considered **affordable** when an occupant pays no more than 30% of gross income for housing costs, including utilities. **Attainable housing** references housing that is affordable (i.e., not more than 30% of income) to people earning around the Area Median Income (AMI), typically between 80% and 120% of AMI. **Low- and middle-income housing**, sometimes referred to as **workforce housing**, expands this range to between 60% and 120% of AMI and theoretically targets low- and middle-income workers who are indispensable to the local community like childcare professionals, firefighters, health care workers, police officers, teachers, and recent graduates.

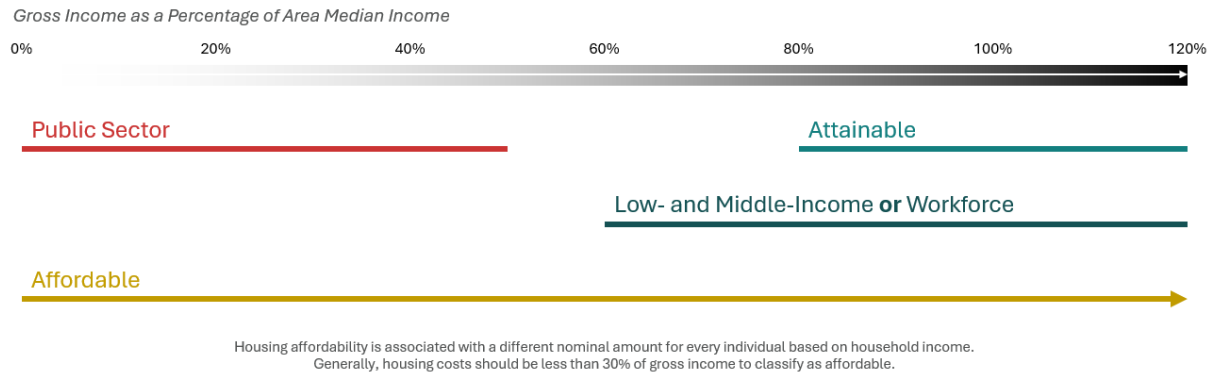
Table 12. Housing Affordability Levels in Fayetteville (2022)

	Percent of Fayetteville AMI	Annual Household Income	Monthly 30% Housing Maximum
Extremely/very low-income	30%	$15,897	$397
	50%	$24,496	$662
Low-income	60%	$31,795	$795
	80%	$42,393	$1,060
Moderate-income	100%	$52,991	$1,325
	120%	$63,589	$1,590

Source: Adapted from the 2023 Fayetteville Housing Assessment

Residents in need of attainable or low- and middle-income housing often do not qualify for public housing assistance, like subsidies provided through U.S. Department of Housing and Urban Development (HUD) or low-income tax credits, but still struggle to find affordable options within the market-rate housing stock. That the need for affordable middle-income housing is evident in Fayetteville and communities nationwide does not diminish the stark need for housing policy measures to serve residents and families making 50% or below of AMI. Some policy analysts favor a measure of affordability based on combined housing and transportation costs, acknowledging the linkage between where a person lives and the expenses they incur to travel between their home, work, and recreational activities. Residual income metrics can also support analysis of housing affordability across income levels or household size.[xiii]

Figure 40. Housing Affordability Terms by AMI Level



While workforce housing has gained traction in regional affordable housing conversations, the Department of Economic Vitality consciously elects to use the term "low- and middle-income housing" in its place in alignment with a growing body of housing policy practitioners who view workforce housing as a misnomer. A recent study suggests that most state and local workforce housing programs determine eligibility based on levels of area median income—not profession or employment status as the term would imply—and "in operationalizing one common definition…do not serve most working renters with affordability challenges, who are overwhelmingly lower-income."[xiv] While the Department acknowledges that affordability concerns are creeping up the income ladder, it remains important to be precise in the way we describe the resident populations we aim to support with various housing policies and programs. When we talk about affordable housing, we are talking about supporting a wide array of residents as they move between income groups and across stages of life.

Local Context

In October 2023, the City's Long Range Planning Division released the 2023 Fayetteville Housing Assessment, which was first socialized as a series of presentations at City Council meetings.[xv] Conducted in response to rapid population growth and increasing housing affordability challenges, the assessment recommended that the City of Fayetteville use directly available policy tools such as land use regulation, infrastructure investment, and other management strategies to address ongoing housing affordability and availability concerns. This included continuing to implement long-range plans through housing-focused action items as well as protecting existing affordable housing stock, especially in areas close to employment or education centers.

2023 Fayetteville Housing Assessment Key Findings

1. Fayetteville requires approximately 1,000 units of housing annually to keep pace with projected population growth.
2. Thirty-eight percent of Fayetteville's households (15,853) were housing cost-burdened in 2022.
3. More than half of Fayetteville's households need housing priced at a rate below the current citywide average rent rate.
4. The City requires 8,426 housing units available at costs calibrated to specific income levels to provide enough affordable housing options for the projected population by 2045.
5. Fayetteville's zoning code is similar to what it was in 1970, emphasizing low-density development.
6. Continuing to develop new housing through low-density development would burden Fayetteville with additional costs for land, streets, water, and sewer for each additional unit of housing required to address current affordable housing needs and population growth.

Affordable housing-related content in the Economic Vitality Master Plan is likewise oriented around three key patterns evident within the Fayetteville Housing Assessment's analysis about rising housing cost burdens for Fayetteville's residents:

- **Renters making up to $34,999 were the most cost-burdened group in 2022.** Approximately 19.6% of renter-occupied households making less than $20,000 and 21.3% of renter-occupied households making between $20,000 and $34,999 were housing cost-burdened.
- **The majority of renter-occupied households are low- and moderate-income households.** Forty-eight percent of renter-occupied households had an annual income of $34,999 or less with another 33% making between $35,000 and $74,999.
- **Affordable housing production is required across income levels.** Recent data indicate that Fayetteville needs more than 6,000 additional units of housing available below $875 per month with more than half of those units needed at a rate below $500 per month to relieve current low-income cost-burdened households. The current citywide median gross rent is $927, and it is worth emphasizing that additional housing stock is also needed at price points above the current median rate. Failure to address this segment of the market will exacerbate pressure on the lower end of the market.

Taken together, these patterns suggest that the City needs to develop and implement a range of tools to induce local housing production affordable across the income spectrum. Outside of directly alleviating affordability challenges for middle-income households, middle-income housing programs can encourage the creation of mixed-income communities, provide a bridge for low-income households increasing their earnings over time, and incentivize the production of housing at lower price points than what the market would have otherwise produced. But there are inherent policy tradeoffs at play. Middle-income housing policies should be carefully targeted and additive to programs that support low-income households, not replacements. While housing policy solutions are required across income levels to address increasingly far-reaching cost escalations, there remains a pressing need to prioritize direct municipal interventions to address the needs of renters and low-income households.

Figure 41. Projected Affordable Housing Units Needed (2023-2045)



Source: City of Fayetteville, 2023 Fayetteville Housing Assessment, https://www.datawrapper.de/_/vgIBE/

The senior community is an often-overlooked population in the affordable housing discussion. But as demonstrated by the Macroeconomic Analysis Summary section, individuals over the age of 65 are an increasingly larger segment of the population as the Baby Boomer generation ages, with one in five householders belonging to the 65+ cohort. Monitoring changes in demographics can help a community understand age-based discrepancies in housing preferences and affordability, which, in turn, can support more proactive measures to support individuals who desire to age in place within their communities—sometimes in their existing homes and other times in facilities with smaller footprints or enhanced accessibility features. If homeownership is a source of stability and wealth-building at a household level, the housing characteristics of seniors can provide a great deal of information about residents' long-term quality of life in Fayetteville. With many seniors living on fixed incomes, housing costs represent an even larger portion of their household budgets, and, for some,

the equity of a home may be factored into transitioning into retirement or intergenerational wealth building. Approximately 70% of Fayetteville's population age 65 or older lived in owner-occupied housing units in 2022. Relative to the overall population (2.41), the average household size was smaller (1.79) for senior households, reflecting the absence of children or spouses. Housing cost burdens for seniors who own their homes were similar to the overall population at around 14% of owner-occupied households.

Table 13. Selected Housing Characteristics for Fayetteville's Total Population and Population 65 Years and Over (2022)

	Total Population	Population 65 Years and Over
Occupied housing units	39,763	5,660
Owner-occupied units	15,894	3,995
Average household size	2.41	1.79
Cost-burdened	14.6%	14.2%
Median home value	$291,300	$278,500
Median monthly costs with a mortgage	$1,703	$1,340
Median monthly costs without a mortgage	$502	$538
Renter-occupied units	23,779	1,665
Average household size	2.07	1.42
Cost-burdened	45.9%	55.9%
Median gross rent	$944	$905

Source: 2022 ACS 1-Year Estimates, S2502

While fewer seniors are renters, 55.9% of the senior renter population faces housing cost burdens, a full ten percentage points higher than Fayetteville's overall renter population. Many seniors live on fixed incomes associated with Social Security benefits or personal retirement savings, and the difference between monthly rents and median monthly housing costs for seniors without a mortgage may be one factor driving the higher incidence of housing cost-burdened senior renters.

Older residents face a dual burden of affordability as they age, bearing both the cost of housing accommodations and the cost of and proximity to care in their community required to age in place. Affordable housing is of increasing concern for both low- and middle-income older adults. In 2022, 60% of Fayetteville's residents 65 years and older had household incomes below $60,000, roughly 120% of the city's AMI.

Figure 41. Annual Household Income of Householders 65 Years or Older (2022)

Annual Household Income	Households	Percentage	Cumulative Percentage
Less than $10,000	578	6.9%	6.9%
$10,000 to $14,999	509	6.0%	12.9%
$15,000 to $19,999	390	4.6%	17.6%
$20,000 to $24,999	970	11.5%	29.1%
$25,000 to $29,999	335	4.0%	33.1%
$30,000 to $34,999	242	2.9%	35.9%
$35,000 to $39,999	132	1.6%	37.5%
$40,000 to $44,999	590	7.0%	44.5%
$45,000 to $49,999	180	2.1%	46.7%
$50,000 to $59,999	**1,126**	**13.4%**	**60.0%**
$60,000 to $74,999	472	5.6%	65.6%
$75,000 to $99,999	1,081	12.8%	78.5%
$100,000 to $124,999	469	5.6%	84.1%
$125,000 to $149,999	512	6.1%	90.1%
$150,000 to $199,999	299	3.6%	93.7%
$200,000 or more	530	6.3%	100.0%

Source: 2022 ACS 1-Year Estimates, B19037

Status quo strategies for reducing housing cost burdens for seniors are broadly targeted in Arkansas instead of focusing on the highest-need senior populations (i.e., low-income seniors, especially low-income renters). For example, eligibility for state-level property tax relief is determined by age or disability status alone, regardless of income level or assets, instead of modeling a true "circuit breaker" approach that would stabilize property taxes at an affordable rate.[xvi] Property tax relief and reverse mortgages are two of the most common policies to reduce housing cost burdens for seniors living on a fixed income; notably, neither of these policies address the needs of renters. In the absence of sufficient federal appropriations for public assistance for seniors, municipalities can play a critical role in filling the gap with policies, programs, and projects that meet the needs of low-income seniors and seniors without significant financial assets.

Better Housing Outcomes

Taking stock of Fayetteville's housing affordability challenges in relief against nationwide housing crises, it becomes clear that the federal housing policy landscape has systematically underprovided public assistance for our most vulnerable populations, including low-income renters, seniors, and the asset-limited, income-constrained, employed (ALICE) community. While significant strides can be made through market-based policy solutions, the need for publicly subsidized housing will never be zero. The Economic Vitality Master Plan draws heavily on the research and analysis of the 2023 Housing Assessment, prioritizing the lesson that affordable housing needs exist across the income spectrum.

While the woes of Fayetteville's current housing market have commonalities with communities across the U.S., our community has the opportunity to differentiate itself by crafting local housing policy cast in the mold of the standards that already define our community, namely our core values of inclusion and environmentalism. While one might assume that economic development and conservation are inherently at odds, an equity-centered approach to development emphasizes the importance of environmental justice. **Smart growth** is an urban planning principle and development approach that helps communities conserve the natural environment, protect public health, and make our cities "more attractive, economically stronger, socially diverse, and resilient to climate change."[xvii] Central to smart growth is the practice of concentrating growth in compact, walkable urban centers to avoid the negative environmental impacts of sprawl and straining public infrastructure and services against an ever-expanding growth boundary. This includes mixed-use development and proactively cultivating complete neighborhoods, pockets across town where a resident can easily access housing, employment, goods and services, and amenities, ideally on foot. At its core, smart growth is about increasing the sustainability of our short-term decisions—in both the environmental and temporal sense.

U.S. Environmental Protection Agency (EPA) Smart Growth Network's 10 Basic Principles

1. Mix land uses
2. Take advantage of compact building design
3. Create a range of housing opportunities and choices
4. Create walkable neighborhoods
5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve open space, farmland, natural beauty, and critical environmental areas
7. Strengthen and direct development towards existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair, and cost-effective
10. Encourage community and stakeholder collaboration in development decisions

So, what does smart growth look like in the context of Fayetteville's affordable housing future? Mitigating climate change and addressing its disproportionate impact on low-income residents and communities of color should be front and center of our local housing policy solutions. As the 2024 Climate Action Plan sharply points out, "Extreme weather events and constrained resources directly affect our residents, especially those who live in low-income and disadvantaged communities. How we address the crisis will affect current and future generations' abilities to thrive and exist."[xviii] Energy efficiency measures and other home rehabilitation strategies can improve affordability through reduced utility expenditures, and keeping the City's floodplain from expanding is important

for the future livability of a range of neighborhoods across town. Deploying an equitable development framework to future housing initiatives in Fayetteville can unify the tenants of smart growth, environmental justice, and economic equity, integrating "people-focused strategies (efforts that support and are informed by community residents) with place-based strategies (efforts that stabilize and improve the neighborhood environment)."[xix] **If Fayetteville's residents are its greatest assets—the true drivers of the small businesses and cultural institutions that make the community recognizable—then displacement and sprawl are the greatest foes to the future of equitable economic growth in Fayetteville.** Under a smart growth framework, the false dichotomy of environmental conservation and affordable housing advocacy is eliminated; community advocates work side-by-side to ensure that long-term residents can afford to live in our community while supporting a flourishing outdoor recreation economy that welcomes visitors from afar.

Economist and housing policy expert Jenny Schuetz offers four key characteristics of a well-functioning housing system[xx]:

- Housing supply is reasonably responsive to demand
- Some new housing should be added in places where people most want to live
- Markets provide housing options that match household budgets and preferences
- All people can afford decent quality, stable housing in healthy communities, regardless of income

While it takes time to observe the impacts of new housing policy in a largely privatized durable goods market, the City can view these characteristics as guides to which Fayetteville's housing market can aspire. In a recent presentation sponsored by Northwest Arkansas's own Groundwork, urban policy expert and writer Bruce Katz provided an overview of the recent surge in state and local housing policymaking. While zoning reform is a necessary element in any community's toolkit, he argued, it is not sufficient to address our housing crisis alone.[xxi] He likewise outlined a taxonomy of state and local innovations that Fayetteville's staff and housing policy stakeholders can use to craft a suite of policy solutions.

Table 14. State and Local Policy Tools

Goal	Actions
Land. Enable production to happen faster	• Land use reform • Public asset disposition
Construction. Reduce the cost to build and decarbonize housing	• Energy efficiency • Modular construction
Capital. Innovate on capital stacks	• Housing trust funds • Special purpose credit programs
Regulation. Protect renters	• Rental registries • Building code reform
Delivery. Build capacity for affordable housing at scale	• New intermediaries • New functions for old intermediaries

Key groupings of action items under the housing-related strategies in the Community Development section are structured to be responsive to branches of the national housing crisis (production and preservation of housing stock) as well as high-need groups locally. Advancing a diverse set of policy options to support affordable housing construction and preservation in the face of continued population growth can help ensure Fayetteville remains accessible to current and future residents alike. The community must collectively treat housing issues as the complex challenges they are, advocating for short-term solutions while we work toward more structural change to enable better housing outcomes. The Department is committed to collaborating with the City's Housing Crisis Task Force to develop and implement these short-term solutions in tandem with other implementation work outlined in the Economic Vitality Master Plan.

Neighborhood Center Advancement Plan

Overview

This **Neighborhood Center Advancement Plan (NCAP)** outlines the Department of Economic Vitality's proposed process for moving forward with the development of Neighborhood Centers in collaboration with Development Services, Parks, Natural Resources, and Cultural Affairs, and Public Works. Building on the Tier Center concept of City Plan 2040's Growth Concept Map, **Neighborhood Centers** are pedestrian-oriented places that provide convenient proximity to a diverse mix of goods, services, jobs, and housing options accessible to all residents. **The City aims for the NCAP to be an additional tool for development in Fayetteville, but it is by no means the sole solution for generating desired development outcomes.**

Context

City Plan 2040

Adopted by City Council in 2020, City Plan 2040 is Fayetteville's latest comprehensive plan. A comprehensive plan functions as a key tool for supporting zoning decisions and expressing a vision for Fayetteville's future. Notably, City Plan 2040 provided new planning tools, including the Growth Concept Map and the Infill Assessment Map, to support the City's growth management. Six goals undergird City Plan 2040's framework:

- **Goal 1:** We will make appropriate infill and revitalization our highest priority
- **Goal 2:** We will discourage suburban sprawl
- **Goal 3:** We will make compact, complete, and connected development the standard
- **Goal 4:** We will grow a livable transportation network
- **Goal 5:** We will assemble an enduring green network
- **Goal 6:** We will create opportunities for attainable housing

The NCAP follows in City Plan 2040's tradition of providing a framework that balances growth while maintaining the characteristics we love about Fayetteville: community and neighborhood character, preservation of natural resources, accessible public art, and commitment to a culture of welcoming and inclusion.

Economic Vitality Master Plan

The forthcoming 2024 Economic Vitality Master Plan complements the goals outlined in City Plan 2040, proposing goals, supporting strategies, and action items intended to grow the local and regional economy while advancing shared prosperity and enhancing quality of life for Fayetteville's residents. The third section of the Economic Vitality Master Plan focuses on community development, establishing the following goals:

- **Goal 1:** Ensure Fayetteville is a vibrant, livable community for current and future residents through intentional growth management
- **Goal 2:** Reduce housing cost burdens for residents making under 120% of Fayetteville's Area Median Income (AMI)
- **Goal 3:** Increase the percentage of individuals who both live and work within Fayetteville by 2030

The NCAP aims to operationalize the theoretical planning concept of complete communities in Fayetteville in the pursuit of creating high-quality places across Fayetteville, not just in its urban hubs. To translate this in terms of the Growth Concept Map, the NCAP focuses primarily on activating

community-centric development in Tier Two and Tier Three Centers in a way that prioritizes community values, livability, and sustainability.

Figure 42. Growth Concept Map (City Plan 2040)

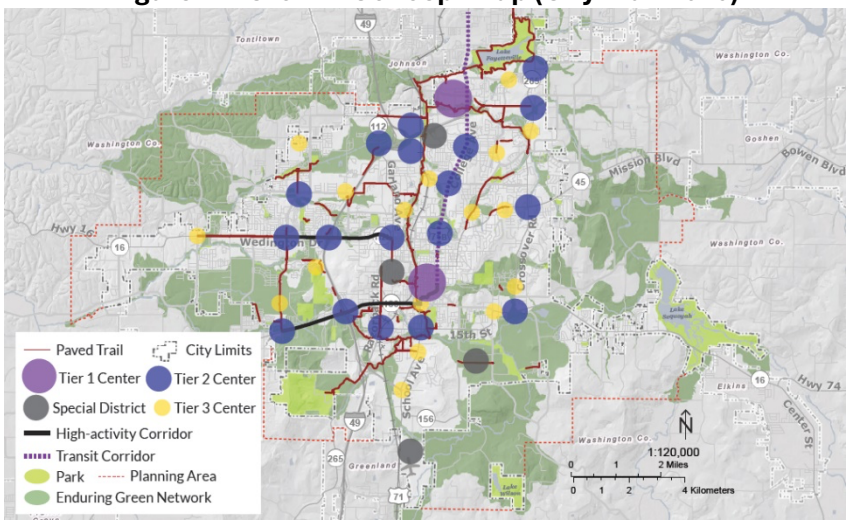
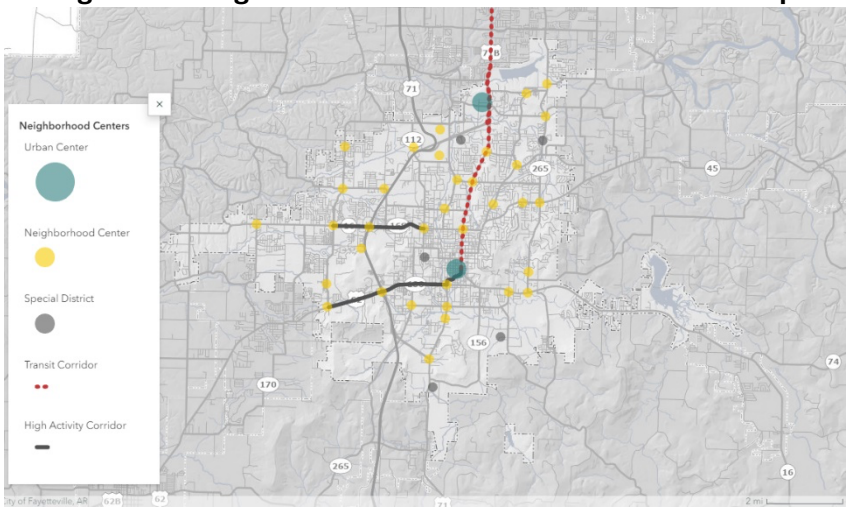


Figure 43. Neighborhood Center Advancement Plan Map



Corresponding with a range of action items in the Community Development section of the Economic Vitality Master Plan, the NCAP is a complementary methodology in the City's planning toolkit to encourage desirable development and ensure that local and regional growth contributes to a shared future for the City's current and future residents. By focusing on development outside of existing Urban Centers, the City aims to proactively address a continued pattern of undesirable development outcomes throughout Fayetteville (e.g., gas stations on a Neighborhood Center's prime corner lot).

Key Terms

To support discussion of NCAP implementation work, staff have continued to refine geographic terminology derived from the City's comprehensive planning work. Drawing on the Place Type model developed by the City of Charlotte and terms outlined in City Plan 2040, the NCAP defines and leverages several key terms summarized in the following table.

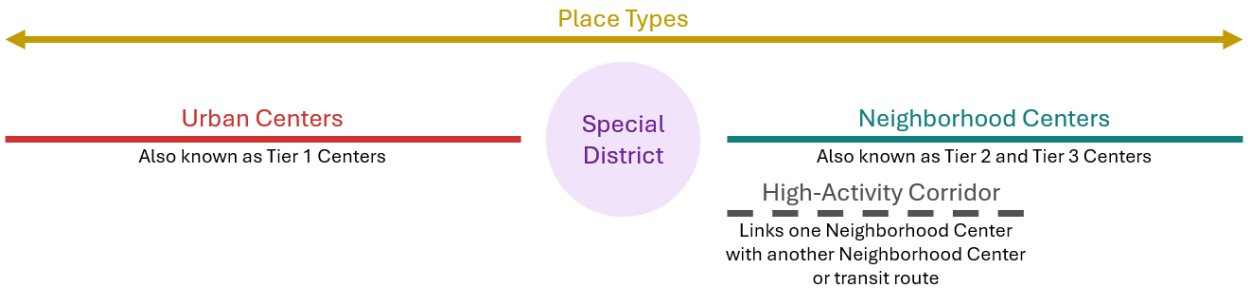
Table 15. Key NCAP Terms

Term	Description
Place Type	Place Type is an umbrella category which encompasses Urban Centers, Neighborhood Centers, Special Districts, and High-Activity Corridors. Place Type terminology enables a more holistic discussion of the characteristics we associate with the built environment beyond basic parcel-based zoning. Relevant components of each Place Type include land use, character, mobility, building design, and open space.
Urban Center	Also known as a **Tier 1 Center** in the Growth Concept Map, Urban Centers are the most urban places in the region, attracting visitors from both Fayetteville and farther afield. These centers are and will become the retail, cultural, recreational, and entertainment destinations of Northwest Arkansas. Buildings found in Urban Centers include multi-story residential and commercial with a dense mix of shops, homes, jobs, and amenities. **Examples:** Downtown Fayetteville; Uptown Fayetteville
Neighborhood Center	Neighborhood Centers encompass both the Tier 2 Center and Tier 3 Center described in the Growth Concept Map. **Tier 2 Centers** are smaller scale urban hubs with fewer services, residents, and jobs relative to Tier 1 Centers. These centers largely exist to provide services and employment to residents within two to three miles and are characterized by housing that ranges from one-to-three-story detached dwellings to duplexes, row houses, and mid-rise apartments. Commercial uses are mixed-use as well as office buildings. **Examples:** Crossover Road/Mission Boulevard; Wedington Road/Steamboat Road; North Street/Garland Avenue; 15th Street/School Avenue **Tier 3 Centers** are intended to serve the immediately surrounding residential areas and cater to specific small-market needs, meaning they exhibit a fair degree of variation in terms of both housing options and commercial uses. The nodal nature of these areas often provides a distinct sense of place. **Examples:** Mission Heights; Cato Springs Road/School Avenue; Mount Comfort Road/Salem Road; Township Street/Gregg Avenue
Special District	Special Districts are segments of the city historically intended for more intensive commerce and correlate with special-use, semi-autonomous campuses. **Examples:** Washington Regional Medical Center; University of Arkansas; Fayetteville Commerce Park
High-Activity Corridor	High-Activity Corridors are dual-purpose streets, functioning as major transportation routes for people and goods that link other routes and activity centers as well as destinations in and of itself. Activities and uses may include a variety of housing types and horizontal and vertical mixed-use shopping patterns. They are often a series of Neighborhood Centers that have grown together over time and typically evolve into more walkable environments. For the purposes of the NCAP, High-Activity Corridors also encompass what City Plan 2040 labels a Transit Corridor, or a regional framework for more frequent transit services that can support denser housing and commercial development. **Examples:** College Avenue/71B Corridor; Wedington Drive; Martin Luther King Jr. Boulevard

Terms adapted from City Plan 2040

Shared working definitions of these Place Types can inform future revisions to the City's Unified Development Code, which functions as the primary tool for realizing the City's vision for high-quality places and complete communities.

Figure 44. City of Fayetteville Place Types



Proposed Process and Benefits

Step 1: Identify a Preliminary Set of Neighborhood Centers for Review

Utilizing the Tier Two Centers, Tier Three Centers, Special Districts, and High-Activity Corridors identified in City Plan 2040's Growth Concept Map, staff will develop a comprehensive list of preliminary Neighborhood Centers for inclusion in the NCAP process. This working list will serve as a starting point for City staff and is subject to change.

Step 2: Conduct a Citywide Utility Capacity Assessment of Neighborhood Centers

Staff recommends first assessing each Neighborhood Center's utility capacity for additional development-driven demand. While other utilities may be relevant at the time of analysis, water and sewer utilities will be the primary focus of this utility capacity assessment. Given the extensive costs associated with projects that increase public utility utilization, a utility capacity assessment will provide the City with a sense of which Neighborhood Centers are best positioned to handle increased demand and therefore should be prioritized for development.

Why is this important? Utility capacity-driven decision-making for Neighborhood Centers prioritization expedites implementation by mitigating the risk of exorbitant water and sewer infrastructure costs. Reducing per project cost burdens from potential housing projects throughout Neighborhood Centers lessens downstream costs evident in a home's price. Utility capacity-driven prioritization subsequently supports the development of much-needed missing middle housing types (e.g., duplexes, fourplexes, cottage courts, multiplexes) and encourages mixed income communities within Neighborhoods Centers by eliminating barriers to entry for smaller scale developers.

Step 3: Standardize Analysis of Neighborhood Centers

Staff will develop more detailed analyses of each preliminary Neighborhood Center, exploring current economic conditions, social and community factors, infrastructure capacities, and preliminary land use assessment. Analysis will support the prioritization of Neighborhood Centers across Fayetteville. The Department of Economic Vitality currently has internal capacity to conduct the Economic and Community Development Analysis. Key components of each focus area are outlined below.

Table 16. Neighborhood Center Analysis Components

Economic and Community Development Analysis	
Industry and Employment	• Composition of businesses within the Neighborhood Center • Composition of businesses within a 10-minute walk of the Neighborhood Center • Employment concentrations by parcel • Federal zoning status (e.g., Historically Underutilized Business Zone, Opportunity Zone) • Goods and services assessment (e.g., restaurants, personal care services, exercise) • Proximity to major employment centers
Labor-Shed	• In-bound and outbound commuter patterns • Primary destinations of employment (i.e., commuters leaving Fayetteville for employment) • Primary destinations of residence (i.e., commuters traveling to Fayetteville for employment)
Community Services and Amenities	• Accessibility, affordability, and quality of childcare and eldercare options • Food and nutrition security • Proximity to K-12 education • Proximity to healthcare services • Proximity to nearest park, trail, and recreational amenities • Public art located within the Neighborhood Center
Housing Affordability	• Dwelling unit and population concentrations • Current median household income • Current concentration of poverty • Subsidized affordable housing within the Neighborhood Center
Built Environment Analysis	
Infrastructure	• Current level of residential water capacity • Current level of residential sewer capacity • Fiber optic providers • Presence of City information technology connection points • Publicly accessible Wi-Fi
Transportation	• Unsheltered and sheltered bus stop locations • Sidewalk gaps within 10-minute walk shed, including a detached sidewalk analysis (e.g., tree or safety buffer) • Presence of on-street bicycle infrastructure • Street light infrastructure coverage • Traffic counts (if available) • Traffic crashes
Parcel Analysis	• Current zoning • Vacant or underutilized parcels • Municipally-owned land • Parcels with ecosystem services (e.g., floodplains, streams, tree protection areas) • Historically or culturally important parcels • Infill scores

Why is this important? Additional examination of the current conditions of a Neighborhood Center across multiple economic development factors serves as a standardized tool to support future cross-divisional conversations between City staff.

Step 4: Engage with Community Members

Successful development projects in Fayetteville have one thing in common: a receptiveness to listening to concerns from the community, even ones that lack substantive quantitative support or which do not align with the City's long-term goals for growth. Community engagement is the linchpin of staff's recommended approach to Neighborhood Center activation, and treating residents as the experts of the places where they live and work will provide better outcomes for Fayetteville. Staff recommend the following community engagement strategies for the NCAP:

- Utilize the Speak Up Fayetteville platform to conduct a randomized survey of residents within a 10-minute walk shed of the Neighborhood Center to understand existing residents' preferences that can guide rezoning entitlements (e.g., use, height)
- Conduct visioning and listening sessions with the community to survey visual preferences and uses and to identify services and amenities gaps
- Identify the neighborhood's key cultural assets that positively contribute to neighborhood identity to better inform staff's ability to protect and emphasize these assets throughout the development process
- Consider using community ambassadors to strengthen engagement with historically underrepresented community members

Why is this important? Positioning residents as true partners in NCAP implementation allows the City to advance key growth management strategies like appropriate infill and affordable housing production while protecting and bolstering the character of the community we all call home. Mitigating potential resident displacement is part and parcel of achieving better outcomes for the community.

Step 5: Assess Cross-Divisional Land Acquisition Opportunities

The Department of Economic Vitality will coordinate with applicable departments to explore municipal acquisition of parcels of land to strategically provide public goods and equitable community benefit. For example, coordination with other departments could necessitate amendment to other key master planning documents and processes.

The proposed approach mirrors the City's current land banking strategy in the Fayetteville Commerce District in which land is reserved for employers within the City's target industry sectors. Land banking is a common strategy deployed by municipalities across the country for the purposes of economic development as well as future housing needs. Strategic land acquisition should include review of key corners of Neighborhood Center intersections or sites that could be leveraged for future public-private partnerships or publicly supported housing development.

Why is this important? Deploying the municipal land banking approach not only activates a key tool for affordable housing development in Fayetteville but also allows the City to reserve land within a Neighborhood Center for future employment opportunities. Land prices in areas participating in the NCAP process will likely rise more quickly relative to other areas. Acquiring municipally-owned land when the City's financial health and economic outlook allow it provides the City with the opportunity to lock in land prices critical to making the math pencil on future publicly beneficial projects driven by public-private partnerships.

Step 6: Recommend Land Use for Neighborhood Centers

The Department of Economic Vitality will develop a Neighborhood Center Report utilizing synthesized information gathered during Step 2 and Step 3 of the proposed NCAP process. This report will include staff's recommendation on land use in a Neighborhood Center. Similar to the review and approval sequence used in the 71B Corridor planning process, the recommendation from Development Services would move to the Planning Commission and ultimately to the City Council for final consideration.

The process deployed for the 71B Corridor planning and rezoning process is a strong model for the approach to reviewing land use in Neighborhood Centers.

Why is this important? Rezoning property can protect it from undesirous development and ensure projects advance the goals established by the City and residents within the Neighborhood Center. Development entitlements can activate catalytic projects to jumpstart subsequent development in the Neighborhood Center under newly established standards paired with infrastructure investment. Staff acknowledge the benefit of working with multiple Neighborhood Centers at once given the everchanging nature of development in Fayetteville, but internal capacity to manage simultaneously multiple efforts of this scale is unknown.

Step 7: Coordinate and Plan Infrastructure Enhancement Cross-Divisionally

The following divisions should be engaged to coordinate Neighborhood Center implementation work: Development Services; Parks, Natural Resources, and Cultural Affairs; Public Works; Sustainability; and Water and Sewer. A cross-divisional approach to Neighborhood Center implementation makes resources go further on construction projects and minimizes interruption to the neighborhood through efficient coordination. This type of coordinated plan implementation can facilitate future voter-approved bond packages, support long-term fiscal planning, and improve service delivery. Coupled with rezoning and housing production tools, direct involvement in construction projects can incentivize the private sector to invest in priority Neighborhood Centers, to increase and more evenly distribute Fayetteville's affordable housing stock, and to construct well-designed buildings that match the character of the neighborhood. Notably, NCAP implementation will run concurrently with other municipal work associated with major capital projects, making cross-divisional awareness of projects critical to NCAP's success.

Why is this important? Cross-divisional infrastructure coordination benefits the neighborhood, the City, and prospective developers. Beyond process and funding efficiencies, cross-divisional coordination and planning minimizes disruption to residents, makes the area more attractive for investment, and demonstrates a holistic approach to the City's economic development and housing production efforts. Coordinating and channeling investment into a Neighborhood Center creates a new community development program that encourages revenue-generating development, utilizing existing municipal funding streams.

Step 8: Recruit and Market Neighborhood Centers Proactively

The NCAP approach is intended to promote the development of mixed-use, mixed-income neighborhoods while prioritizing the design of beautiful places authentic to neighborhood character and residents' preferences. Equipped with land use entitlements, housing production tools, infrastructure coordination, and a resident-backed approach, Neighborhood Centers are attractive

places for small businesses to flourish, for residents to access goods and services, and for developers to add much needed housing.

It is important that the NCAP process concludes with proactive recruitment and marketing that enhance the full activation of a Neighborhood Center. Proposed strategies for recruitment and marketing to be spearheaded by the Department of Economic Vitality include:

- **Cultivating strong working relationships with commercial real estate brokers and local developers of all sizes**. While the City should play an active role in Neighborhood Centers, private sector partnerships are crucial to long-term success. This includes promoting redevelopment and development opportunities at national industry convenings such as the annual retail real estate convention (RECon) hosted by Innovating Commerce Serving Communities (ICSC) as well as Consultant Connect's ECONOMIX conference. Local entrepreneurs and small businesses—including smaller scale developers—should also play an active role in redevelopment plans, and the Department of Economic Vitality is well-positioned to facilitate this continuous relationship-building.
- **Developing a marketing plan to attract and retain residents, businesses, and quality investment in Neighborhood Centers and developing presentations for industry conferences where appropriate.** This activity should start with a comprehensive marketing strategy to promote redevelopment opportunities and the benefits of investing in the City's Neighborhood Centers. While Fayetteville has not historically needed to utilize economic development marketing efforts to realize growth, the City intends to foster quality, sustainable growth through development not currently provided by the private market. Marketing efforts should be aimed towards three groups of stakeholders to bring awareness to the opportunities, benefits, and incentives of Neighborhood Centers:
    - Residents who live, work, and utilize the Neighborhood Center
    - Local, regional, and state-based housing and mixed-use developers
    - National housing and mixed-use developers
- **Raising awareness about municipal tools to induce strategic development and growth management.** As the City leverages municipally-owned land to secure catalytic projects through competitive procurement and develops place-based incentives to attract desirous project types that meet high-priority resident needs, marketing efforts should highlight profit potential for private investment in Neighborhood Centers and should sell the broader vision of the area set by residents.

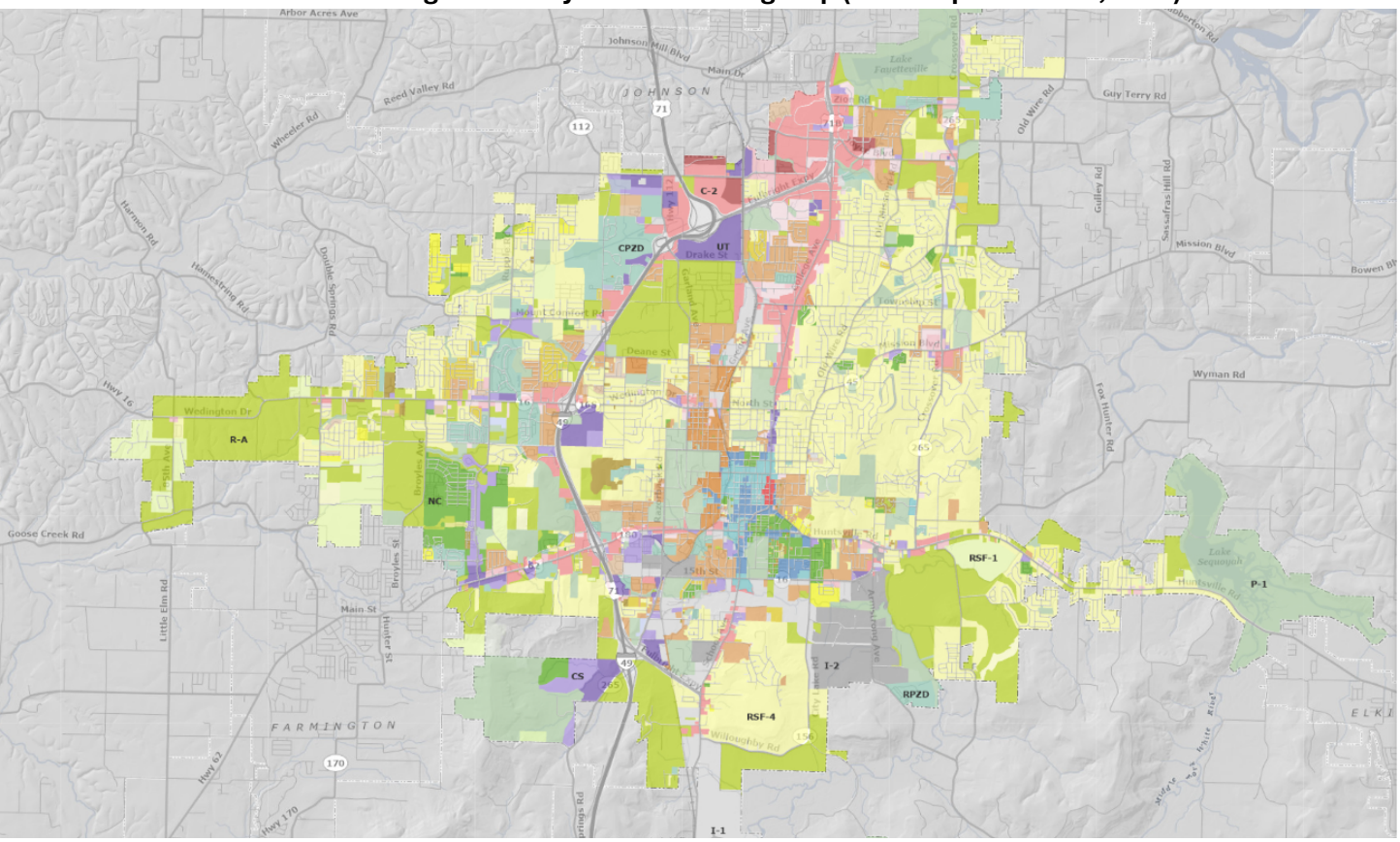
Why is this important? Implementing this step is critical to realizing the full potential of the NCAP approach, solidifying the City's goal to proactively recruit development that is desirous to Fayetteville's existing residents. Strategic development, deployment, and promotion of the City's place-based incentives and resources not only bring developers to the table but also ensure that the community's preferences and needs are made clear at every step of the NCAP process.

Rezoning for High-Quality Places

In the absence of systemic changes in federal housing policy, measures to address mounting concerns about the production and preservation of affordable housing stock are increasingly within the purview of state and local governments. Given zoning's role in regulating development within a city, conversations about rezoning have gained traction with local governments exploring policies to address affordable housing issues through increased housing stock production since the mid-2010s.[xxii] At the forefront of rezoning discourse today is the potential reduction or elimination of single-family residential zoning as multi-family developments are typically less costly to build on a per-unit basis than single-family housing. Messaging around this rezoning topic can often create confusion in the sense that eliminating single-family zoning does not equate to outlawing the existence of single-family homes. Instead, pivoting away from single-family *exclusive* zoning districts expands the total potential housing stock allowed in existing residential areas. Rezoning conversations—especially those informed by smart growth principles—may also emphasize the potential benefits of encouraging higher density, mixed-use development in historically commercial-only zoning districts.

The City's Unified Development Code and associated zoning regulations divide Fayetteville into zones, each of which outlines how parcels of land within those zones can or should be used. Fayetteville's zoning map depicts over 30 distinct zoning districts, 15 of which are residential. Other zoning district categories include commercial, extraction, industrial, and institutional (i.e., property owned by public or religious institutions) as well as planned zoning districts (PZDs).

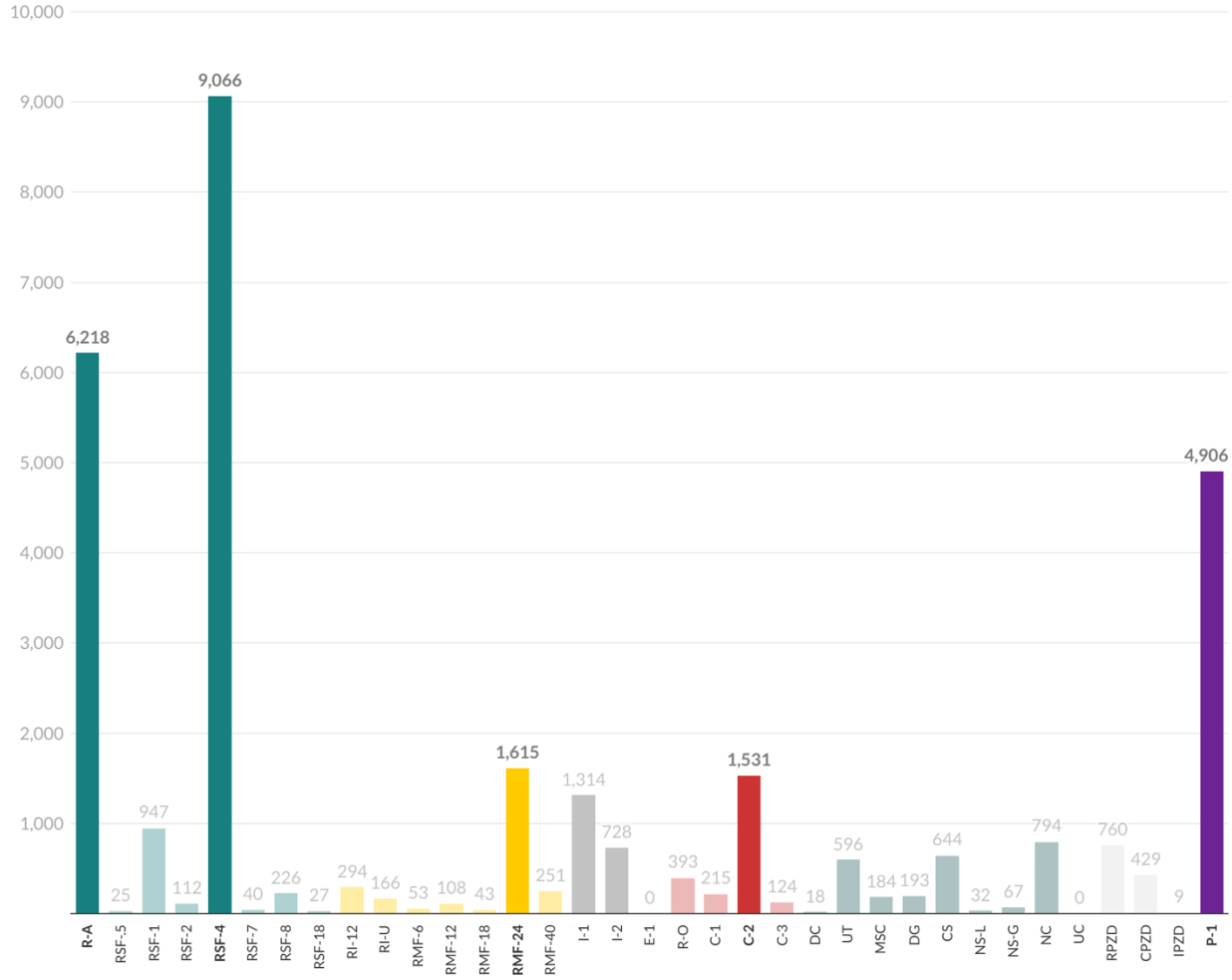
Figure 45. Fayetteville Zoning Map (as of September 23, 2024)



Source: City of Fayetteville

As detailed in the 2023 Fayetteville Housing Assessment, Fayetteville adopted its first clear policy for zoning in 1951 as a response to post-war population growth, emphasizing an intent to prevent overcrowding and to separate commercial and industrial activities from residential areas. Even with amendments to the City's zoning districts and mapping in 1970 and 2003, Fayetteville's land use policies continue to prioritize low-density development, resulting in a largely auto-dependent community facing rising housing costs today.[xxiii] As of 2023, the two most common zoning districts by acreage in Fayetteville were Residential-Agriculture (R-A), which allows half a housing unit per acre, and Residential Single Family-Four Units Per Acre (RSF-4), together representing almost 48% of Fayetteville's zoned area. The next three zoning districts with the greatest acreage include Institutional (P-1), Residential Multi-Family (RMF-24), and Thoroughfare Commercial (C-2).

Figure 46. Fayetteville Acreage by Zoning District (as of September 24, 2024)



Source: City of Fayetteville, https://www.datawrapper.de/_/oEfZQ/?v=4

The 2023 Fayetteville Housing Assessment also demonstrated the undesirable outcomes of continuing a commitment to low-density development through the City's zoning code: increased environmental impacts of the land consumption required to meet growing housing needs and larger carbon footprints of residents as well as increased strain on municipal infrastructure. Leveraging a range of demographic and internal zoning and permitting data, the assessment found that RMF-24 zoning could accommodate 95% of the housing units allowed by the combined R-A and RSF-4 zoning

in under a tenth of the land area.[xxiv] While this finding is not to suggest that the City should only allow multi-family development moving forward, the assessment emphasized that the City has options for addressing rising housing cost burdens through additional housing density in core areas that are already characterized as high-intensity and offer nearby and equitable access to services and amenities crucial to residents' quality of life.

Recent work to rezone property along the 71B Corridor in Fayetteville through a robust community planning process has provided an example of the role that rezoning might play in Fayetteville's development and planning future. Approved by City Council on September 17, 2024, a new zoning district, Urban Corridor, was developed as part of the 71B rezoning project and its goal to create opportunities for mixed-use developments that provide new housing needed for Fayetteville's growing population. The Urban Corridor zoning district allows both housing and commercial uses in the same district, on the same property, or in the same building.[xxv] While the introduction of this new zoning district does not require redevelopment of existing properties or require housing to be built within the zoning district, it removes a significant obstacle to mixed-use development along the backbone of Fayetteville.

While rezoning will not be a cure-all solution for the challenges Fayetteville faces today, it is a critical component of the City's future growth management. Without significant and strategic changes to many of the City's zoning districts that focus on allowing only narrowly-defined housing options, the community will be limited in its ability to fully realize goals related to affordable housing, placemaking, and quality of life outlined in the 2024 Economic Vitality Master Plan. Accordingly, City staff across multiple divisions recommend that the City not only move forward with the targeted or wholesale redevelopment of Fayetteville's Unified Development Code but also assert that this effort should be prefaced by an updated comprehensive plan. While it is a best practice to update a comprehensive plan approximately every decade, Fayetteville's above-projected population growth starting in 2019 and an array of changes stemming from the Covid-19 pandemic may support a timelier community validation of the plan's goals and objectives. Updating the City's Land Use Plan (currently City Plan 2040) will allow the code to be reformed in alignment with the community's vision as established through the comprehensive planning process.



Trail alongside the Lower Ramble | *Photo courtesy of City of Fayetteville*

Equity-Oriented Workforce Systems

Removing Barriers to Economic Mobility

Like the broader field of economic development, the face and focus of the U.S. workforce development system has experienced a remarkable amount of change over the past several decades. With the Department of Labor's origins in the Progressive Era, it has a history of playing a pivotal role in responding to national crises like the Great Depression and World War II.[xxvi] This heritage provides a clear throughline in workforce development, even as the U.S. workforce system has evolved: robust and responsive labor markets are the engine of economic growth.

The Workforce Innovation and Opportunity Act (WIOA) of 2014 functions as the primary piece of federal legislation governing the national workforce development system. Appropriation of WIOA funding is largely decentralized with funding flowing through formula-based state allocations that are disbursed through coordination with regional or local workforce development boards to fund programs at the local level. Fayetteville falls under the purview of the Northwest Arkansas Economic Development District. While WIOA reauthorized many of the programs offered under its predecessor, the Workforce Investment Act (WIA) of 1998, it placed a greater emphasis on employer engagement, sector partnerships, and industry-based career pathways as well as increased accessibility to job seekers that face significant barriers to employment.[xxvii] As a local economic development organization, the Department of Economic Vitality is committed to increasing its capacity to support regional workforce development by defining it as one of the Department's core service areas.

Ambitious industrial policy and an emphasis on high-quality, good-paying jobs have been the hallmarks of federal economic development strategy for the past few years. Fueled by once-in-a-generation funding through the Infrastructure Investment and Jobs Act (IIJA), the Inflation Reduction Act (IRA), and the CHIPS and Science Act, federally administered grant programs have prioritized workforce development programs that emphasize career pathway building through on-the-job training in regionally in-demand sectors and provide a suite of supportive services for workers (e.g., childcare, transportation). Given that the advanced manufacturing, construction, clean technology, and other STEM fields face persistent challenges with workforce diversity and inclusion, recent federal workforce development policy has likewise prioritized strategies to increase access for historically disadvantaged or underrepresented working populations. Pre-apprenticeship and apprenticeship programming, seamless integration of secondary and post-secondary education, and tailored talent recruitment and retention strategies are other common features of today's workforce development landscape, underscoring the importance of mentorship, relationship-building, and case management in workforce development.

Though WIOA defines a list of populations that face barriers to employment, the 2024 Economic Vitality Master Plan identifies specific target resident populations of focus for implementation work associated with addressing barriers to economic mobility. This includes residents facing income or transportation insecurity, dislocated or underemployed workers, justice-involved individuals, immigrants and refugees, and older workers. It is likewise important to acknowledge that many residents experience multiple, overlapping barriers that perpetuate intergenerational poverty and economic instability.

Understanding the integral role that workforce development plays in the local economy and in residents' individual financial security levels, the City launched an effort to create a Fayetteville Workforce Development Plan in 2019 and operationalize the targeted industry sectors identified in the 2016 Fayetteville First Plan. While the Workforce Development Plan was ultimately paused at the onset of the Covid-19 pandemic, it set into motion the conversations with community partners and advocates that shaped the direction of the 2024 Economic Vitality Master Plan. For example, conversations with Lakisha Bradley, Chair of the Mayor's African American Advisory Council and local entrepreneur, were crucial to integrating a focus on tackling barriers to economic mobility into the City's emerging workforce development strategy. Other community organizations including Circles NWA and the Fayetteville Housing Authority provided indispensable first-hand accounts of the challenges with economic instability some of Fayetteville's residents face on a daily basis, shedding light on structural socioeconomic issues that require a paradigmatic shift in the way the City thinks about Fayetteville's collective economic well-being.

The Department of Economic Vitality aims to center the needs of workers in its support of educational and training programs and believes that removing barriers to economic mobility is the key to raising household incomes for Fayetteville residents. As local economic developers, we aim to deploy a quality jobs approach to workforce development, ensuring that work not only provides for residents' basic needs but also fulfills higher order needs of personal growth, belonging, achievement, and meaningfulness in one's professional and personal life. Job skill training is a large part of the economic mobility equation, but workforce development programs must be paired with adequate supportive services and social capital-building strategies in order to be truly equitable in design.



Adult education program participants celebrating their accomplishments | *Photo courtesy of Fayetteville Public Schools*

The Cliff Effect

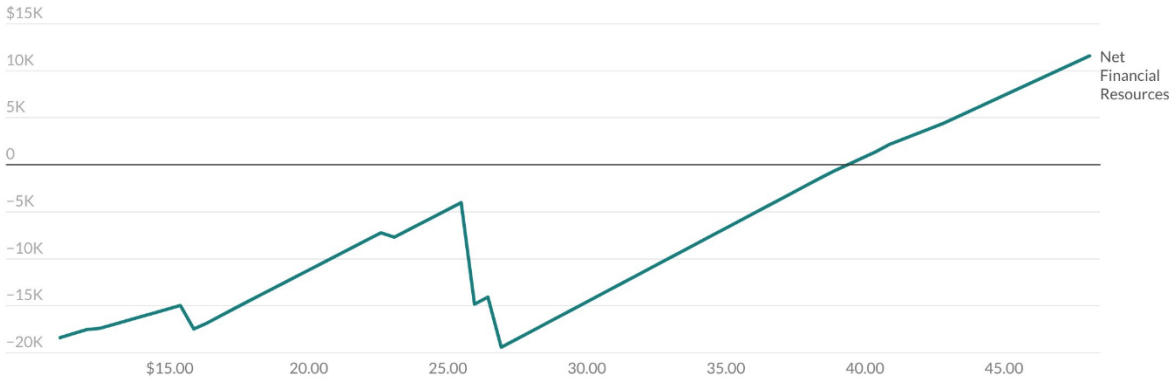
Low-income residents face a wide array of barriers to economic mobility. Chief among them is the financial barrier posed by a swift and substantial loss of public assistance benefits or tax credits (e.g., Medicaid, Supplemental Nutrition Assistance Program, subsidies for childcare or housing) as their household income increases. Often referred to as the **cliff effect** or a **benefits cliff**, workers face a perverse challenge in which receiving a pay raise or increased working hours can result in a net financial loss to their monthly household budget.

Net Financial Resources = (Income + Benefits) – (Taxes + Expenses)

Developed through its Advancing Careers initiative, the Federal Reserve Bank of Atlanta released a suite Career Ladder Identifier and Financial Forecaster (CLIFF) tools to support low- and moderate-income workers navigating benefits cliffs as they pursue and progress within new career pathways. These career and financial planning tools aim to advance upward economic mobility and resilience and function as a strong research tool for economic developers focused on broad-based economic well-being within a community. Understanding how benefits cliffs interact with career pathways is one tool communities can use to advance equity-oriented workforce systems by **empowering workers to make informed decisions** while they explore or pursue new training and employment opportunities. This information is also **beneficial for employers to better navigate compensation management** in a way that benefits employees as intended.

Given the frequency with which the cliff effect appeared in early meetings with the Economic Mobility Subcommittee and the Mayor's African American Advisory Council in mid-to-late 2021, City staff began integrating research on the cliff effect into economic vitality strategic planning efforts. In January 2022, the City signed a memorandum of understanding with the Federal Reserve Bank of Atlanta to pilot the CLIFF Dashboard to raise awareness about benefits cliffs and empower low- and moderate-income workers to pursue career pathways that advance economic mobility and resilience. The dashboard can also be used to analyze and structure proposed policy and program interventions to mitigate the impact of benefits cliffs. For example, the figure below documents the difference in annual net financial resources of an individual with a two-year-old and a five-year-old in Washington County as the individual's hourly wage increases beyond the state minimum wage ($11/hour). Even as income steadily increases, there are multiple points in which the household would suffer a net loss in net financial resources as a result of a nominal wage increase, illustrating the fundamental challenge of the cliff effect.

Figure 47. Cliff Effect Illustrative Example: Hourly Wage vs. Annual Net Financial Resources



Source: CLIFF Policy Rules Database

Career and Technical Education

For decades, the conventional wisdom within the U.S. education system was that pursuing four-year college degrees significantly improved an individual's chances for upward economic mobility due to better job prospects and higher future earnings, sometimes referred to as the golden ticket fallacy. Under this framework, the cost of a bachelor's degree was akin to a downpayment on one's long-term economic prospects. But this reality has changed. College tuition rates have increased 747.8% since 1963 after adjusting for inflation, and annual college tuition inflation averaged around 12% between 2010 and 2022.[xxviii] Stagnant wages and rising costs of living combined with higher levels of student debt are a lethal combination for many workers across the U.S. and within our community. While 57% of jobs in Arkansas require skills training beyond a high school level but not necessarily a four-year degree, only 48% of Arkansans have had access to the skills training needed to fill these in-demand career slots.[xxix] This growing skills gap not only poses a problem for individual economic mobility but also hinders critical industries such as advanced manufacturing, construction, healthcare, infrastructure, information technology, and skilled trades. Across all target industries remains a continued need to equip Fayetteville's residents with the requisite digital skills to enter career pathways in local target industries. Recent research from the National Skills Coalition indicates that 89% of jobs in Arkansas require or likely require digital skills, notably within key in-demand industries like healthcare, manufacturing, information technology, and hospitality.[xxx] Fostering industry sector partnerships and investing in programs that teach job-specific digital skills and yield industry-recognized credentials should be central to the state and region's implementation and allocation of federal dollars from the Broadband Equity, Access, and Deployment (BEAD) program.

In the face of these challenges, many young learners are turning to **career and technical education (CTE)** programs, which teach career-specific skills to students across a range of ages. While diverse, K-12 CTE pathways generally follow a similar progression:[xxxi]

- **Elementary and middle school.** Focus on career awareness and exploration, often bolstered by industry partnerships and module-based career information
- **High school.** Cultivation of a learner pathway with ongoing capstone career experiences with strong integration of support resources and receipt of postsecondary credit or industry certifications
- **Post-secondary or apprenticeship.** Strong CTE programs make the transition from high school to technical college, community college, university, apprenticeships, or the job market as seamless as possible and provide multiple entry and exit points
- **Career.** Learners have direct access to potential employment options because of the progressive skillsets developed over the course of their educational experience

High-quality CTE programs are defined by an aim to provide students with the requisite skillsets needed to excel in satisfying and sustainable careers within in-demand industries, providing long-term economic stability across an individual's life. In other words, strong CTE programs can help young adults navigate the transition from secondary education to working adulthood. While this trend in workforce development is emergent and evolving, a recent study by the U.S. Department of Education found that eight years after their expected graduation date, students who focused on CTE coursework in high school had higher medial annual income

relative to students who did not focus on CTE.[xxxii] CTE is fundamentally about allowing students to explore potential career pathways through experiential learning with the ultimate goal of those experiences translating into obtaining a **high-wage, high-skill, high-demand (H3) job**. In this sense, the expansion and diversification of CTE offerings in Fayetteville is critically important to talent development and retention.

In 2023, the University of Arkansas's Office for Education Policy performed an analysis of CTE programs offered throughout the state. One of the most notable findings in the report was the lack of alignment between the state's top 10 occupations, H3 occupations, and CTE programs of study offered within Arkansas schools. None of the top 10 program offerings in terms of student uptake were STEM-related fields or advanced manufacturing, and relatively few CTE completers (i.e., students completing three or more courses within a career cluster program of study) earned early post-secondary credit, attained an industry credential, or matriculated to a post-secondary program after finishing high school. While the report did not provide region- or city-specific CTE program data, its findings make clear the need to align CTE programs with regional industry needs in critical industries and to integrate additional supports for students interested in CTE coursework to ensure equitable access and program uptake.

At the start of the 2023-2024 school year, City staff and representatives from the Fayetteville Public School district resumed discussions about strengthening collaboration between the public school system, the Department of Economic Vitality, and local employers by strategically investing in FPS CTE programs. These conversations built on previous discussions during the development of the Workforce Development Plan related to the alignment of industry and education through expanded career and technical education options. In April 2024, the Fayetteville Board of Education, the Fayetteville City Council, Superintendent Dr. John Mulford, and Mayor Lioneld Jordan held a joint meeting. City and FPS staff presented on current and future projects and planning work, including a draft excerpt of the 2024 Economic Vitality Master Plan. CTE-related action items were developed and refined in alignment with the 2024-2028 Fayetteville Public Schools Strategic Plan, particularly in relation to content focused on equitable access to learning and collaboration with industry. Together, the City and FPS will advance a generational investment in career and technical education, ensuring that today's FPS students are the local economy's workers of tomorrow.

Characteristics of High-Quality CTE Pathways

- Align with H3 career sectors and occupations
- Align vertically with post-secondary credential programs
- Reflect courses that are sequential and progressive
- Possess course standards that are robust and accurately represent the academic technical and employability knowledge and skills learners must master
- Incorporate courses and/or exams eligible for early post-secondary credit
- Include opportunities to earn industry credentials valued by employers
- Incorporate a continuum of work-based learning

Table 17. Alignment of FPS Strategic Plan and Economic Vitality Master Plan

FPS Strategic Plan	Economic Vitality Master Plan
Priority 1. Student Success	**Section 2. Workforce Development, Employment and Economic Mobility**
Objective 2. Equitable Access: Ensure equitable access to learning for all students in Advanced and CTE coursework, co-curricular programs, and extracurricular activities Action: Address inconsistencies of student enrollment for underrepresented student groups in advanced and CTE coursework and programs	**Supporting Strategy 3. Align labor supply with industry demand through expanded career and technical education options within Fayetteville Public Schools** Action item: Support the review of current enrollment patterns and areas to expand enrollment in CTE for special student populations Action item: Support the identification of existing barriers to participation in CTE or concurrent credit coursework and develop strategies to overcome each barrier Action item: Support the development of targeted outreach to parents to overcome negative perceptions associated with CTE
Objective 4. Post-Secondary Readiness: Prepare students to be life and career ready after graduation Action: Enhance career-focused pathways to ensure alignment with regional labor data to accurately reflect workforce needs Action: Increase access to relevant career experiences and career pathways in grades K-12 by exposing students to career options and industry professionals	**Supporting Strategy 3. Align labor supply with industry demand through expanded career and technical education options within Fayetteville Public Schools** Action item: Analyze local and regional labor market trends and provide a list of target industry sectors to FPS on at least an annual basis to enhance career pathway offerings and regional workforce needs Action item: Provide the Stephen M. Percival Adult Education Center with relevant data and resources related to career pathways and supportive services available for adult learners Action item: Explore the creation of training and pre-apprenticeship programs within target industry sectors and ensure accessibility to current FPS students and recent graduates Action item: Encourage all students age 16 and older to either volunteer or work part-time to gain work experience and prepare them for resume writing, interviews, and compensation negotiation

	Action item: Develop programming to expose FPS students to Fayetteville's entrepreneurial ecosystem, including youth entrepreneurship activities targeting K-8 students Action item: Explore the creation of mentorship programs matching students with industry professionals, centering the importance of fostering relationships between industry leaders and students who are historically underrepresented in CTE or concurrent credit programs Action item: Explore the development of shared-use agreements with FPS magnet schools to provide public use of facilities for adult education and job skill training opportunities outside of school hours
Priority 3. Collaborative Culture	
Objective 2. Business and Industry Partnership: Create, continue, and expand opportunities for collaboration with community, industry, and business partners Action: Establish partnerships and formalize commitments from local employers in high demand industry sectors to contribute to learning activities and approaches Action: Ensure alignment of career education curriculum with current industry standards	**Supporting Strategy 3. Align labor supply with industry demand through expanded career and technical education options within Fayetteville Public Schools** Action item: Provide technical assistance to support industry partnership tracking Action item: Organize industry talks, tours, internships, apprenticeships, job shadowing, and competitions for high school students Action item: Explore the creation of reserved seats for student entrepreneurs in regional entrepreneurship incubators or accelerators



Be Active! Summer camp | *Photo courtesy of City of Fayetteville*

Stable Care Networks

The Childcare Crisis

While mention of the U.S. housing crisis is common in discussions about the cost of living, the pandemic ushered in a renewed national focus on the sister crisis in the nation's childcare system. The national childcare supply has stagnated, with a nominal increase in the number of childcare centers and a downward trend in family childcare homes.[xxxiii] In Arkansas, the annual cost of childcare for two children in a center-based setting is higher than the annual cost of housing, with the average cost of care for both infants and toddlers exceeding the affordability measure of 7% of household income recommended by the U.S. Department of Health and Human Services.[xxxiv] Fayetteville's parents and families see evidence of this crisis in their household budgets, growing daycare waitlists, and tough conversations about whether or not a second income is worthwhile if it is used almost exclusively to cover the cost of childcare. But the woes of the U.S. childcare system can also be explained in terms of three classic market failures, as outlined in a recent report from the U.S. Department of Treasury.[xxxv]

> ***"The free market works well in many different sectors, but childcare is not one of them. It does not work for the caregivers. It does not work for the parents. It does not work for the kids. And because it does not work for them, it does not work for the country."***
>
> **U.S. Treasury Secretary Janet Yellen**

First, the childcare market suffers from an inherent **liquidity constraint**, namely that parents tend to need childcare when they are least able to afford it (i.e., earlier in their careers when they are more likely to have lower wages). This challenge is likewise compounded with competing financial goals important to household economics such as saving for a home downpayment, seeding retirement accounts needed to cover costs of living later in life, and paying down student loan debt. Second, high-quality childcare offers well-documented spillover benefits—referred to in economic literature as **positive externalities**—for children, parents, and even long-term public budgets and the economy as a whole. That is to say that the private cost of childcare is mismatched with the public benefit of childcare and early childhood education, necessitating need for public subsidization of childcare services. Investing in quality childcare today can confer community benefits that contribute to future economic growth in ways that are sometimes hard to measure, though recent research has begun to quantify intragenerational and intergenerational benefits of early childhood investment.[xxxvi] Lastly, it is also important to acknowledge that the childcare market exhibits a pattern of **labor market discrimination** associated with larger structural issues that result in an underpaid and undervalued childcare workforce, which is largely comprised of women and people of color. As a result, action is also required to improve labor market conditions in the childcare industry, including but not limited to public subsidization of education and training for early childhood educators as well as technical assistance for childcare providers just as a community would do with other small businesses.

Under the status quo childcare system, communities can continue to expect childcare shortages, care quality issues, and

lower labor force participation rates for parents, particularly women. Simply put, the economics of early childhood education and childcare do not pencil out in the private market, requiring carefully coordinated community action from a wide array of actors including multiple levels of government, nonprofits and private philanthropy, and the private sector itself.

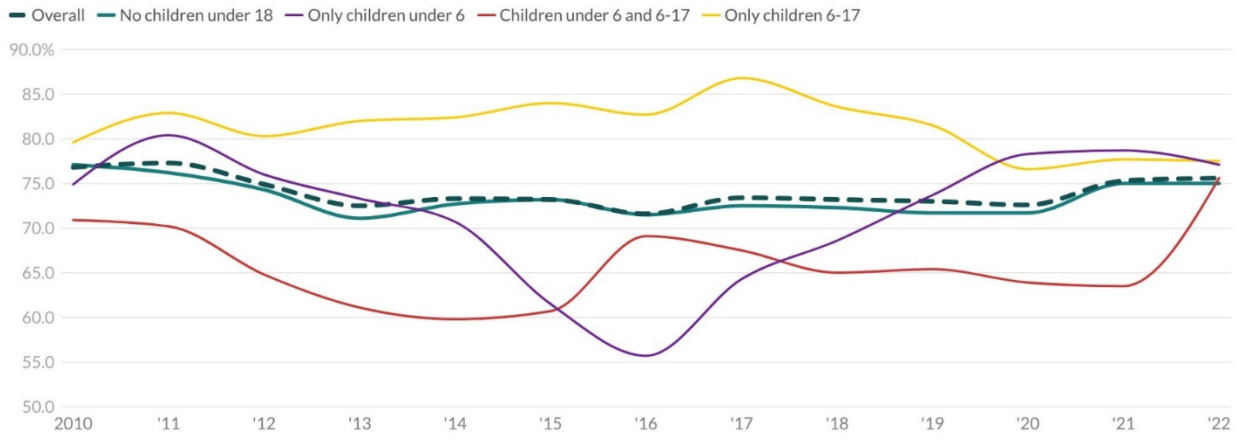
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There are many reasons that motivate additional community engagement around the provision of accessible, affordable, high-quality care, but two factors provide a particularly compelling case to economic developers: **labor force participation** and **talent retention** in target industries and critical service sectors.

A local economy's labor supply is a function of both its population size and its labor force participation rate. When caregivers are faced with rising care costs or insufficient care options, it is not uncommon for working-age adults to drop out of the workforce altogether for a period of time, be that a few months or several years. Reduced labor force participation is of particular concern for women who are more likely than their male counterparts to miss work, reduce hours, or exit the labor force for an extended period of time to care for children. Even as maternal employment recovered from pandemic-era declines, the employment rate of mothers nationally (71.7% as of February 2024) remains lower than that of fathers (92%).[xxxvii]

As members of the Childcare Subcommittee noted during early stages of the strategic planning process in 2021, caring for children tends to pose the greatest challenge for parents before children are old enough to enter the public K-12 education system. Over the past decade in Fayetteville, labor force participation rates are typically lower for 20-to-64-year-old women with children under age six or women with children in different age cohorts (i.e., at least one child is under age six and at least one child is six to 17 years old) than the labor force participation rate of women with no children under the age of 18. While labor force participation rates for women converged around 75% across these groups in 2022, the trendlines exhibit a fair amount of variation, suggesting multiple factors are at play. Nonetheless, when we talk about public investment in early childhood infrastructure, it is critical that the prenatal-to-three cohort receives investment commensurate with the resources we dedicate to pre-K and the K-12 system.

Figure 48. Labor Force Participation Rates of Females Age 20-64 (2010-2022)



While attaining affordable childcare may only be a temporary challenge for any given household, there exist lifetime employment-related costs to parents, particularly women, when it comes to earnings. This reality is true for both women that exit the workforce for a period of time as well as caregivers who choose to transition to part-time employment or must miss work shifts due to insufficient or inconsistent childcare options.

A recent study utilizing dynamic microsimulation techniques to project the lifetime employment-related costs of providing unpaid family care by women to children, parents, parents-in-law, and spouses with care needs totaled to an average loss of $295,000 over a woman's lifetime.[xxxviii] Approximately 80% of this average loss was directly associated with missed earnings while the other 20% was associated with lost retirement income from Social Security and employment-based retirement plans. Lifetime costs of unpaid care tended to be higher for mothers of multiple children as well as mothers with higher levels of education (e.g., lifetime costs averaged at $420,000 for mothers with a bachelor's degree or higher). Practically speaking, lost wages also heighten economic instability for lower income families who already face broader cost burdens and often lack emergency savings to cover temporary income gaps. Loss of income associated with parents' diminished labor force participation is also evidenced in extant gender-based pay gaps.

Figure 49. Gender Pay Gap in Fayetteville (2015-2022)

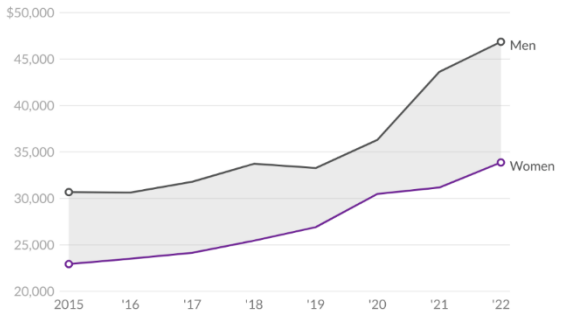
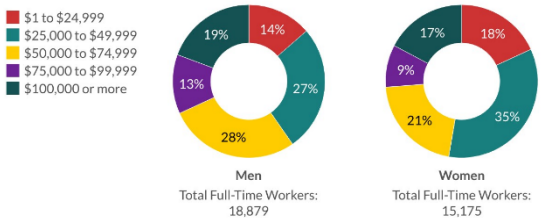


Figure 50. Earnings of Fayetteville's Full-Time, Year-Round Workers in the Past 12 Months by Gender (2022)



On a macro level, caregivers exiting the workforce can also have negative repercussions for the local and state economy, artificially restricting the available talent pool in an already tight labor market. A recent study by the U.S. Chamber of Commerce Foundation, the Arkansas State Chamber of Commerce, and the Excel by Eight Foundation estimated that Arkansas employers lose an estimated $865 million annually due to absences and employee turnover.[xxxix]

Key Findings from the *Arkansas Untapped Potential Report*

- An estimated $200 million is lost annually in tax revenue due to childcare issues
- Approximately 11% of parents voluntarily left a job due to childcare issues
- Thirty-four percent of respondents reported that they or someone in their household has left a job, not taken a job, or greatly changed jobs because of problems with childcare in the last 12 months
- Seventy-six percent of parents who voluntarily leave their jobs do so when their child is two years old or younger, indicating that childcare for infants and toddlers is the greatest need

Attending to early childhood needs is no longer a personal or household-level issue. Employers and economic developers alike have a vested interest in ensuring that the City's workforce has access to affordable quality childcare so that the local, regional, and state economy can flourish to its fullest extent.

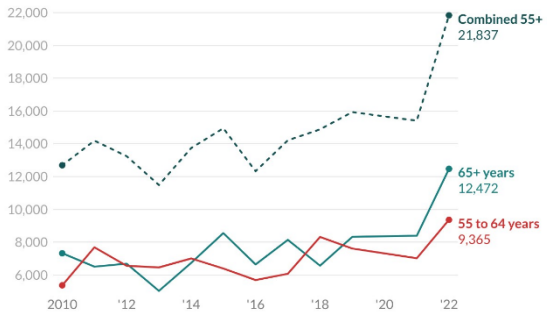
Expanded Care Considerations

Much of the supporting research that frames this Stable Care Networks paradigm specifically focuses on the provision of childcare, but the Department of Economic Vitality acknowledges that residents' caregiving concerns and responsibilities may encompass children, household members with disabilities, and aging parents or grandparents. Subsequently, we focus on the **creation of stable care networks** more generally and aim to support policy solutions and programming that address a wide breadth of care needs. The Department of Economic Vitality likewise recognizes that publicly available federal data poses limitations in quantifying cost impacts and pay discrepancies for all types of families in Fayetteville (e.g., multi-generational households, households with same-sex couples). Additional assessment is required to establish a baseline understanding of Fayetteville's care needs and to identify discrepancies in the ability to access or afford care. Taking a **data-informed approach**—as opposed to data-driven approach—to generating policy and programming solutions to meet Fayetteville's care needs is the Department's approach to mitigating these limitations and allows us to integrate community feedback that documents the lived experiences of the City's residents. Based on this approach, the Economic Vitality Master Plan's care network-related action items also focus on care needs for senior residents and individuals with disabilities.

***

In many ways, the challenges that plague the childcare market are mirrored in the long-term care market for older adults. Escalating care costs combined with an insufficient supply of accessible care providers and services have resulted in countless seniors not receiving the long-term care and supportive services required to age in place comfortably. Notably, the U.S. is one of few developed countries without federal universal long-term care insurance despite that fact that most adults will require long-term care at some point in their lifetime and that few are prepared to cover the associated expenses.[xl] As the baby boomer generation ages, individuals in the 55- to 64-year-old and 65+ cohorts represent an increasingly larger segment of the population. In 2022, these groups represented approximately 22% of Fayetteville's population, a five percentage point increase from 2010.

Figure 51. Fayetteville Residents Age 55 or Older (2010-2022)



A greater volume of older residents that represent a larger proportion of the City's population translates into increased demand for support services and long-term care. Senior-oriented services cover a broad spectrum of activities, including home health care, community support services (e.g., recreational activities, socialization, and transportation), nursing homes, and assisted living and retirement communities, including specialized living arrangements like memory care. A community that provides a suite of options for seniors ensures that all residents have the option to age in place if they wish to do so, and public data suggests they often do. A recent AARP survey found that 77% of adults age 50 and older want to stay in their homes as they age.[xli] But navigating the financing maze of long-term care or supportive services is challenging for seniors nationwide, with less than half of adults age 65 or older reporting they have enough money set aside to cover future living assistance expenses.[xlii]

Sixty percent of Fayetteville's residents age 65 or older live in low- or moderate-income households, with approximately one-third of seniors reporting incomes that would classify them as extremely or very low-income. Insufficient resources for the senior population at the community level mean that prime-age workers often face resource burdens for both childcare and elder care, often referred to as the **sandwich generation**. From a policy prioritization perspective, addressing elder care challenges is invariably tied to enabling labor force productivity and ensuring that local economic growth is strong and inclusive. The community may also view elder caregiving as a moral imperative, a means of ensuring that those who have contributed to the economy throughout their lives are treated with dignity and respect as they age. While many of the traditional policy tools attached to elder care reside at the state or federal level, the City can serve as an advocate for its seniors while expanding targeted resources to meet the evolving needs of this demographic.

Vision for Community Interventions

The Department of Economic Vitality asserts that the City can play a more active role in building "an equal infrastructure of care: a set of arrangements and institutions that allows citizens to flourish not only in the pursuit of their individual goals but also in their relationships to one another."[xliii] Stable care networks are vital civic infrastructure, and public investment in care infrastructure is as much of an economic development decision as is public investment in the City's physical infrastructure.

As detailed in a recent report from Heartland Forward, ideal market interventions in the U.S. childcare sector increase the supply of childcare, resulting in more seat openings and lower prices.[xliv] Given that block grants to states are the federal government's primary intervention in the childcare market, many of the nationally tested policy tools to support more accessible, affordable, and quality childcare options are primarily under the state's purview. As such, the City and its community partners can participate in this process by advocating that programs are structured to achieve our desired outcomes, especially when it comes to prioritizing assistance to low- and middle-income families. This includes targeting tax policies to support target resident populations (e.g., tax credits for employer childcare assistance or childcare worker education) instead of broad-based income tax cuts to ensure more efficient use of federal dollars and state match funding.

Municipalities can deploy several practical strategies to make it easier for childcare providers to open and operate center-based and home-based childcare facilities (e.g., zoning, technical assistance, start-up funding) as well as to foster public-private partnerships to provide more childcare seats within the community. Evident within each of these approaches is shared community investment in early childhood education and care networks, including the early childhood education workforce.

IV. A PLAN FOR FAYETTEVILLE'S ECONOMIC FUTURE

Chapter IV outlines the goals, supporting strategies, and action items for each of the three strategic focus areas identified in **Chapter I**'s framework for the Economic Vitality Master Plan. These components were developed in consultation with the Steering Committee, subcommittees, subject matter experts, community partners, and Fayetteville residents. In addition to input from the community and City staff, best practices from peer cities and other regions nationwide were reviewed and, where appropriate, adapted to fit Fayetteville's local context.

1 Small Business, Entrepreneurship, and Industry

2 Workforce Development, Employment, and Economic Mobility

3 Community Development

This Master Plan provides a five-year strategic approach with 11 goals, 21 supporting strategies, and 255 action items. Each action item is assigned key stakeholders necessary to achieve its intended outcome—including various City of Fayetteville departments and community partners—as well as one of four timeline classifications:

- **Short-term.** Implementation of action item to occur within the next two years (by 2026)
- **Mid-term.** Implementation of action item to occur within the next two to four years (between 2026 and 2028)
- **Long-term.** Implementation of action item to occur before the kickoff of the next Economic Vitality Master Plan in 2030
- **Ongoing.** Implementation will occur on a continuing basis, understanding that the action item may be a part of a Department's or community partner's business as usual (BAU) activities or will continue to evolve based on external factors (e.g., responding to shifting community needs over time or to policies administered by the state or federal government)

Action items are labeled using the following stakeholder key to document proposed ownership for implementation.

Stakeholder Key

- **AC:** Arts and Culture
- **ATTY:** City Attorney's Office
- **CCP:** Local childcare providers
- **City:** City of Fayetteville
- **CON:** Contractors
- **CR:** Community Resources
- **DFC:** Downtown Fayetteville Coalition
- **DS:** Development Services
- **EF:** Experience Fayetteville
- **EMP:** Local employers
- **EV:** Economic Vitality
- **FPL:** Fayetteville Public Library
- **FPS:** Fayetteville Public Schools
- **GIS:** Geographic Information Systems
- **IT:** Information Technology
- **LRP:** Long Range Planning
- **NP:** Local nonprofits
- **NWAEDD:** Northwest Arkansas Economic Development District
- **P:** Purchasing
- **PNRCA:** Parks, Natural Resources, and Cultural Affairs
- **PW:** Public Works
- **S:** Sustainability
- **UA:** University of Arkansas

The Department of Economic Vitality crafted certain action items in alignment with other major citywide planning initiatives or tools in other City departments:

- **71B Corridor Plan (2018).** Aims to support a range of projects that alleviate congestion issues, increase affordable housing options, improve safety and convenience, and support the corridor's economic vitality
- **Arts and Culture Master Plan (forthcoming).** Will provide strategic direction for Fayetteville's arts and culture sector and will reinforce Fayetteville's identity as a hub of cultural richness and artistic innovation
- **City Plan 2040 (2020).** Establishes a framework of goals, policies, and guidelines to direct future physical, economic, and social development (i.e., the City's comprehensive plan)
- **Climate Action Plan (2024).** Outline strategies, goals, and actions in transportation, energy supply, buildings, waste, and cross-sector activities
- **Park and Recreation System Master Plan (2023).** Provides guidance for the next 10 years to plan for improvements to properties and facilities, development of future parks and facilities, and recreation programming

The Department of Economic Vitality's involvement in successfully implementing proposed actions items will vary based on collaborative efforts with other municipal divisions, community organizations, and residents. As a strategic planning tool, the Economic Vitality Master Plan is undergirded by a belief that the future of Fayetteville can be influenced by the actions the City, its partners, and its residents choose to take collectively today. The Department of Economic Vitality offers the following plan for Fayetteville's economic future as an acknowledgement of the community's economic self-determination toward long-term prosperity.



The Lower Ramble | *Photo courtesy of City of Fayetteville*

Small Business, Entrepreneurship, and Industry

Fayetteville's first small business opened its doors in February 1830, following the construction of the first commercial building on the city's square. Over 190 years later, the community's consistent support for its thriving hub of small businesses has permitted notable longevity compared to national chains within the same sectors. Today, 84% of private sector employment in the City of Fayetteville comes from small businesses, and nearly 97% of the 3,900+ active businesses in Fayetteville employ fewer than 50 individuals.[xlv]



The Covid-19 pandemic had widespread impact on both individuals and businesses nationwide and in Fayetteville. In March 2020, Fayetteville's small businesses were forced to navigate commercial health restrictions and great economic uncertainty. The resilience of the city's local business community is attributable to the determination of entrepreneurs who refused to give up and continued to innovate—separately and together—in the face of adversity. Recognizing the urgency to support our small businesses in this journey, the City's Economic Vitality Department joined forces with team members in Community Resources, Development Services, Parking and Special Events, the Police Department, and Transportation to provide direct guidance to and engage in thought partnership with Fayetteville's small businesses. Code revisions, parklets, the Outdoor Refreshment Area, parking reservations, and rotating pop-up lounges were some of the innovative solutions deployed by the City alongside detailed guidance to navigate state and federal resources programs. For more information on the City's response to the economic impact of the Covid-19 pandemic, see the Department of Economic Vitality's Covid-19 Response Report.

Fayetteville is the sole Arkansas municipality boasting an ongoing contractual agreement for entrepreneurial and innovation support services, currently fulfilled by Startup Junkie Consulting LLC. Stemming from recommendations in the Fayetteville First Plan, the entrepreneurial and innovation contract is now a cornerstone of the City's overarching economic vitality framework and complements a wide array of other entrepreneurial resources partners including the Brewer Family Entrepreneurship Hub, the Fayetteville Chamber of Commerce, KIVA, SCORE, the Small Business Administration, and the University of Arkansas's Small Business Technology and Development Center.

"Small businesses are our innovators and job creators. They are solving the problems of tomorrow through the pursuit of their dreams today."

Mayor Lioneld Jordan

The Small Business, Entrepreneurship, and Industry strategic focus area has four overarching goals, nine supporting strategies, and 80 action items, which are detailed in the following subsections.

Goals

Small businesses, arts and entertainment, the recreation economy, and the hospitality sector are four segments integral to Fayetteville's local economy. Continuing to grow and render these sectors more resilient to economic change is a focal point of the Small Business, Entrepreneurship, and Industry section of this Master Plan. The following goals were developed to inform the Department's existing core services around small business development, retention, and attraction as well as future services provided under the next entrepreneurship and innovation support services contract.

Given Fayetteville's key position in the Northwest Arkansas region's entertainment and recreation landscape, input from the Restaurant, Hotel, and Bar Recovery Subcommittee; the Parks, Natural Resources, and Cultural Affairs Department; and the Downtown Fayetteville Coalition was indispensable to the formation of the Small Business, Entrepreneurship, and Industry section of the Master Plan.

Small Business, Entrepreneurship, and Industry Goals

1. Increase the one-year and five-year survival rates of new small businesses
    - **1A.** Increase the one-year and five-year survival rates of **women-owned** small businesses
    - **1B.** Increase the one-year and five-year survival rates of **minority-owned** small businesses
    - **1C.** Increase the one-year and five-year survival rates of small businesses **owned by other historically disadvantaged groups** (e.g., veterans, individuals with disabilities)

2. Achieve a 70% positive customer service score on new business license issuances and renewals

3. Sustain a 10% annual growth rate for the accommodation and food services sector through 2029

4. Increase the number of jobs within Fayetteville's targeted industry sectors from 63% to 70% of private sector employment by 2033

Supporting Strategies and Action Items

The following table outlines nine supporting strategies for the Small Business, Entrepreneurship, and Industry section of the 2024 Economic Vitality Master Plan. Each supporting strategy and the associated 80 action items in this section are grouped under three themes: diversified entrepreneurship ecosystem; expanded support services; and targeted industry growth.

Small Business, Entrepreneurship, and Industry Supporting Strategies

Supporting Strategy 1. Streamline pathways to entrepreneurship and eliminate barriers to entry for all residents

Supporting Strategy 2. Target technical assistance and resources for historically disadvantaged small businesses and entrepreneurs

Supporting Strategy 3. Provide tailored entrepreneurial support to artists and other members of the creative economy

Supporting Strategy 4. Facilitate and support the expansion and retention of Fayetteville's small businesses

Supporting Strategy 5. Partner with local anchor institutions to accelerate the growth of local entrepreneurs

Supporting Strategy 6. Focus on building a robust culture of customer service for entrepreneurs and small businesses

Supporting Strategy 7. Prioritize continued economic growth and resiliency of restaurants, bars, and hotels

Supporting Strategy 8. Prioritize continued economic growth and resiliency of arts, entertainment, and recreation

Supporting Strategy 9. Deploy a proactive employer expansion and attraction program to create high-quality jobs paying living wages



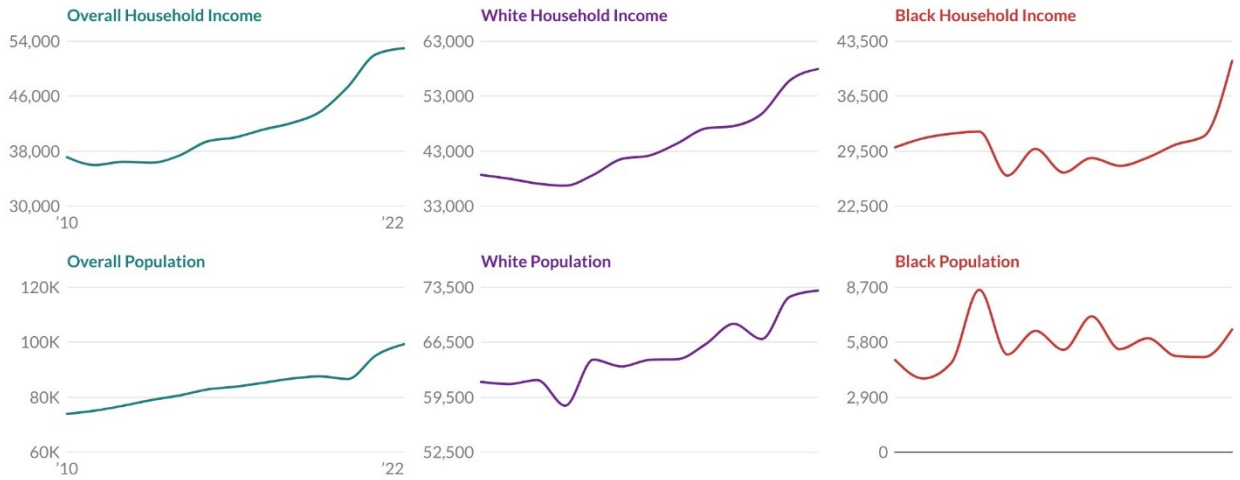
Startup Crawl 2023 | *Photo courtesy of Startup Junkie Consulting*

Diversified Entrepreneurship Ecosystem

Access to working capital is a key aspect of growing and scaling a small business. For women entrepreneurs, however, accessing capital comes with its own set of distinct challenges. While these disparities have long been recognized by women, these issues have gained increasing recognition from federal government agencies tasked with supporting small businesses and the academic community within the past decade. Women receive only 16% of conventional small business loans and only 2% of venture capital funding.[xlvi] A 2014 study conducted by researchers from Harvard, Wharton, and MIT suggested that gender stereotypes invariably shape investment decisions as evidenced by the study's finding that investors showed greater preference for business pitches from male entrepreneurs even when the content of the pitch was identical to that of female entrepreneurs. Moreover, the study found that investors tended to pose questions to men about opportunity for potential gains while women were more frequently asked about potential losses.[xlvii] While dismantling deeply rooted gender stereotypes will not happen overnight, Fayetteville's economic development ecosystem can implement initiatives to promote equal access to capital, mentorship and networking, and other entrepreneurial resources to ensure that Fayetteville women entrepreneurs have an equitable footing.

Supporting Strategy 1 and Supporting Strategy 2 likewise center the need to remove barriers to entry for other historically disadvantaged or underrepresented groups, including minority-owned businesses. A growing body of research has documented persistent income and wealth gaps for people of color, particularly Black Americans relative to their white peers. Black household income has fluctuated significantly in Fayetteville, while income levels and annual year-over-year changes for white households have more closely mirrored the overall trend in household income.

Figure 52. Median Household Income in Fayetteville (2010-2022)



Source: 2010-2022 ACS 1-Year Estimates, S1903

Income gaps and the wealth gaps they produce over time can likewise perpetuate issues for current and aspiring entrepreneurs of color. A 2021 survey by the U.S. Federal Reserve Banks found that 40% of white-owned firms fully secured funding needs relative to 31% of Asian-owned firms, 20% of Hispanic-owned firms, and only 13% of Black-owned firms. Strong credit scores did little to close the gap in financing, with white-owned firms still twice as likely to have full financing relative to black-owned firms.[xlviii] Disproportionate experiences in accessing capital and credit can force

entrepreneurs of color to rely on credit cards or other sources of personal funding that fuel their small business dreams with greater risk.[xlix]

Taken together, this section offers action items focus on removing barriers to entry for all of Fayetteville's entrepreneurs. In addition to broadly targeted interventions to make pathways to entrepreneurship more accessible, significant focus is given to structuring targeted technical assistance and networking opportunities for historically disadvantaged populations (i.e., women, people of color, veterans) as well as members of the creative economy.

Supporting Strategy 1. Streamline pathways to entrepreneurship and eliminate barriers to entry for all residents	
Ongoing Action Items	
Action Item 1. Identify and mitigate regulatory and marketing barriers for small businesses (e.g., changes to federal accredited investor regulations, providing coverage for ordinary income tax credits for investments in opportunity zones) **[EV]**	
Short-Term Action Items	
Action Item 2. Create an easily accessible one-pager posted online in multiple languages to identify required steps for starting a business in Fayetteville **[EV, C]**	**Action Item 4.** Explore enacting an adjusted business license fee schedule for home-based businesses **[DS]**
Action Item 3. Work toward streamlining the business license approval process, including same-week approval for all business license applications **[DS]**	
Mid-Term Action Items	
Action Item 5. Work toward same-week approval for all commerce expansions in public right-of-way (e.g., sidewalk cafes, parklets) **[DS]**	**Action Item 7.** Create an Entrepreneur in Residence program to apply entrepreneurial problem solving to municipal departmental challenges **[EV]**
Action Item 6. Audit the City's Code to identify potential impacts or barriers to entrepreneurship, removing and revising as needed **[DS, EV]**	**Action Item 8.** Create a tailored small business mentorship program, building on existing mentorship programs operated by Startup Junkie Consulting and the University of Arkansas **[EV]**
Long-Term Action Items	
Action Item 9. Explore sustainable utilization of City-owned land in Downtown Fayetteville to create a micro-business park to enable high-traffic locations and infrastructure resource sharing **[City]**	**Action Item 10.** Work with local utility providers to advocate for targeted utility rebates or revised cost structures to address pricing disparities between personal and business accounts **[EV]**

Supporting Strategy 2. Target technical assistance for historically disadvantaged small businesses and entrepreneurship	
Ongoing Action Items	
Action Item 11. Advocate for municipalities to have the ability to award a percentage of municipal purchasing contracts to historically disadvantaged businesses, similar to that of the State of Arkansas **[City]**	**Action Item 14.** Provide targeted awareness of the City's small business resources, including technical support, legal assistance, location analysis and market research, broadband access, finance, and mentorship for businesses owned by women,

	minorities, and other historically disadvantaged groups **[EV]**
Action Item 12. Advocate for municipalities to have the ability to dedicate a percentage of total purchasing contracts to businesses that have been in operation for less than five years **[City]**	**Action Item 15.** Advocate for entrepreneurial ecosystem leaders to host events and trainings in partnership with other local organizations and companies for women and minority business owners **[EV]**
Action Item 13. Partner with or create a woman-owned business mentorship program, tailoring to the needs of women entrepreneurs and ensuring mentors are representative of the mentee population **[EV]**	
Short-Term Action Items	
Action Item 16. Provide minority-, woman-, veteran-, and neurodivergent individual-owned businesses with engagement opportunities (e.g., trade fairs, networking opportunities) to increase social capital and expand networks **[CON, EV]**	**Action Item 20.** Create and promote a woman- and minority-owned business education program with structured curriculum on intellectual property, product development, marketing, commercialization, SBIR/STTR grant, negotiation, contractual agreements, finance and capital opportunities, and platform-based retail **[CON]**
Action Item 17. Create an accessible, inclusive resource distribution center that provides customized support to underserved business groups **[CON, EV]**	**Action Item 21.** Promote and support SBIR/STTR workshop for women and minority residents **[CON]**
Action Item 18. Pursue Department of Labor grant funding opportunities to establish an on-the-job training program with local Black-owned businesses **[EV]**	**Action Item 22.** Raise awareness about on-demand trainings provided by the Arkansas Procurement Technical Assistance Center (PTAC) and host in-person trainings in Fayetteville **[CON, EV]**
Action Item 19. Raise awareness of micro-financing and small dollar loan options for women and minority residents **[EV]**	**Action Item 23.** Advocate for the creation of a Fayetteville Minority Enterprise Development (MED) Week, bringing awareness to women and minority entrepreneurs **[EV]**
Mid-Term Action Items	
Action Item 24. Form a Small Business Advisory Committee composed of diverse business owners, which will meet with the City's Economic Vitality Director to aid with implementation of the Economic Vitality Master Plan **[EV]**	
Long-Term Action Items	
Action Item 25. Launch a public-private alliance between the City and businesses, nonprofits, and entrepreneurial support organizations that are committed to providing business support services to and fostering business networks for women in Fayetteville **[CON]**	**Action Item 27.** Advocate for a federal benefits portal allowing individuals to view, choose, and pay for benefits (e.g., retirement, health insurance, tax-advantaged savings accounts, disability insurance) regardless of whether an individual earns income from an employer or self-employment **[EV]**
Action Item 26. Support development and operation of a small-batch manufacturing facility **[CON]**	

Supporting Strategy 3. Provide tailored entrepreneurial support to artists and other members of the creative economy	
Ongoing Action Items	
Action Item 28. Host educational events on financial literacy and the process for residents declaring themselves as artists on all applicable local, state, and federal business and tax forms **[AC, CON, EV]**	**Action Item 30.** Pursue partnerships with artist-focused entrepreneurial services organizations (e.g., Artists, Inc., Creative Capital) **[AC]**
Action Item 29. Communicate educational opportunities and resources proactively and with accessibility to artists in mind **[AC]**	
Short-Term Action Items	
Action Item 31. Integrate the creative economy into existing and future entrepreneurial programming funded by the City of Fayetteville **[AC, CON, EV]**	



Loria Oliver, Co-Founder of the Tot Tote and Steering Committee Co-Chair Meredith Lowry at a Woman-Run event | *Photo courtesy of Woman-Run*

Expanded Support Services

The City's approach to small business development is advanced both by the internal business development, expansion, and retention program led by City staff as well as the entrepreneurship and innovation contract with Startup Junkie Consulting (SJC or Startup Junkie). The Department introduced the first municipal entrepreneurial support contract in Arkansas, in part at the suggestion of the findings of the Fayetteville First Plan. Thousands of one-on-one consulting sessions, hundreds of workshops and networking sessions, and several Startup Crawls later, the City renewed Startup Junkie's contract through another competitive procurement process. While Startup Junkie will undoubtedly play a role in steering the action items related to entrepreneurship support services for a diverse array of residents outlined above, the Department also views Startup Junkie as invaluable connective tissue between local and state government and the anchor institutions critical to the regional economy, including the University of Arkansas and the Fayetteville Public Library.

Supporting Strategy 4. Facilitate the expansion and retention of Fayetteville's small businesses	
Ongoing Action Items	
Action Item 32. Contact at least 150 small businesses a year to assess where in the business life cycle they are operating and to provide technical assistance **[CON]**	**ACTION ITEM 35.** Pursue renewed federal grant funding to reestablish a Scale Up program (i.e., a small business accelerator) **[CON, EV]**
Action Item 33. Consider expanding shovel-ready sites on City-owned Commerce Park land, reserving properties for small businesses **[EV]**	**ACTION ITEM 36.** Identify Fayetteville's emerging and expanding industry sectors and attract small- and medium-sized companies in complementary industries from other states **[EV]**
Action Item 34. Include entrepreneurship and small business-related development tools in workforce development training programs (e.g., customer discovery, digital marketing, Lean Canvas, risk management) **[CON]**	
Short-Term Action Items	
Action Item 37. Launch a marketing campaign encouraging small businesses across industry sectors to engage in omni-channel sales (e.g., e-commerce) **[EV]**	
Mid-Term Action Items	
Action Item 38. Pursue federal funding to establish an evergreen funding source (e.g., revolving loan fund, revenue-based investment fund) and other resources to support businesses' expansion plans **[EV]**	
Long-Term Action Items	
Action Item 39. Establish an Evergreen Cooperative to promote the expansion of employee-owned businesses and to retain legacy institutions critical to the fabric of Fayetteville's economy **[EV, CON]**	**Action Item 40.** Leverage, expand, and strengthen a place-based identity or brand for locally produced goods and services to support local makers and entrepreneurs **[EV]**

Supporting Strategy 5. Partner with local anchor institutions to accelerate the growth of local entrepreneurs

Ongoing Action Items

Action Item 41. Advocate for the placement of the University of Arkansas's entrepreneurial assets and programming in Downtown Fayetteville **[EV, UA]**

Action Item 42. Assist with the full activation of and programming by the Fayetteville Public Library's Center for Innovation, including the maker-to-market program **[EV, FPL]**

Action Item 43. Grow the Startup Crawl to a multiple-day festival, adding professional development and educational offerings **[CON, EV, UA]**

Short-Term Action Items

Action Item 44. Create an entrepreneurial hub through the Urban Libraries Council **[EV, FPL]**

Action Item 45. Create a standard hand-off mechanism to connect student-run startups with local resource providers (e.g., Startup Junkie Consulting, SCORE, Arkansas Small Business and Technology Development Center, Small Business Administration) upon graduating from the University of Arkansas **[CON, UA]**

Mid-Term Action Items

Action Item 46. Pursue efforts that lead to the retention of international entrepreneurs and their companies, recognizing the significant economic impact these firms have on Fayetteville **[EV, UA]**

Supporting Strategy 6. Focus on building a robust culture of customer service for entrepreneurs and small businesses

Ongoing Action Items

Action Item 47. Convene the top ten fastest growing small businesses on an annual basis to promote continuous customer service improvement and startup ecosystem development **[CON, EV]**

Short-Term Action Items

Action Item 48. Amend the City's business license application to include customer service-related questions upon initial issuance of a business license as well as upon annual renewal and compare performance to a 2025 baseline moving forward **[DS, EV]**

Action Item 49. Explore the development of a streamlined business license application **[DS, EV]**

Action Item 50. Continue to provide municipally supported entrepreneurship and small business support resources **[EV, P]**

Mid-Term Action Items

Action Item 51. Enable the Department of Economic Vitality to provide Entrepreneurship Impact Statements for ordinances and code changes that impact small businesses **[EV]**



Maxine's Taproom during Fayetteville Pride | *Photo courtesy of Devin Howland*

Targeted Industry Growth

Economic development must create conditions for increased productivity in order to enable broad-based growth, prosperity, and inclusion. Industry clusters are foundational to regional economies, allowing for the creation of competitive advantages within a region. Economic development work should focus on shoring up shared assets and competencies that support advanced and emerging industries alike. In the preliminary phase of the planning process, an Information Technology (IT) Subcommittee was formed in response to heightened regional demand for IT talent, which supports a range of industries in addition to being an industry in and of itself. An early draft of goals, supporting strategies, and action items was developed with the needs of the IT sector in mind. This expansive set of recommendations was later integrated into the final iteration of the Economic Vitality Master Plan and, in some places, generalized to encompass multiple target industry sectors.

To inform multiple local and regional industry support strategies, the Department of Economic Vitality maintains a list of the City's target industries, which is periodically reviewed and updated to reflect current priorities. The 2024 Economic Vitality Master Plan identifies the following target industries, which inform multiple action items throughout the document:

- **Advanced Manufacturing.** Advanced Manufacturing is defined as "the innovation of improved methods for manufacturing existing products, and the production of new products enabled by advanced technologies."[l] Fayetteville has a strong manufacturing sector, predominantly located in the Fayetteville Commerce District in Ward 1. Currently, over 100 employers in Fayetteville are classified as manufacturers, providing over 4,100 full-time jobs.[li]
- **Circular Economy and Sustainability.** The U.S. Environmental Protection Agency defines a circular economy as one that keeps materials and products in circulation for as long as possible.[lii] The Fayetteville Climate Action Plan calls for the advocacy for and participation in regional solutions to reduce waste and increase recycling, stimulating for regional circular economies.[liii]
- **Creative Economy.** The creative economy consists of economic activity that depends on individuals and organizations using their creativity to drive jobs, revenue, community resources, and cultural engagement.[liv] Few sectors are as deeply rooted in Fayetteville's history as the creative economy and the arts. Whether its world class theatre production along West Avenue, a range of local performances at the iconic George's Majestic Lounge, or film production at Rock Hill Studios, the arts sector not only provides hundreds of jobs throughout Fayetteville but also defines our sense of place and community culture.
- **Healthcare:** Over 8,300 jobs, or 20% of private employment, are attributed to over 430 different businesses within Fayetteville's healthcare and social assistance sector.[lv] The City's efforts to support and grow this industry aligns with the Northwest Arkansas Council's efforts to bring specialty services to the region.[lvi]
- **Information Technology.** Information technology refers to a broad range of services centered around the utilization of computers. This includes building communication networks, new websites, data processing to the creation of applications of phones, or custom software as a service solution for nearly every non-information technology industry there is. Continued growth of this sector can increase the availability of high wage employment opportunities and aid in activating areas of Fayetteville with daytime activity.
- **Infrastructure.** Continued growth in Fayetteville's housing and commercial real estate markets necessitates a strong emphasis on building out a pipeline of infrastructure firms and

workers. Shoring up this sector is also beneficial for ensuring that the City's own hiring needs are met in its Public Works Department and its Water and Sewer Department.

- **Professional Services.** Professional, scientific, and technical services encompass a wide array of critical services in a community, including the likes of lawyers, accountants, architects, engineers, marketing professionals, and veterinary services. This industry represents a significant portion of Fayetteville's economy with over 500 different establishments that provide over 9,000 full time jobs.[lvii]
- **Research and Development.** It goes without saying that the University of Arkansas is a major engine for innovation and technological growth. With support from its Division of Economic Development, the Arkansas Research and Technology Park, and the Institute for Integrative and Innovation Research (I3R), the University aims to increase economic opportunity by providing a unified approach to commercialization of research and talent development. Fayetteville subsequently boasts a high concentration of specialized technology employers with a nexus to University research or entrepreneurship efforts.

Lastly, the accommodation and food services sector and well as the arts, entertainment, and recreation sector not only contribute significantly to Fayetteville's economy but also function as the heart of our community. A robust hospitality sector creates jobs, contributes to the community's taxable sales revenue base, and is critical to a burgeoning tourism industry. Likewise, a healthy creative economy continues a rich cultural history of arts in Fayetteville. Supporting these sectors ensures that Fayetteville will continue to be a place loved by residents and visitors alike. It is no coincidence that the economic recovery of these sectors was top-of-mind for City staff just as their continued growth will be under the 2024 Economic Vitality Master Plan.

Supporting Strategy 7. Prioritize continued economic growth and resiliency of restaurants, bars, and hotels	
Ongoing Action Items	
Action Item 52. Expand Outdoor Refreshment Areas throughout Fayetteville, prioritizing areas with high concentrations of accommodation and food service businesses **[P]**	**Action Item 53.** Launch a marketing and awareness campaign focused on local hospitality workers' contributions to the community **[EF, EV]**
Mid-Term Action Items	
Action Item 54. Leverage the City's purchasing power to reduce the cost of sustainable to-go containers (e.g., BPI-certified compostable) by opening a request for proposal to lock in a price for five years **[P]**	**Action Item 58.** Utilize Department of Labor apprenticeship programs to expand workforce training options for accommodation and hospitality businesses and to increase employee retention **[CON]**
Action Item 55. Advocate for the revision of Section 5.62 and 5.63 of Title 5, Subtitle F of Alcoholic Beverage Control regulations, which prevent private clubs from purchasing alcohol from distributors **[City, EV]**	**Action Item 59.** Host human resources and professional development opportunities for hospitality and accommodation workers in partnership with the University of Arkansas's Division of Food and Life Sciences **[EV, UA]**
Action Item 56. Advocate for the repeal of Section 3-3-211 of Title 3 of Alcoholic Beverage Control regulations, which prohibits the sale of intoxicating liquors on Christmas Day **[EF, EV]**	**Action Item 60.** Explore creating a benefits cooperative for accommodation and hospitality businesses, providing benefits including affordable health, dental, and vision insurance **[EV]**
Action Item 57. Advocate to revise Section 5.47 of Title 5, Subtitle F of Alcoholic Beverage Control	

regulations, which prevents private clubs from advertising in a wet area without first saying “Notice to Members” **[EV]**

Long-Term Action Items

Action Item 61. Partner with a coalition of municipalities to advocate for revising Section 1.20, Subtitle C of the Alcoholic Beverage Control regulations, which requires outdoor service areas to be defined by fencing or barriers and include “no alcoholic beverages beyond this point” signs and prevents serving alcohol at parklets and sidewalk cafes **[EF, EV]**



Outside of Maxine’s Taproom with a to-go beverage | *Photo courtesy of Maxine’s Taproom*

Supporting Strategy 8. Prioritize continued economic growth and resiliency of arts, entertainment, and recreation

Ongoing Action Items

Action Item 62. Continue to implement the Parking Master Plan to improve service, technology, availability, and convenience for residents and businesses **[PW]**

Action Item 63. Survey the creative economy (i.e., businesses classified under NAICS code 71 – Arts, Entertainment, and Recreation) as part of the City's future business retention and expansion services **[AC, EV]**

Action Item 64. Continue to advocate for the expansion of state-level film tax credits through the Arkansas Film Commission **[AC, EV]**

Short-Term Action Items

Action Item 65. Explore the consolidation of the Entertainment District and the Downtown Business District into one parking district to ensure consistent application of programs, rate structures, and technology **[AC, EV, PW]**

Action Item 66. Explore the creation of a municipal-level tax rebate program, tax credit, or other incentive to supplement the State of Arkansas's existing programs to support grassroots and independent film production, encourage local production hiring practices, and retain local industry talent in Fayetteville **[EV]**

Mid-Term Action Items

Action Item 67. Explore developing a promotional campaign to bring awareness to local business establishments, showcasing local art as a means of increasing business traffic and providing exposure to the local creative economy **[AC, DFC]**

Action Item 68. Explore developing an external live-work-play marketing campaign to promote the creative economy and the recreation economy as contributing factors to Fayetteville's quality of life and community character **[AC, EV, PNRCA]**

Action Item 69. Identify outdoor recreational assets that are well-positioned for targeted small business development (e.g., parkside or trailside businesses) **[EV, PNRCA]**

Action Item 70. Define a strategy for recruiting and retaining businesses, supporting entrepreneurial ventures, and responding to employer recruitment needs in the recreation industry to provide a coordinated approach for growing this sector of the local economy **[EV, PNRCA]**

Supporting Strategy 9. Deploy a proactive employer expansion and attraction program to create high-quality jobs paying living wages

Ongoing Action Items

Action Item 71. Survey the largest 50 employers and 25 startups with the highest growth potential through the City's existing business retention and expansion program **[EV]**

Action Item 72. Develop and maintain a proactive employer recruitment strategy, including, but not limited to, traveling to surrounding markets to meet prospective industry employers at incumbent locations and attending Site Selector conferences **[EV]**

Action Item 74. Pursue employers in targeted industry sectors (i.e., advanced manufacturing, circular economy and sustainability, creative economy, healthcare, information technology, infrastructure, outdoor recreation, professional services, research and development) and prioritize H3 job creation **[EV]**

Action Item 75. Inventory active businesses within each of Fayetteville's targeted industry sectors to promote sustained collaboration and job growth **[EV]**

Action Item 73. Develop and maintain strong relationships with site selection professionals by biannually attending Consultant Connect Summits **[EV]**	**Action Item 76.** Support local and state entities, working groups, consortia, and companies pursuing federal funding opportunities to pilot and scale programs creating jobs in Arkansas's innovation economy and advancing technology-driven economic development **[EV]**
Short-Term Action Items	
Action Item 77. Conduct an annual workforce needs assessment to understand the current labor-related opportunities and challenges facing target industry sectors **[EV]**	**Action Item 78.** Explore partnerships with post-secondary institutions, the local public school system, and regional employers to align K-12 career and technical education and post-secondary offerings with local labor demand within target industries **[EV]**
Mid-Term Action Items	
Action Item 79. Pursue the acquisition of municipally owned land to be reserved for future commerce and employment opportunities **[City]**	**Action Item 80.** Continue to make quality of life improvements and investments in the Fayetteville Commerce District **[City]**



City staff representing Fayetteville at a real estate development conference | *Photo courtesy of Devin Howland*

Workforce Development, Employment, and Economic Mobility

In many ways, this section of the plan originates with the inception of the Department of Economic Vitality itself. As the City approached a new decade, multiple master planning efforts were up for revision or newly introduced to lay groundwork for future generations of residents. New plans included the Fayetteville First Plan, the Welcoming Fayetteville Plan, the Energy Action Plan, the Fayetteville Mobility Plan, and the City began to embark on several critical projects including an update to City Plan 2030 and development of the 71B Corridor Plan, the Digital Inclusion Plan, and a 10-year strategic plan for Parks and Recreation work.[lviii] At the start of 2018, launching a municipal workforce development plan was top of mind for the City as it brought on full-time, in-house economic development resources.

City staff aimed for the Fayetteville Workforce Development Plan to function as an actionable, living document that addressed local industry needs and dynamics, developing strategies for the existing and future workforce.[lix] Focusing on career pathways that integrated employers, educational institutions, and training opportunities through development of strategic community partnerships was crucial to the future of this work. But as the Department prepared to deliver the City's first workforce development plan in early 2020, the global economy and the local labor market were fundamentally altered by the arrival of the COVID-19 pandemic. While the pandemic paused these original workforce development planning efforts and changed many facets of the world of work, the need to ensure that targeted industries have a sufficient talent pipeline and the critical role of cross-sector partnerships to build pathways to economic mobility through quality employment predate these changes. As staff resumed work on early drafts of the Economic Vitality Master Plan and the Fayetteville Workforce Development Plan, it became clear that these efforts were inextricably intertwined.

The spirit of the original Fayetteville Workforce Development Plan—particularly the focus on equitable approaches to economic growth and removing barriers to employment for all residents—is at the heart of the final version of the 2024 Economic Vitality Master Plan. Additional time, research, and guidance from the community and a strong network of workforce partners has further strengthened the Department's proposed workforce development efforts. The bedrock of the City's economic development strategy is fighting to ensure our current residents are part of the incredible growth happening all around us in Fayetteville.

There are clear overlaps between the Small Business, Entrepreneurship, and Industry section and the Workforce Development, Employment, and Economic Mobility section of this plan. For every high-wage, high-skill, high-demand job created in Fayetteville, the local economy requires a potential employee with the right skillset. Workforce development is economic development, and the Department aims to highlight that investing in Fayetteville's human capital through equity-oriented workforce systems is of equal importance to business recruitment and retention work.

The Workforce Development, Employment, and Economic Mobility strategic focus area has four overarching goals, seven supporting strategies, and 100 action items, which are detailed in the following subsections.

Goals

The Workforce Development, Employment, and Economic Mobility section is dedicated to advancing equitable, sustainable economic growth by increasing worker productivity and raising standards of living for all residents. Diversity, equity, and inclusion—including an explicit focus on and prioritization of populations facing persistent barriers to upward economic mobility—are key themes framing the Economic Vitality Master Plan.

The Childcare Subcommittee and the Economic Mobility for Populations Who Face Barriers to Employment Subcommittee were instrumental to the development and refinement of goals in this section as were conversations with several key community partners, including Arkansas Advocates for Children and Families, Arkansas United, Circles NWA, Excel by Eight, Fayetteville Public Library's Center for Innovation, Fayetteville Public Schools, Harvard's Reimagining the Economy project, National Skills Coalition, staff and members of the National League of Cities and the National Conference of State Legislatures, and the University of Arkansas Early Care and Education Projects team. The Department also thanks its residents for sharing their lived experiences navigating the status quo workforce system across numerous public input sessions in the community.

Workforce Development, Employment, and Economic Mobility

1. Make raising the median household income of Fayetteville residents the City's highest economic vitality priority
    - **1A.** Support targeted policies and programs that build financial and social capital for Black, Latinx, and Asian residents; women; and low-income individuals and families

2. Remove barriers to short-term and long-term career trajectories for Fayetteville's parents and caregivers by promoting more accessible, stable care networks

3. Increase the number of residents working in Fayetteville's target industries and in high-wage, high-skill, high-demand (H3) careers

4. Raise the City of Fayetteville's Arts Vibrancy Index score by increasing the supply of independent artists working in Fayetteville
    - **4A.** Increase the retention rate from 13.4% to 16.9% of University of Arkansas students graduating from the Fulbright College's arts programs or the Fay Jones School of Architecture

Supporting Strategies and Action Items

The following table outlines seven supporting strategies for the Workforce Development, Employment, and Economic Mobility section of the 2024 Economic Vitality Master Plan. Each supporting strategy and the associated 100 action items in this section are grouped under three themes: workforce training and employment in in-demand industry sectors; upward economic mobility; and care networks.

Workforce Development, Employment, and Economic Mobility Supporting Strategies	
Supporting Strategy 1. Deploy a proactive talent retention and attraction program to connect workers with employers offering jobs paying living wages in target industries	**Supporting Strategy 5.** Pursue a data-informed approach to expanding quality care options for children ages 0 to 4 years old
Supporting Strategy 2. Expand skilled trade training, certification programs, pre-apprenticeships focused on recruiting/mentoring resident populations underrepresented in professions, and Department of Labor registered apprenticeship programs	**Supporting Strategy 6.** Leverage public-private partnerships to establish a stable care network that is responsive to evolving workforce needs and supportive of caregivers
Supporting Strategy 3. Align labor supply with industry demand through expanded career and technical education options within Fayetteville Public Schools	**Supporting Strategy 7.** Support and scale programs that create opportunities for neurodivergent residents and provide tailored resources to their families and caregivers
Supporting Strategy 4. Enable pathways to prosperity, meaningful careers, and living wages for residents who face barriers to employment	



Action items for this supporting strategy were developed with the following **target resident populations** in mind: residents facing income and transportation insecurity; dislocated workers and underemployed residents; justice-involved individuals; immigrants and refugees; and older workers

Workforce Training and Employment in In-Demand Industry Sectors

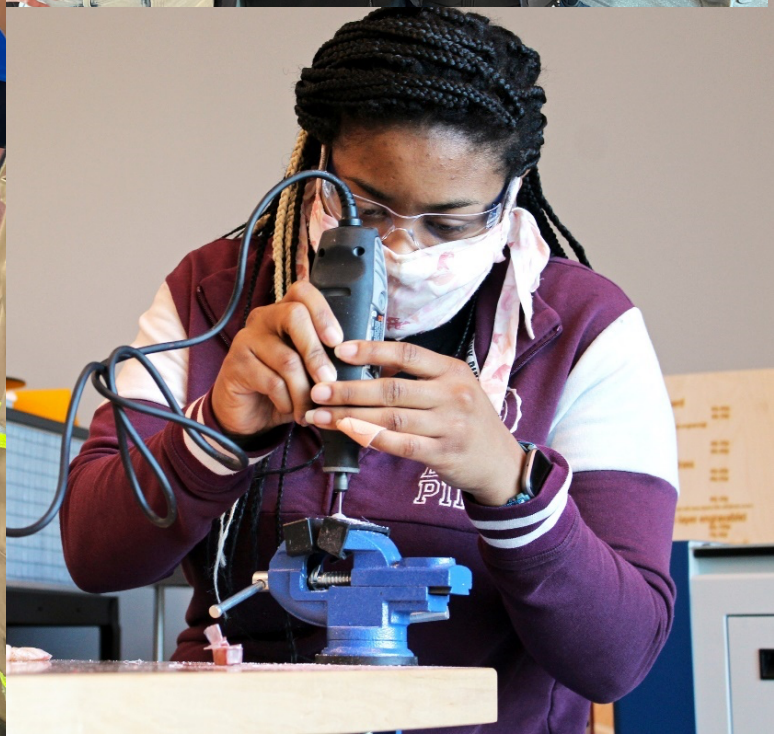
As discussed in greater detail in the Equity-Oriented Workforce Systems section, the City aims to advance a career pathways approach to Fayetteville's workforce development services. Career pathways-centric work centers the need to build skillsets that link residents with good-paying jobs within in-demand industries of a local or regional economy. The Department of Economic Vitality will continue to monitor and, as appropriate, revise its list of target industry sectors on an annual basis, grounding the City's talent retention and attraction program in labor market data and playing to the region's strengths.

Cross-sector partnerships are the foundation of a career pathways approach, and the Department is committed to collaborating with Fayetteville Public Schools and local employers to tap into the full potential of career and technical education in Fayetteville. Strategically building a pipeline of workers that is responsive to industry needs improves the economic well-being both Fayetteville's workers and employers.

Career exploration with community partners | *Photos courtesy of City of Fayetteville and Fayetteville Public Library*







Supporting Strategy 1. Deploy a proactive talent retention and attraction program to connect workers with employers offering jobs paying living wages in target industries

Ongoing Action Items

Action Item 1. Promote existing tools, equipment, and resources that are available for use by the creative economy (e.g., Fayetteville Public Library's Center for Innovation and tool lending library) **[AC, EV]**

Short-Term Action Items

Action Item 2. Expand the City's definition of the creative economy to include skilled trades (e.g., carpentry, masonry, welding) **[AC, EV]**

Action Item 3. Identify jobs and sectors with age-based restrictions and advocate for proactive pipeline recruitment **[EV]**

Action Item 4. Host industry exploration opportunities within the Fayetteville Public Library's Center for Innovation on a quarterly basis **[EV, FPL]**

Action Item 5. Promote state and federal workforce resources available to residents and employers **[EV, NWAEDD]**

Mid-Term Action Items

Action Item 6. Identify local opportunities for artist placement across a wide range of industry sectors, including industries not traditionally viewed as career pathways for fine artists **[AC, EV, UA]**

Action Item 7. Create a citywide program to modernize the job fair process for students in Fayetteville similar to the Campus Philly program **[CR, EV, FPL, UA]**

Action Item 8. Convene employers, educators, and job seekers within in-demand industry sectors for round-table discussions at least annually to enhance industry-education relationships **[EMP, FPS, EV, UA]**

Long-Term Action Items

Action Item 9. Create an online repository of all Fayetteville employers that provide career pathways within the City's target industry sectors, pay a living wage, and offer employee benefits **[EV]**

Supporting Strategy 2. Expand skilled trade training, certification programs, pre-apprenticeships focused on recruiting/mentoring resident populations underrepresented in professions, and Department of Labor registered apprenticeship programs

Ongoing Action Items

Action Item 10. Pilot Community Workforce Agreements (CWAs) for municipal construction and infrastructure projects, utilizing the City's construction activity to expand job skill training opportunities **[EV, PW]**

Action Item 11. Explore the utilization of Department of Labor registered apprenticeship programs for applicable city divisions (e.g., Public Works, Public Safety, Transportation) **[City, EV]**

Action Item 12. Demonstrate the short-term and long-term employment retention cost benefits of

Action Item 13. Coordinate with the Arkansas State Chamber of Commerce to bring the "Be Pro Be Proud" program to Fayetteville on at least an annual basis **[EV]**

Action Item 14. Actively pursue Department of Labor grant programs, working in partnership with the Fayetteville Workforce Center, local employers, the Fayetteville Public Library, and the Arkansas Division of Workforce Services to expand access to free job skill training opportunities and supportive services **[EV, NWAEDD]**

employer-funded job skill training through registered apprenticeship programs **[EV]**	
Short-Term Action Items	
Action Item 15. Launch an awareness campaign highlighting the benefits and career pathways of non-four-year training programs, including early career exposure for children ages 12-17 **[EV]**	
Mid-Term Action Items	
Action Item 16. Actively pursue workforce training opportunities that support implementation of the Energy Action Plan **[EV, S]**	**Action Item 17.** Explore partnership with the Division of Arkansas Heritage to develop a specialized training program aimed at the historic preservation of residential and commercial properties **[EV, LRP]**
Long-Term Action Items	
Action Item 18. Coordinate with Fayetteville employers to increase uptake of registered apprenticeship programs in key industry sectors not traditionally utilizing apprenticeship models (e.g., healthcare, IT, business services, creative economy) **[EV]**	

Supporting Strategy 3. Align labor supply with industry demand through expanded career and technical education options within Fayetteville Public Schools	
Ongoing Action Items	
Action Item 19. Analyze local and regional labor market trends and provide a list of target industry sectors (i.e., existing high-demand and emerging industries) to FPS on at least an annual basis to enhance alignment of career pathway offerings and regional workforce needs **[EV]**	**Action Item 20.** Provide the Stephen M. Percival Adult Education Center with relevant data and resources related to career pathways and supportive services available for adult learners **[EV]**
Short-Term Action Items	
Action Item 21. Explore the creation of training and pre-apprenticeship programs within target industry sectors and ensure accessibility to current FPS students and recent graduates, including online certification coursework and culturally responsive career counseling **[EV, FPS]**	**Action Item 24.** Provide technical assistance to support industry partnership tracking **[EV]**
Action Item 22. Support the review of current enrollment patterns and areas to expand enrollment in CTE for special student populations (e.g., students with disabilities, English language learners) **[EV, FPS]**	**Action Item 25.** Support the development of targeted outreach to parents to overcome negative perceptions associated with CTE **[EV, FPS]**
Action Item 23. Support the identification of existing barriers to participation in CTE or concurrent credit coursework (e.g., lack of transportation to work-based learning, program screening criteria, financial challenges, lack of supportive services, inflexible scheduling) and develop strategies to overcome each barrier **[EV, FPS]**	**Action Item 26.** Encourage all students age 16 years and older to either volunteer or work part-time to gain work experience and prepare them for resume writing, interviews, and compensation negotiation **[EV]**

Mid-Term Action Items	
Action Item 27. Organize catalytic engagement opportunities (e.g., tours, internships, job shadowing, professional development) between high school students, teachers, and local industry professionals and employers) **[EV, FPS, NWAEDD]**	**Action Item 29.** Explore the creation of reserved seats for student entrepreneurs in regional entrepreneurship incubators or accelerators **[CON, EV, FPS]**
Action Item 28. Develop programming to expose FPS students to Fayetteville's entrepreneurial ecosystem, including youth entrepreneurship activities targeting K-8 students **[CON, EV, FPS]**	**Action Item 30.** Explore the creation of mentorship programs matching students with industry professionals, centering the importance of fostering relationships between industry leaders and students who are historically underrepresented in CTE/concurrent credit programs **[EV]**
Long-Term Action Items	
Action Item 31. Explore the pursuit of federal and state grant opportunities to advance CTE in local career pathways systems **[EV, FPS]**	**Action Item 32.** Explore the development of shared-use agreements with FPS magnet schools to provide public use of facilities for adult education and job skill training opportunities outside of school hours **[EV, FPS]**

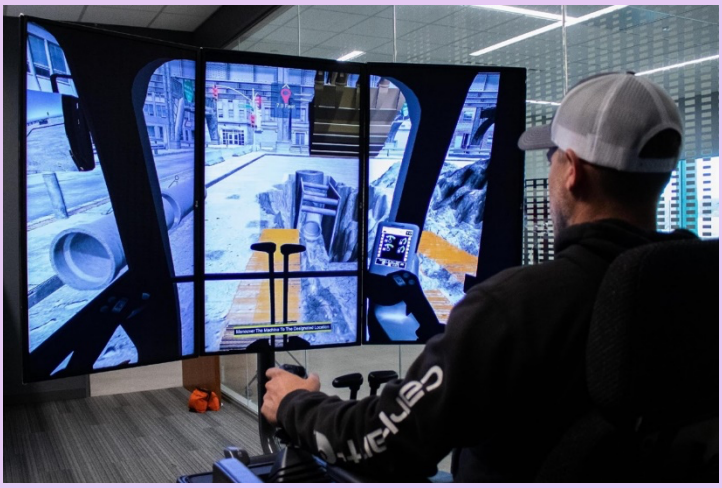


Fayetteville High School students show Mayor Jordan their handiwork | *Photo courtesy of Fayetteville Public Schools*

Spotlight: Fayetteville Public Library Level Up Skills Program

Fayetteville Public Library broke ground on its facility expansion, including the J.B. and Johnelle Hunt Center for Innovation (CFI) and Walker Family Teaching Kitchen, in March 2019. As the facility opened its doors in January 2021, FPL introduced new library services through investment in a fabrication lab, audio visual recording studios, and skilled trade and heavy equipment simulators.

As part of these efforts, City and FPL staff collaborated to develop a job skills training program to respond to labor market contractions across key sectors of the local economy. Partnering with the Fayetteville Independent Restaurant Alliance to offer ServSafe certification coursework at no cost to residents was a precursor to the larger role FPL's programming would play in Fayetteville's economic recovery. In December 2022, $1.2 million of the City's $17.9 million ARPA funding was approved for allocation to FPL's Level Up workforce skills development program focused on reaching target resident populations, including historically disadvantaged or underserved populations, dislocated workers, and under-or un-employed individuals. The strategic approach of the Level Up program aligns with the Economic Vitality Master Plan's workforce development goals, centering economic equity, mobility, and inclusion. These values are reflected in key features of the program, including a programming focus on workers facing barriers to employment, an emphasis on stackable credentials and on-the-job training, and an alignment with locally and regionally in-demand target employment sectors.



CFI simulator in use | *Courtesy of Fayetteville Public Library*

Relative to its peer regions across the U.S., Northwest Arkansas has fewer and less spatially distributed workforce development programs. Peer regions benefit from offering registered apprenticeship programs, providing access to a variety of certificate programs and technical schools, and focusing on in-demand industries like healthcare, information technology, and skilled trades. Taking stock of existing programming in Northwest Arkansas, alternative programs are concentrated outside of Fayetteville, can be cost-prohibitive, and require stable access to transportation and childcare. The Fayetteville Public Library, however, is located centrally within Fayetteville's downtown with access to multiple transit options and no-cost children's and adult education programming.

The Department of Economic Vitality's April 2024 program audit found that over 478 unique individuals benefited from the Level Up program, with at least 342 of those participants acquiring a certificate or completing a course. By deploying a place-based approach to job skills training through strategic co-investment in long-term workforce development assets, this partnership demonstrates a shared commitment to making Fayetteville a more economically equitable and inclusive place. This work was made possible by having the library do what it does best: creating an accessible, supportive, and learner-centered experience. The Level Up program has proved that libraries are not only some of the most trusted sites of civic life within a community but also engines for economic mobility.

Removing Barriers to Economic Mobility

In the broadest terms, economic mobility is a measure of economic well-being over time, both within and across generations. Research indicates that intergenerational economic mobility has declined since 1940, largely due to lower GDP growth rates and uneven distribution of growth across socioeconomic classes.[lx] Declines in economic mobility are not only disproportionately distributed across groups of individuals but also influenced by multiple factors.[lxi] The circumstances of economic insecurity preventing long-term economic mobility look different for different individuals. There is no silver bullet solution in workforce development, and communities must deploy strategies to promote economic mobility that are context-sensitive, flexible, and tailored to the unique needs of an individual. Supporting Strategy 4 subsequently provides a general framework to enable a workforce system that meaningfully removes or mitigates a wide range of barriers to employment that we observe in our community, focusing on the following target resident populations:

- Residents facing income or transportation insecurity
- Dislocated workers and underemployed residents
- Justice-involved individuals
- Immigrants and refugees
- Older workers

Supporting Strategy 4. Enable pathways to prosperity, meaningful careers, and living wages for residents who face barriers to employment

OVERARCHING

Ongoing Action Items

Action Item 33. Prioritize future economic development incentives through Arkansas Act 685 for job skill training opportunities, negotiation of local hiring provisions in any use of Act 685, and municipal cost shares with employers **[EV]**

Action Item 34. Identify in-demand career pathways in Fayetteville that pay a living wage and provide benefits on an annual basis **[EV]**

Action Item 35. Disaggregate economic indicators (e.g., median household income, labor force participation rate) used in the Department of Economic Vitality's economic analyses to monitor discrepancies across race and gender **[EV]**

Short-Term Action Items

Action Item 36. Adopt a formal business incentive assessment policy to prioritize the creation of jobs paying living wages for Fayetteville's residents and to increase transparency **[City, EV]**

Action Item 37. Advocate for the continuation of the federal Work Opportunity Tax Credit beyond December 31, 2025 **[City]**

Action Item 38. Create a robust network of accessible career counselors, mentors, and job coaches through a grassroots campaign to connect residents facing barriers to employment with local industry professionals **[CR, EV]**

Action Item 39. Explore the elimination of all out-of-pocket costs for critical education tests (e.g., General Education Degree, Test for Adult Basic Education) **[EV]**

Mid-Term Action Items

Action Item 40. Explore and assist in the creation of a benefits cooperative for Fayetteville or regional nonprofits, aiming to lower the cost of and expand access to benefits for local nonprofit employees **[City, EV, NP]**

RESIDENTS WITH INCOME OR TRANSPORTATION INSECURITY

Ongoing Action Items

Action Item 41. Leverage the power of social capital by creating and supporting networking, mentorship and allyship opportunities across household income levels **[CON, EV, NP]**

Action Item 42. Advocate for non-four-year educational pathways for key federal and state financial aid mechanisms (e.g., federal Pell grants, state lottery scholarships) **[EV]**

Action Item 43. Provide departmental analysis on an annual basis to Fayetteville City Council to summarize data on the cliff effect (i.e., when a pay raise triggers a disproportionate loss of government assistance) and to set a target wage to meet eligibility requirements for local incentives **[EV]**

Action Item 44. Prioritize sheltered transit stops near publicly subsidized or other affordable housing developments **[City]**

Action Item 45. Work with regional neighbors to explore additional transit routes through Razorback Transit and Ozark Regional Transit, focusing on expedited transit services for low-income residents along key employment corridors **[City]**

Short-Term Action Items

Action Item 46. Develop or amplify an awareness campaign about the cliff effect and the asset-limited, income-constrained, employed (ALICE) community in Fayetteville, including efforts to engage employers **[CR, EV, NP]**

Action Item 47. Host regularly occurring financial literacy courses (e.g., personal finance, taxes, retirement, investment) **[EV, FPL]**

Action Item 48. Create a new program promoting entrepreneurship as a career pathway for residents facing income insecurity **[CON]**

Action Item 49. Establish a promotional campaign to advertise supportive services and no-cost job skill training opportunities available in Northwest Arkansas **[EV, NWAEDD]**

Action Item 50. Partner across government departments and community partners to connect residents of publicly subsidized or other affordable housing developments with career counselors and workforce development resources **[CR, EV]**

Long-Term Action Items

Action Item 51. Advocate for affordable broadband and support the continued implementation of the City's Digital Inclusion Plan by expanding free Wi-Fi access points throughout Fayetteville **[City, IT]**

DISLOCATED WORKERS AND UNDEREMPLOYED RESIDENTS

Ongoing Action Items

Action Item 52. Continue to respond at the municipal level for all advance notices issued in compliance with provisions of the Workforce Adjustment and Retraining Notification (WARN) Act **[EV]**

Short-Term Action Items

Action Item 53. Create a consortium of community partners to centralize supportive services, job skill training, and dislocated worker resources to residents impacted by layoffs and facility closures that do not trigger a WARN Act notification **[EV]**

Mid-Term Action Items

Action Item 54. Consider acquiring transferrable skillset data (e.g., Lightcast job data) to further equip local and regional workforce development partners with resources required to aid residents impacted by layoffs **[EV]**

JUSTICE-INVOLVED INDIVIDUALS

Ongoing Action Items

Action Item 55. Provide information annually about supportive services, potential career pathways, and local second-chance employers to the Arkansas Division of Community Correction Reentry Services team **[EV]**

Short-Term Action Items

Action Item 56. Generate a list of second-chance employers in Fayetteville on an annual basis and encourage job fair participation **[EV]**

Action Item 57. Explore advocacy efforts and best practices to change licensing requirements that exclude individuals with non-violent felonies or misdemeanors (i.e., discourage automatic disqualification for convictions that are not specifically relevant to work) **[EV, NP]**

Action Item 58. Utilize programming and networks (e.g., the Good Grid for Reentry) to connect employers, jobseekers, volunteers, and service providers to enable successful reentry of justice-involved individuals into the community **[City]**

Mid-Term Action Items

Action Item 59. Explore funding to continue Legal Aid of Arkansas's record-sealing program for individuals with a nexus to Fayetteville **[City, NP]**

Action Item 60. Develop entrepreneurial programming and technical assistance to support justice-involved individuals **[CON, EV]**

Action Item 61. Work with state and federal-level corrections agencies and local educational institutions to develop new or advance access to existing post-secondary education programs associated with regionally in-demand careers for people who are currently incarcerated **[EV, NP]**

IMMIGRANTS AND REFUGEES

Mid-Term Action Items

Action Item 62. Explore how the establishment of an International Entrepreneurship Retention program at the University of Arkansas can be utilized to further expand visa availability for Fayetteville's immigrant community **[EV, UA]**

Action Item 63. Advocate for immigrants and refugees living in Northwest Arkansas to qualify for in-state tuition rates at public universities and community colleges **[EV]**

Action Item 64. Revisit and update the 2017 Welcoming Fayetteville Plan **[CR, EV]**

Long-Term Action Items

Action Item 65. Develop job skill training and employment opportunity resources in regionally common languages other than English to share on the City's online Welcoming Hub and through local partners (e.g., Canopy NWA, Fayetteville's Arkansas Workforce Center) **[CR, EV]**

OLDER WORKERS

Ongoing Action Items

Action Item 66. Explore opportunities to promote new and existing job skills development programs and to expand access to older workers **[FPL, NP]**

Short-Term Action Items

Action Item 67. Explore the development of job fair programming targeting workers age 50 and older to connect employers with job seekers (e.g., AARP's Experience for Hire program) **[EV, NWAEDD]**

Action Item 68. Develop targeted programming to support older residents interested in pursuing self-employment, entrepreneurship, or freelance work **[CON]**

Long-Term Action Items

Action Item 69. Advocate for restored funding for the Senior Community Service Employment Program **[EV]**

Action Item 70. Explore the development of a healthcare program for Fayetteville's seniors to support better long-term health outcomes and ensure seniors have the environmental and task modifications needed to remain in the workforce if they choose **[EV]**

Care Networks

Childcare was undoubtedly a priority topic of focus for the Economic Vitality Master Plan Steering Committee in 2021, ultimately necessitating the creation of the Childcare Subcommittee. This group recognized that childcare was a critical piece of the puzzle for Fayetteville's economic recovery from the pandemic as well as for future inclusive economic growth. They also emphasized that because childcare challenges are widespread, systemic changes are needed; in the process of addressing these issues, it remains important that the City prioritize the needs of low- and moderate-income families while working to deploy stop-gap solutions to support Fayetteville's workforce more broadly.

Indeed, the City's ARPA-funded Childcare Assistance Program demonstrated the power of public investment in childcare for Fayetteville's low- and moderate-income families. With an injection of $2 million, the City provided 145 families with financial assistance to cover one year of childcare payments. In an internally administered survey, 99% of participant respondents indicated that receiving temporary financial assistance for childcare had positively impacted their future plans with reasons cited ranging from having the opportunity to complete graduate coursework to keeping a family from being unhoused. Participating childcare providers likewise indicated that the program helped sustain appropriate staffing levels to offer quality care and prevented facility closure during a period of ongoing economic uncertainty.[lxii]

As outlined in the **Stable Care Networks** paradigm section, the Economic Vitality Master Plan is predominantly focused on supply-side interventions in Fayetteville's childcare market. Subsequently, many of the action items outlined in Supporting Strategy 5 and Supporting Strategy 6 are focused on expanding the total number of available high-quality childcare seats in Fayetteville and can be understood through the lens of the **accessibility-affordability-quality framework**.

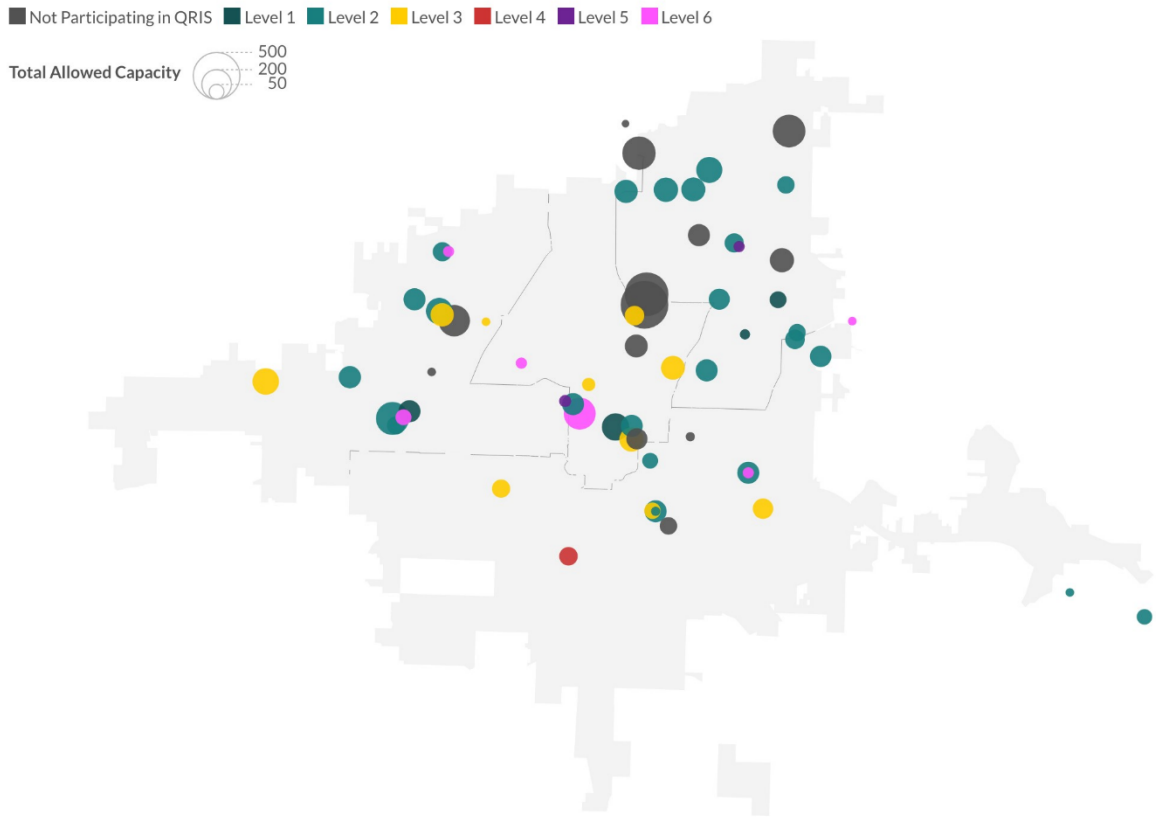
Accessibility of care concerns the geographic distribution of childcare facilities across Fayetteville and the surrounding region. Co- or near-location of childcare facilities and major employment centers can be particularly beneficial for working parents. Childcare **affordability** can be framed in terms similar to those of housing affordability. While the U.S. Department of Health and Human Services has set a federal benchmark for affordable family co-payments for childcare at 7% of household income,[lxiii] recent studies indicate that median childcare prices for one child ranged from 8% to almost 20% of median household income nationwide.[lxiv] In Washington County, childcare price as a share of household income exceeded 8% in all but one category.[lxv] In terms of **quality**, states across the U.S. utilize quality rating and improvement systems (QRIS) to encourage continuous quality improvement across state and local childcare networks. The State of Arkansas uses the Better Beginnings tiered QRIS with the goal of stimulating better outcomes for children through the provision of higher quality childcare and early childhood education.[lxvi] Open to every licensed and registered childcare provider in Arkansas regardless of facility format, the Better Beginnings system is split into six levels and encourages childcare providers to progress through each level over time. Advocates for high-quality childcare in the state typically focus on increasing the number of seats available at childcare facilities with a Level 3 or higher Better Beginnings rating. In 2023, approximately 31% of childcare centers at or above a Level 3 with only six Level 6 facilities. Facilities not participating in the program or with Level 2 ratings are the two largest categories of childcare centers, suggesting potential entry points for increasing high-quality childcare options in Fayetteville.

Figure 53. Childcare Costs in Washington County (2023)

Care Type and Age	Childcare Price as a Share of Median Household Income	Estimated Median Yearly Price (2023)
Infant center-based	11.3%	$8,339
Infant home-based	8.9%	$6,580
Toddler center-based	10.7%	$7,881
Toddler home-based	8.2%	$6,044
Preschool center-based	9.6%	$7,115
Preschool home-based	7.8%	$5,738
School-age center-based	8.5%	$6,258
School-age home-based	7.4%	$5,432

Source: Women's Bureau, U.S. Department of Labor, https://www.datawrapper.de/_/TtmNX/

Figure 54. Fayetteville's Childcare Facilities by Better Beginnings Level



Source: Arkansas Department of Human Services, https://www.datawrapper.de/_/IYwLQ/?v=3

Kicking off implementation work with a community childcare needs assessment will better position the Department of Economic Vitality to ground all other early childhood-related initiatives in actual residents' childcare needs and preferences in terms of format and hour availability, not just an estimation of what gaps need to be filled. It is also important that programs to increase the pool of childcare providers citywide—be that through childcare centers, childcare family homes, employer-sponsored facilities, or public Pre-K—adequately support early childhood professionals and childcare business owners.

The Department of Economic Vitality recognizes that local, regional, and statewide efforts should be thoughtfully concerted to ensure full coverage and avoid duplication. The State of Arkansas and the City's regional peers are important partners in improving early childhood outcomes across Northwest Arkansas, ensuring Fayetteville's parents have adequate childcare, and investing in early education at levels comparable to our investment in elementary and secondary education. As such, this section of the plan includes several advocacy-related action items, including state-level tax policies that benefit Arkansas's working families and the early childhood education workforce as well as mechanisms to provide more affordable dependent care and paid parental leave through blended funding mechanisms.

Supporting Strategy 5. Pursue a data-informed approach to expanding quality care options for children ages 0 to 4 years old	
Short-Term Action Items	
Action Item 71. Identify high-priority areas where additional childcare facilities are needed as part of updating the City's Growth Concept Map and implementing the Neighborhood Center Advancement Plan **[CR, DS, EV]**	**Action Item 74.** Identify existing barriers to opening licensed family childcare provider businesses, including local zoning and permitting **[EV]**
Action Item 72. Conduct a Fayetteville community childcare needs assessment to identify the number of additional childcare seats needed across income levels to accommodate current demand and projected growth **[EV]**	**Action Item 75.** Support the University of Arkansas's expansion of the family childcare home network and provide technical assistance to family childcare providers to develop quality infant and toddler care **[EV, UA]**
Action Item 73. Actively work to expand local childcare capacity through partnerships with employers, family daycare centers, and nonprofits supported by braided, blended, and layered funding streams **[CR, EV]**	**Action Item 76.** Advocate for a statewide refundable tax credit for early childcare educators to incentivize higher educational attainment and increase incomes **[CR, EV]**
Mid-Term Action Items	
Action Item 77. Work to establish and fund two additional Pre-K classrooms to expand program eligibility for district employees and other essential workers **[CR, EV, FPS]**	**Action Item 78.** Explore incentivizing all childcare facilities to become licensed through the State of Arkansas **[CR, EV]**
Long-Term Action Items	
Action Item 79. Partner with existing nonprofits to increase education about potential grants, training, and professional development opportunities for licensed childcare facilities and raise awareness about existing programs offered through the University of Arkansas **[CR, EV, UA]**	**Action Item 80.** Explore and assist with the development of a benefits cooperative for local childcare businesses to lower the cost of and expand to benefits for workers in the childcare industry **[CR, EV]**

Supporting Strategy 6. Leverage public-private partnerships to establish a stable care network that is responsive to evolving workforce needs and supportive of caregivers

Short-Term Action Items

Action Item 81. Form or support a coalition of nonprofit supportive services providers, childcare organizations, and private employers to advance common goals of expanding affordable childcare access throughout Fayetteville and addressing the childcare needs of Fayetteville's growing workforce **[CCP, CR, EMP, EV, NP]**

Action Item 82. Identify businesses with third shift employees in need of childcare services and explore best practices for providing childcare tailored to this workforce sub-population **[EV]**

Action Item 83. Coordinate with the Early Care and Education Projects team to develop and promote existing resource guides abouts starting in-home childcare businesses **[CON, EV, UA]**

Action Item 84. Explore potential funding mechanisms to cover start-up costs for childcare providers and develop resources to support navigation of licensing and permitting requirements **[DS, EV]**

Action Item 85. Explore the development of a substitute pool of childcare providers to assist parents impacted by sudden school or childcare provider closures **[EV, UA]**

Action Item 86. Advocate for the development of Dependent Care Assistance Plans (DCAPs) through the Excel by Eight Business Coalition and encourage adoption from local anchor institutions **[EV]**

Mid-Term Action Items

Action Item 87. Pursue state and federal grant funding to establish a local childcare provider retention program **[EV]**

Action Item 88. Partner with a coalition of municipalities to advocate for the creation of a fully refundable state-level child tax credit and to expand the state's current child and dependent care tax credit **[EV]**

Action Item 89. Explore the creation and support the development of childcare programs for key local employers (e.g., Fayetteville Public Schools, Washington Regional) **[EV]**

Action Item 90. Explore programming and funding sources to offset combined housing and care cost burdens for GAPS households (i.e., seniors making above the threshold to receive public subsidies but who cannot afford long-term care services) **[EV]**

Action Item 91. Partner with a coalition of municipalities to advocate for the creation of a refundable state earned income tax credit for low-income seniors **[EV]**

Long-Term Action Items

Action Item 92. Explore the creation of a Childcare Trust Fund to provide long-term subsidization of childcare costs for members of Fayetteville's workforce who face barriers to economic mobility **[EV]**

Action Item 93. Explore and promote potential strategies for funding 12 consecutive weeks of paid parental leave after birth, adoption, or foster-care placement of newborns (e.g., modeling Arkansas's Act 770 for state employees) at key local employers **[EV]**

Action Item 94. Consider joining the AARP Network of Age-Friendly States and Communities, conducting a senior community needs assessment and action plan **[EV]**

Action Item 95. Advocate for the state's development of a Master Plan on Aging to outline comprehensive policy and programming approaches to support aging Arkansans **[EV]**

The Department of Economic Vitality remains committed to advancing equitable access to opportunities for and responding to the varied workforce needs of Fayetteville's neurodivergent residents. While the City recognizes a need to support workers of all abilities, the Economic Vitality Master Plan specifically focuses on the neurodiverse community in Fayetteville given the complex care considerations households with neurodivergent family members face as well as the national labor laws that codify wage discrimination and disproportionately impact individuals with intellectual and developmental disabilities.[lxvii] Namely, Section 14(c) of the Fair Labor Standards Act of 1938 allows businesses to request a certificate from the U.S. Department of Labor that authorizes them to pay workers "whose earning or productive capacity is impaired by a physical or mental disability" a subminimum wage.[lxviii] Output-based pay provisions can result in workers with disabilities earning cents on the dollar relative to their nondisabled or neurotypical peers. As appetite for corrective legislation grows at the federal level, local communities can play a role in advocating for systems change that benefits workers with a range of disabilities while targeting programming support for neurodivergent residents through a growing network of community partners.

The City's commitment to securing $3 million to date in federal funding for infrastructure support for Fayetteville's SLS Community and the South Cato Springs project is one recent example of the role local economic developers can play in ensuring that neurodivergent residents have the resources to flourish in Fayetteville. Through the deployment of a collective impact model that removes structural barriers and provides access to housing, employment, recreation, and support services, the SLS Community demonstrates Fayetteville's belief that neurodiversity is an asset to our community and emphasizes the City's responsibility to ensure that inclusion is accessible.

Supporting Strategy 7. Support and scale programs that create opportunities for neurodivergent residents and provide tailored resources to their families and caregivers	
Ongoing Action Items	
Action Item 96. Advocate for the passage of the Transformation to Competitive Employment Act or similar legislation, ending the federal rule that allows neurodivergent individuals to be paid less than the federal minimum wage **[City]**	**Action Item 98.** Work with local employers to identify and socialize career pathways for neurodivergent residents and encourage changes to hiring, recruitment, and onboarding processes to enable success **[EV]**
Action Item 97. Continue to support the development of the Supporting Lifelong Success (SLS) Community, which provides supportive services and job skills training opportunities to neurodivergent residents **[City, DS, EV, PNRCA]**	**Action Item 99.** Advocate for reform to federal law, enabling neurodivergent residents to earn a living wage without losing federal benefits (e.g., Medicaid) **[EV]**
Long-Term Action Items	
Action Item 100. Explore the development of a technical education facility dedicated to serving the needs of neurodivergent residents **[EV]**	

Community Development

While industry and workforce development have long been the bread and butter of economic development work, the importance of place is integral to sustainable economic growth and quality of life. Improving or maintaining the City's physical environment and quality of life factors, which we refer to as community development, likewise overlaps with more traditional economic development focus areas. For example, strategic recruitment and placement of employers across town can ensure businesses are near- or co-located with appropriate utility servicing, complementary services, or key suppliers. Sufficient affordable housing stock, flexible workspace, and services are vital supports for talent retention and attraction. By installing community development as a core service area for the Department of Economic Vitality, the City acknowledges that quality of place necessarily conditions quality of life.

For decades, segments of this community—like many communities nationwide—have spent countless hours fixated on the age-old debate as to whether or not and to what extent Fayetteville is growing. But after decades of population and economic growth outpacing projections and Arkansas as a whole, the questions we face in our community is now a normative one: How *should* we grow? The City and its residents must now grapple with how the community chooses to manage the tides of growth and whether those decisions will enable broad-based economic benefit for all of Fayetteville.

With our new reality in mind, this section focuses on advancing the preservation and development of high-quality places across Fayetteville, not just in concentrated pockets of town. Our vision for the future includes a commitment to high-quality design, ease of access to amenities, and mixed-income neighborhoods to support residents in all phases of life. Offering the Neighborhood Center Advancement Plan as a new planning tool, the action items outlined in this section boil down to building economically productive communities and igniting a virtuous cycle in which a series of small actions build momentum to realize desired changes. The Neighborhood Center Advancement Plan not only defines the internal process for coordinating across municipal divisions but also aims to bridge the gap between Fayetteville's traditionalists and the new urbanist camp. Development guided by community preferences and resource efficiency can boost municipal sales tax revenue which, in turn, enables stable or even expanded citywide services. Good and dependable services enable higher quality of life for all residents.

Three of the five supporting strategies in this section are dedicated to housing affordability for residents across income levels and stages of life. The Department acknowledges that Fayetteville's residents face a bundle of housing challenges, including remedying decades of housing underproduction and providing targeted assistance to help residents transition between periods of life with family and careers. Fayetteville requires not just a whole-of-government approach but instead a whole-of-community approach to change the terms of development so the market can provide the outcomes we desire.

The Community Development strategic focus area prioritizes protecting and amplifying the parts of Fayetteville that make it a place we love: well-preserved natural beauty, public arts of all formats, and a sense that all people are welcome to make a life for themselves and their families here. Thoughtfully and strategically managing changes to the City's physical surroundings can demonstrate a reverence for Fayetteville's history without choking its legacy.



Fayetteville Square through the years | *Photos courtesy of the University of Arkansas Libraries Digital Collection*



Fayetteville Square through the years | *Photos courtesy of City of Fayetteville*

The Community Development strategic focus area has three overarching goals, five supporting strategies, and 75 action items, which are detailed in the following subsections.

Goals

Economic development and community development are fundamentally about improving communities. While economic vitality has a broader mandate focused on the creation of wealth for a community's benefit, community development gets at the work required to make a community a better place to live and work. Formally expanding the Department of Economic Vitality's core services to include key community development activities (e.g., placemaking, neighborhood-level development, affordable housing) allows the City to proactively manage growth while protecting what we love about Fayetteville.

Central to the Community Development section is the proposed Neighborhood Center Advancement Plan, the result of collaborative efforts with Development Services, Parks, Natural, Resources, and Cultural Affairs, and Public Works to translate theoretical growth concept-oriented development planning practices into an actionable process. The Economic Vitality Steering Committee likewise played an active role in advancing internal conversations about affordable housing production, and the analysis in the Long Range Planning team's 2023 Affordable Housing Assessment greatly enriched the housing-related goals outlined below.

Community Development

1. Ensure Fayetteville is a vibrant, livable community for current and future residents through intentional growth management

2. Reduce housing cost burdens for residents making under 120% of Fayetteville's Area Median Income (AMI)
    - **2A.** Target direct municipal intervention to create or maintain housing units affordable at or below 80% AMI (i.e., for low- and very low-income residents)
    - **2B.** Stabilize the City's affordable rent ratio for low- and middle-income residents as well as residents on fixed incomes (e.g., seniors, individuals with disabilities)

3. Increase the percentage of individuals who both live and work within Fayetteville by 2030
    - **3A**. Increase the number of affordable, accessible studio spaces available to Fayetteville's artists and other members of the creative economy

Supporting Strategies and Action Items

The following table outlines five supporting strategies for the Community Development section of the 2024 Economic Vitality Master Plan. Each supporting strategy and the associated 75 action items in this section are grouped under three themes: placemaking and quality of life enablers; neighborhood center activation; and housing affordability.

Community Development Supporting Strategies

Supporting Strategy 1. Preserve and bolster community character by integrating public art, greenspace, and recreational amenities into parcel- and neighborhood center-level development strategies as well as neighborhood-supported placemaking

Supporting Strategy 2. Advance the creation of quality places by prioritizing the development of complete neighborhoods, strategically leveraging city-owned assets, and championing quality urban design

Supporting Strategy 3. Pursue targeted policies to induce housing production and meet the needs of cost-burdened low- and middle-income renters

Supporting Strategy 4. Expand resources and services to support the rehabilitation or preservation of Fayetteville's existing affordable housing stock or the conversion of market-rate housing units

Supporting Strategy 5. Broaden programming that assists residents transitioning between income levels and expands or sustains access to affordable homeownership

Action items for this supporting strategy were developed with the following **target resident populations** in mind: asset-limited, income-constrained, and employed (ALICE) households; seniors and individuals with disabilities

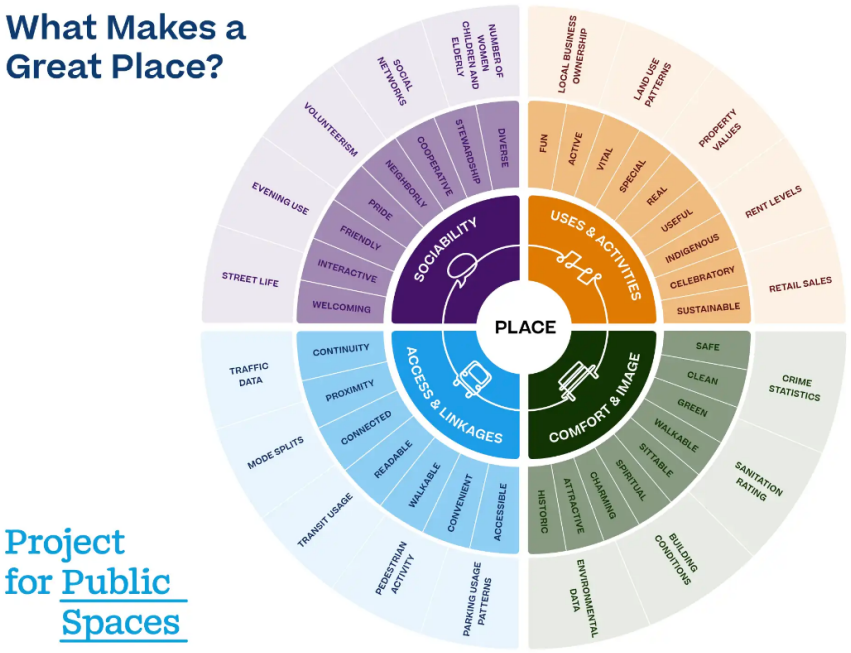


Downtown Fayetteville in autumn | *Photo courtesy of City of Fayetteville*

Placemaking and Quality of Life Enablers

Placemaking is another community development term with competing definitions and connotations, but it is fundamentally concerned with building communities around places. While placemaking as a term is relatively new, the concept has deep roots in urban planning and advocacy work and highlights the importance of building cities for the people who live in them.[lxix] Key elements of placemaking include sociability, uses and activities, access and linkages, and comfort and image.

Figure 55. Project for Public Spaces Place Diagram



Commonly misunderstood and often contentious, placekeeping can be conceptualized as a sister theory or perhaps even an extension of placemaking work, focusing on the long-term maintenance or adaptation of high-quality places after they have been created. Placekeeping extends beyond physical preservation, aiming to keep "the cultural memories associated with a locale alive, which supporting the ability of local people to maintain their way of life as they choose."[lxx] Inherent in all of these definitions is a shared understanding that place *matters*. Quality of place informs quality of life, positioning placemaking in its many forms as an economic vitality consideration.

Given Fayetteville's rich cultural history as a site of grassroots arts organizations and activities, creative placemaking is of particular relevance to in discussions about how a sense of place can enhance the community's overall quality of life. Creative placemaking has been described by the U.S. Department of Arts and Culture as the "process of community development that leverages outside public, private, and nonprofit funding to strategically shape and change the physical and social character of a neighborhood using arts and cultural activities."[lxxi] Within spaces advocating for local arts in Northwest Arkansas there exists a growing critique about creative placemaking efforts, with particular concern about "a network of tensions between privatized funding sources, local government, nonprofits, and community members."[lxxii] This public discourse emphasizes the status of art as a public good in Fayetteville that requires municipal investment and is strengthened

by community collaboration with existing residents in the arts community who offer indispensable institutional knowledge. But wholly divorcing creative placemaking from economic development goals fails to acknowledge the fiscal reality of municipalities as well as individual artists. More explicit ties to economic development matter for the long-term provision of public goods, including funding for arts and entertainment. The City can ensure that municipally-supported creative placemaking has accountability mechanisms in place to ensure work is tied to equitable planning and development policies and practices and to minimize displacement of resident populations or cultural assets. Approaching placemaking efforts with an equitable growth framework can take the best parts of these processes while advancing Fayetteville's core values.

To strengthen placemaking efforts encouraged by the 2024 Economic Vitality Master Plan—and perhaps complementary to the forthcoming Arts and Culture Master Plan—the City can co-develop an equitable growth framework, including equitable growth metrics that can be integrated into the Neighborhood Center Advancement Plan (e.g., access to goods, services, and public amenities; access to housing opportunities; access to employment opportunities; environmental justice). Proactively co-developing an equitable growth framework alongside our community allows us to acknowledge that change is inevitable, but displacement is controllable with the appropriate community consultation, resources, and political will.

Smart growth is another key component of advancing quality of life in Fayetteville. The Economic Vitality Master Plan integrates smart growth principles throughout the Community Development section, drawing on the work of the Climate Action Plan (CAP). Encouraging future growth in established neighborhoods throughout Fayetteville can safeguard against the negative environmental impacts of sprawl and avoid straining public infrastructure and services against an ever-expanding growth boundary. A focus on growth management also produces several key synergies between the Economic Vitality Master Plan and the CAP:

- Reduced vehicle-based greenhouse gas emissions by concentrating further growth in compact, walkable neighborhoods
- Lower household utility consumption by supporting energy efficiency improvements to existing housing stock and encouraging quality, energy efficient design of new development
- Decreased land consumption by focusing on appropriate infill development in established neighborhoods

Supporting Strategy 1. Preserve and bolster community character by integrating public art, greenspace, and recreational amenities into parcel- and neighborhood center-level development strategies as well as neighborhood-supported placemaking

Ongoing Action Items

Action Item 1. Explore various placemaking strategies, including wayfinding and the incorporation of public art, to celebrate the unique community identities of neighborhood centers **[AC, PNRCA]**

Action Item 2. Prioritize infrastructure and placemaking projects that promote growth concept-oriented development in the City's annual budget and Capital Improvements Plan (CIP) process **[EV]**

Short-Term Action Items

Action Item 3. Support the adoption and implementation of the City's first Cultural Arts Master Plan under the guidance of the City's Arts and Culture Director and the Fayetteville Arts Council **[City]**

Action Item 5. Explore funding sources for studio space stipends for artists and members of the creative economy **[AC, EV]**

Action Item 4. Explore a density bonus incentive within Fayetteville's neighborhood centers for the development of accessible studio space **[AC, DS, EV]**

Mid-Term Action Items

Action Item 6. Pass an ordinance adopting a Percent for the Arts funding stream for the City of Fayetteville's public capital improvement projects **[AC, City, EV]**

Action Item 7. Pass an ordinance adopting a Coins for Conservation funding stream to support the expansion of the enduring green network and parkland acquisition **[City, EV, PNCRA, S]**

Action Item 8. Encourage and pursue concentrations of the arts and creative economy beyond Downtown **[AC, EV]**

Long-Term Action Items

Action Item 9. Recognize the role of art in placemaking and include public art as core infrastructure for each of Fayetteville's neighborhood centers **[AC, DS, EV]**

Action Item 10. Encourage alternative leasing arrangements and policies to ensure fair access for a diverse range of artists (e.g., short-term or alternative lease arrangements to activate vacant space) **[AC, EV]**



Mural on the Walker Park basketball courts designed by local artist Jeremy Navarrette | *Photo courtesy of Fayetteville Flyer*

Neighborhood Center Activation

Supporting Strategy 2 focuses on ensuring that the future of development in Fayetteville yields the community benefits we desire. Action items position the City to play a more active role in planning and supporting both residential and commercial development. Building on the Tier Center concept of City Plan 2040's Growth Concept Map, the Department of Economic Vitality developed the Neighborhood Center Advancement Plan as a complementary tool to support development of quality places across Fayetteville, not just its urban hubs. This tool deploys a cross-divisional approach to activating community-centric development, relying on both public input and cross-divisional subject matter expertise.

Supporting Strategy 2. Advance the creation of quality places by prioritizing the development of complete neighborhoods, strategically leveraging city-owned assets, and championing quality urban design

Ongoing Action Items

Action Item 11. Develop and socialize educational materials to begin implementation of City Plan 2040's Growth Concept Map and the Neighborhood Center Advancement Plan, outlining the roles and responsibilities of relevant City staff, commissions, and boards **[DS, EV]**

Action Item 12. Perform an economic and community development analysis of each neighborhood center (e.g., economic, labor-shed, community development, infrastructure, transportation, and parcel analysis) **[DS, EV]**

Action Item 13. Work with residents living near neighborhood centers to understand visual preferences, create neighborhood-specific pattern zones and design standards, and expedite housing development **[DS, EV]**

Action Item 14. Proactively rezone neighborhood centers to protect areas from undesirous development **[DS]**

Action Item 15. Support equitable access to nature and greenspace in the implementation of the Neighborhood Center Advancement Plan **[DS, EV]**

Action Item 16. Identify key catalytic parcels within priority neighborhood centers and meet with existing property owners to gauge interest in potential economic development projects or rezoning **[EV]**

Action Item 17. Inventory vacant and underutilized parcels, including municipally-owned parcels in priority neighborhood centers for potential public-private partnership development while ensuring stormwater management and watershed protection **[EV, S]**

Action Item 18. Strategically acquire parcels located within priority neighborhood centers for proactive economic development projects, including housing **[EV]**

Short-Term Action Items

Action Item 19. Create a coordinated, cross-divisional approach to planning and developing priority neighborhood centers and associated infrastructure coordination **[EV, DS]**

Action Item 20. Conduct five-year demographic studies with a professional demographer to aid infrastructure planning and service delivery **[EV, DS]**

Action Item 22. Host community charettes within each priority neighborhood center to kick off proactive development efforts, understand visual preferences, and ensure buy-in from residents **[EV, DS]**

Action Item 23. Develop a community outreach campaign to increase citywide awareness of the need for quality, mixed-income housing options in neighborhoods across Fayetteville, including a housing policy educational primer for newly elected officials and City staff involved in planning and community development activities **[EV]**

Action Item 21. Launch a community engagement campaign to discuss benefits of implementing the Growth Concept Map through the Neighborhood Center Advancement Plan **[EV, DS]**

Action Item 24. Create an inclusive community by ensuring all City facilities, including current and future parks, are accommodating to the needs of all residents **[PNRCA]**

Mid-Term Action Items

Action Item 25. Fund the targeted redevelopment of the City's Unified Development Code, ensuring the City maintains its sign ordinance and tree preservation ordinance **[City]**

Action Item 26. Identify data requirements for performing an economic and community development analysis of each neighborhood center and Special District, establishing targets for residential, employment, service, and recreational opportunities **[DS, EV]**

Action Item 27. Issue requests for proposal for economic development projects within priority neighborhood centers, advertising opportunities on national real estate platforms **[DS, EV, P]**

Action Item 28. Conduct a citywide utility capacity assessment of neighborhood centers and define a cost-effective, utilities-driven growth boundary to prevent sprawl and to support implementation of the Neighborhood Center Advancement Plan **[DS, PW]**

Action Item 29. Prepare City-owned land reserved for future employment to be shovel-ready by ensuring critical infrastructure is at or within proximity to sites **[City]**

Action Item 30. Explore continued municipal support of the Downtown Fayetteville Coalition following a review of performance measures and contract deliverables **[City]**

Long-Term Action Items

Action Item 31. Pursue the expansion of the City's land holdings in the Fayetteville Commerce Park (or other suitable land zoned I-1 or I-2) to reserve sites for quality employment opportunities **[EV, City]**

Action Item 32. Develop interactive maps to depict selected economic development standards and visualize priority parcels within each neighborhood center, ensuring inclusion of environmental overlays (e.g., enduring green network, streamside protection) **[EV, GIS]**

Action Item 33. Explore future economic vitality marketing opportunities to attract quality and complementary investment in priority place types **[EV]**

South Cato Springs and SLS Community groundbreaking | *Photo courtesy of SLS Community*



Spotlight: Downtown Fayetteville Coalition

City Council passed Resolution 172-23 on August 1, 2023, committing $310,000 of municipal funding over a three-year period to the Fayetteville Advertising and Promotion Commission to support the Director of Downtown Initiatives and the Downtown Fayetteville Coalition (DFC). Until 2023, Fayetteville was the only of the big four communities in Northwest Arkansas without such an organization. In fall 2023, DFC engaged in a three-month process with the Public Sphere Project to adopt the organization's strategic framework, including four pillars of focus:

- **Common voice** positions DFC as a proactive champion of downtown interests, providing trusted thought leadership and insight to elected officials
- **Welcoming** describes a robust portfolio of events and public realm initiatives that make downtown more attractive, vibrant, and safe for visitors
- **Placemaking** recognizes that the community can intentionally curate the mix of commercial and cultural activities within our district, incentivizing creative entrepreneurs and sustaining long-time anchor institutions
- **Capacity** invites the DFC to invest in its own organizational infrastructure as it pursues new partnerships, recruits talent, and participates in a regional and national community of practice

In the short time since the organization was established, the benefits of DFC's work are already apparent. From an event delivery perspective, the DFC executed two immensely successful festivals with the inaugural Falltoberfest in 2023 and the Strawberry Festival in 2024, boasting 12,000+ and 10,000+ estimated attendees respectively. While harder to quantify, DFC's other signature accomplishment to date is cultivation of a strong common voice and reputation as a reliable conduit between downtown stakeholders and local government. This communication and coordination channel is mutually beneficial and functions as an invaluable feedback loop. Funding the organization with revenues from the City's program has proved to be a worthwhile investment not only in DFC but in Fayetteville's downtown. As communities nationwide demonstrate, there are countless ways to structure an organization focused on a city's downtown area. The accomplishments of DFC and its members since 2023 is a testament to the organization's ability to realize its role as a steward and champion of Fayetteville's downtown area and the memories generations of Fayetteville residents have made and will make in this beloved segment of town.



Dancing at the 2024 Strawberry Festival | *Photo courtesy of Downtown Fayetteville Coalition*

Housing Affordability, Production, and Preservation

Both the 2023 Housing Assessment and City Plan 2040 acknowledge the importance of creating opportunities for affordable housing across income levels and phases of life. While housing expenditures are often the most salient household budget item in conversations about cost of living, residents' housing needs are not solely a function of price. Proximity to school and work, access to multi-modal transit, ease of mobility and safety, and fears of being displaced from a beloved neighborhood are some of countless factors that surface in the community's discussion of housing development. The action items under the following supporting strategies collectively aim to anticipate and equitably respond to the housing needs of current and future Fayetteville residents.

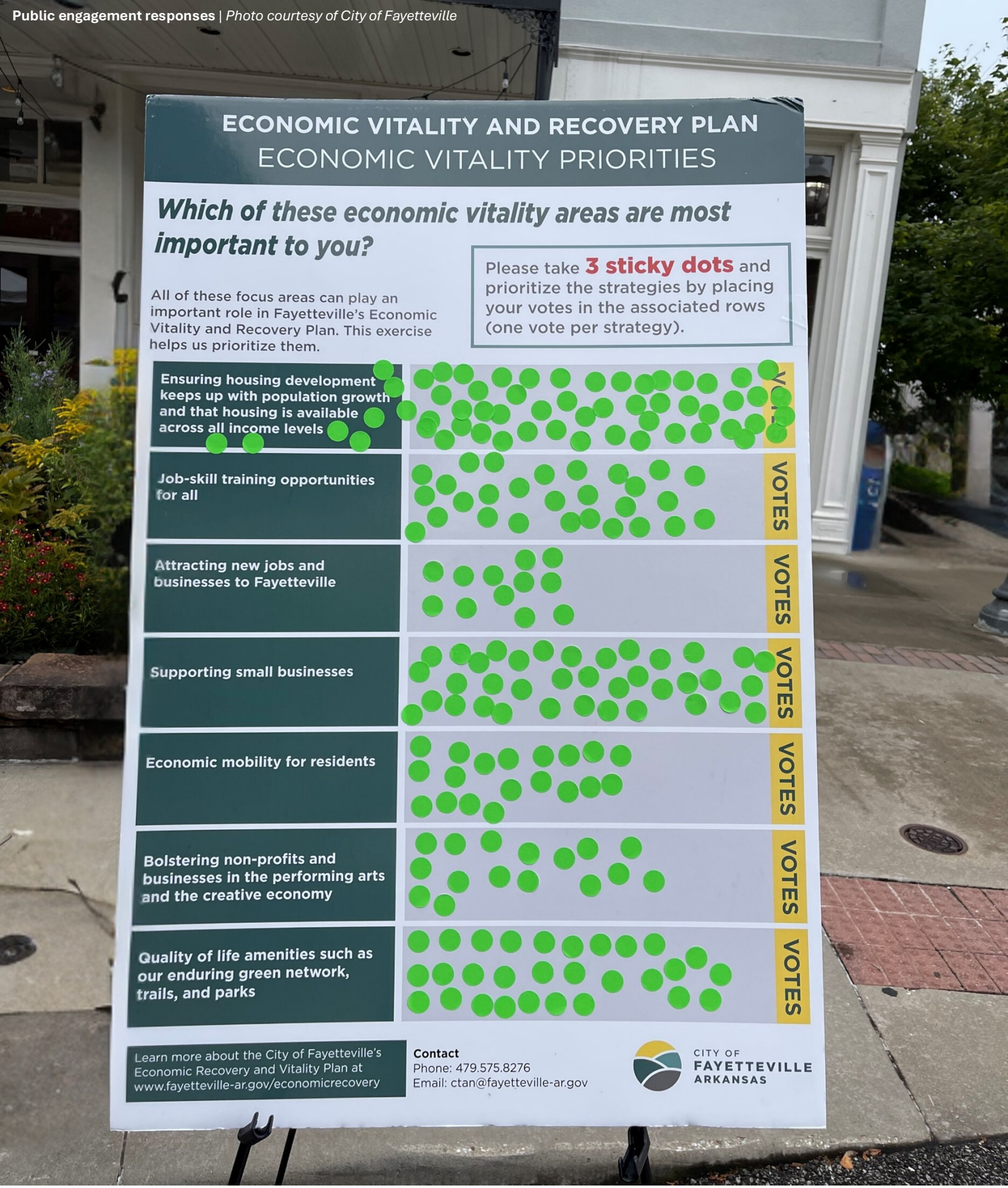
The 2023 Housing Assessment presented several key policy options for Fayetteville's housing future, emphasizing the importance of strategically increasing housing density in places throughout the City that have existing services, infrastructure, and amenities therefore making them well-equipped to accommodate an influx of density and use intensity. Drawing on lessons from other municipalities, the assessment duly noted that a city cannot build itself out of a housing crisis. As such, preserving Fayetteville's existing affordable housing stock is also critical to moving the needle on long-term housing affordability. This likewise supports the City's goal to reduce climate change threats to public infrastructure and private property (CAP Ecosystem Service Goal 5). Many existing affordable housing units are located in or near a flood plain, and multiple municipal departments can play a role in preventing further growth of Fayetteville's flood plains by better managing stormwater throughout town. Section 3 of the Economic Vitality Master Plan affirms the example set by the 2023 Housing Assessment for the City to take a more hands-on approach to monitoring and responding to changes in Fayetteville's housing stock and housing needs.

The action items identified under the following three supporting strategies are informed by the need to deliver policy solutions for Fayetteville's residents most impacted by rising housing costs, with an emphasis placed on cost-burdened lower and middle-income renters who bear the brunt of recent housing cost escalations. As affordability concerns continue to creep up the income ladder nationwide, it is important that the City's housing policymaking first prioritizes those most in need of housing cost relief while simultaneously offering solutions for residents across a range of income levels and phases of life. Proposed policy interventions range from funding for temporarily or permanently publicly subsidized housing for the City's most vulnerable populations (e.g., low-income seniors, individuals with disabilities) to one-time supports for income-ready households that need extra support to start the journey of building generational wealth through homeownership to targeted approaches that encourage private development of mixed-income housing and, in turn, build durable mixed-income neighborhoods across Fayetteville.



Vintage broadside excerpt | *Photo courtesy of the University of Arkansas Libraries Digital Collection*

Public engagement responses | *Photo courtesy of City of Fayetteville*



Supporting Strategy 3. Pursue targeted policies to induce housing production and meet the needs of cost-burdened low- and middle-income renters

Ongoing Action Items

Action Item 34. Monitor and track monthly housing unit production, building on the work of the 2023 Fayetteville Housing Assessment and publishing annual reports to align production with projected population estimates and income levels **[DS, EV]**

Action Item 35. Prioritize future uses of the City's federally allocated HUD HOME funding to expand affordable housing stock for households making up to 60% of Fayetteville's AMI **[EV]**

Action Item 36. Support the work of local nonprofits and organizations raising awareness about the community's affordable housing needs, emphasizing the economic equity, community stability, and public health benefits of diverse, affordable, mixed-income housing **[EV]**

Action Item 37. Explore the creation of a tiered development and permitting fee structure, prorating fees according to unit affordability levels and anticipated costs to service the location **[DS, PW]**

Action Item 38. Implement City staff's proposed interim housing production tools to encourage denser, mixed-income, and context-sensitive housing development prior to any changes to the Unified Development Code **[DS, EV]**

Short-Term Action Items

Action Item 39. Pursue a catalytic investment to seed a local or regional Affordable Housing Trust as outlined in City Plan 2040 **[EV, NP]**

Action Item 40. Explore alteration of the existing residential step-back requirement during the Downtown Master Plan process to unlock more developable sites through strategic partnerships and to promote diverse housing opportunities in Downtown Fayetteville **[DS, EV]**

Action Item 41. Pursue partnerships with local financial institutions and nonprofits to unlock below-market financing to develop ADUs or missing middle housing in exchange for long-term affordability periods **[EV, NP]**

Action Item 42. Collaborate with nonprofits, religious institutions, and educational institutions to explore potential utilization of their land holdings to address housing needs for households making up to 120% of Fayetteville's AMI **[EV, NP]**

Action Item 43. Explore rezoning all land owned by religious or educational institutions to allow affordable housing development **[EV]**

Mid-Term Action Items

Action Item 44. Pursue a public-private partnership to leverage public land in Downtown Fayetteville (e.g., parking lots) to create new mixed-income developments with subsidized and market-rate units **[City]**

Action Item 45. Explore incentives to encourage production of multi-family housing projects with affordable units in neighborhood centers with high housing costs **[EV]**

Action Item 46. Explore incentives for adaptive reuse of underutilized buildings or properties for affordable housing development **[EV]**

Action Item 47. Host small-scale developer trainings on an annual basis to foster a pipeline of local development talent in Fayetteville, including non-traditional developers like nonprofits and members of the creative economy **[DS]**

Action Item 48. Explore the utilization of cost shares, incentives, or the provision of City-owned land to expand affordable housing options across AMI groups **[EV]**

Action Item 49. Raise awareness about and encourage the use of universal design features (e.g., no-step entry) in new or City-subsidized affordable

	housing production to support seniors and residents with disabilities **[DS, EV]**
Long-Term Action Items	
Action Item 48. Evaluate potential elimination of minimum residential parking requirements in High-Activity Corridors and the pedestrian shed of each neighborhood center **[DS, EV]**	**Action Item 49.** Advocate for future appropriations in Arkansas's state housing trust fund, which has not been funded since 2013 **[EV]**

Federal funding plays an important role in moving the needle on affordable housing opportunities. While public housing, project-based subsidies, and voucher programs for low-income households might be the most familiar flow of federal housing dollars into our community, there are several other established programs offered through the U.S. Department of Housing and Urban Development. This includes the Community Development Block Grant (CDBG) program, which funds an array of community development activities including the City's housing rehabilitation and repair program, as well as the HOME Investment Partnerships program, which is designed exclusively to create affordable housing for low-income households. To implement the affordable housing action items outlined in this section, the City will continue to monitor federal funding opportunities and work with community organizations to support the cultivation of capital stacks required to advance mixed-income housing developments.

Supporting Strategy 4. Expand resources and services to support the rehabilitation or preservation of Fayetteville's existing affordable housing stock or the conversion of market-rate housing units	
Ongoing Action Items	
Action Item 52. Monitor and track properties accepting Section 8 vouchers or leveraging Low-Income Housing Tax Credits (LIHTC) that may be at risk of converting affordable units to market-rate housing and explore potential incentives to retain these affordable units **[CR, DS, EV]**	**Action Item 53.** Explore utilizing renewable energy models that increase energy efficiency and preserve longer term affordability of housing units **[CR, EV]**
Mid-Term Action Items	
Action Item 54. Advocate for increased federal funding for Low-Income Housing Tax Credits and Housing Choice and Project-Based Vouchers **[EV]**	**Action Item 56.** Explore funding sources for a one-time grantmaking opportunity to subsidize labor and material costs to developers for the rehabilitation of existing properties, including rental and for-sale units **[EV]**
Action Item 55. Identify and support potential housing repair, rehabilitation, and energy efficiency projects eligible to pursue the City's and the state's federal allocations of HUD HOME dollars **[EV]**	
Long-Term Action Items	
Action Item 57. Support the development of a public-private partnership focused on acquiring aging market-rate apartment buildings and converting them to affordable housing units **[EV]**	

Supporting Strategy 5. Broaden programming that assists residents transitioning between income levels and expands or sustains access to affordable homeownership

ASSET-LIMITED, INCOME-CONSTRAINED, AND EMPLOYED (ALICE) HOUSEHOLDS

Ongoing Action Items

Action Item 58. Support marketing and recruitment efforts to encourage additional landlords to accept housing vouchers through the Hearth program **[CR, EV]**

Short-Term Action Items

Action Item 59. Explore partnerships with local utility providers to create and fund an emergency utility assistance program for residents making up to 120% of Fayetteville's AMI **[EV]**

Action Item 60. Track annual funding allocations made by the City to support low- and middle-income renters and homeowners **[EV]**

Action Item 61. Identify parcels located in neighborhoods that are conducive for expanded homeownership opportunities to purchase and/or to transfer to a future Affordable Housing Land Trust **[EV]**

Action Item 62. Explore funding sources to seed a permanent emergency rental assistance and utility relief fund to support residents experiencing temporary unemployment or underemployment as well as to assist residents transitioning off federal or state benefits **[CR, EV]**

Mid-Term Action Items

Action Item 63. Explore funding sources to ensure households facing payment-related eviction receive no-cost legal assistance **[EV]**

Action Item 64. Research and develop a resource document that provides landlords with guidance to approaches to opt in to implementing more balanced, flexible lease terms to support ALICE renters (e.g., 18- or 24-month lease terms, grace periods for late payments, or temporary rent reductions for tenants facing financial difficulties) than required by state law **[EV]**

Action Item 65. Explore strategies or potential advocacy for policies that address the benefits cliff in housing **[EV]**

Action Item 66. Consider incentivizing mortgage rate buydowns through a network of large-scale homebuilders and partnering with lenders to make mortgage financing more affordable **[EV]**

Long-Term Action Items

Action Item 67. Create an accessible online resource that functions as a clearinghouse for information on municipal- and state-level programs (e.g., ADFA MoveUp and StartSmart) as well as private lending options (e.g., Arvest Homebuyer Advantage) to support "income-ready" renter households without sufficient downpayment or closing costs savings **[EV]**

Action Item 68. Advocate for ADFA downpayment assistance programs to apply to owner-occupied housing units in multi-family properties in addition to existing eligibility of single-family homes **[EV]**

SENIORS AND INDIVIDUALS WITH DISABILITIES

Short-Term Action Items

Action Item 69. Analyze existing housing market gaps to document senior housing needs and set production goals for housing units affordable to low- and middle-income seniors **[EV]**

Action Item 70. Track annual funding allocations made by the City on housing supports for seniors and individuals with disabilities **[EV]**

Action Item 71. Map current household distribution by age to identify any naturally occurring retirement communities (NORCs) in Fayetteville's neighborhoods and apply the AARP Livability Index to these areas to understand amenity and support services availability and accessibility **[EV]**

Mid-Term Action Items

Action Item 72. Advocate for modifications to the state's senior property tax relief program, introducing a circuit breaker approach that prevents property taxes from exceeding a percentage of income and targeting reductions for those most in need **[EV]**

Action Item 73. Raise awareness about the state's Age 65 or Disabled Homeowner Property Tax Relief program **[EV]**

Action Item 74. Partner with local financial services providers to produce educational materials for senior homeowners about reverse mortgages, including federal HECMs **[EV]**

Long-Term Action Items

Action Item 75. Pursue partnerships with local nonprofits to explore the construction of a housing development for low-income seniors in Fayetteville by leveraging federal funding (e.g., Section 202, LIHTC) **[EV]**



Fayetteville Senior Activity and Wellness Center participants | *Photo courtesy of City of Fayetteville*

V. OUR SHARED FINANCIAL FUTURE

One of the most distinctive features of public sector economic development organizations—like the Department of Economic Vitality—is the primary responsibility to shore up regional capacity to create wealth for local residents while responding to information market failures, spillover effects, sunk investment, social impacts, and political will.[lxxiii] With a diverse set of internal and external factors at play, public sector economic development organizations must focus on the elements of the local economy they are most able to influence with public policy while safeguarding the short- and long-term fiscal health of the local government and the public tax dollars that fund it. This mandate is best realized when public sector economic development organizations collaborate with other divisions such as Development Services, Parks, Natural Resources, and Cultural Affairs, Public Works, Sustainability, and Water and Sewer to synchronize major planning efforts. Given that municipalities in Arkansas largely depend on sales tax revenue to seed their General Funds, the City of Fayetteville has a clear interest in the health of its housing and commercial real estate markets from a financial perspective. While municipal and county property taxes are part of Fayetteville's financial picture, the role of sales tax revenue in Fayetteville's economic future cannot be understated.

Local Revenue Stability

Sources of Local Revenue

Local government budgets nationwide depend on a variety of revenue sources, including but not limited to taxes (e.g., property, sales and use, individual or corporate income, and other selective sales taxes on types of consumption), fees (e.g., user charges, license fees), and intergovernmental funding (e.g., state and federal government competitive and block grants). In Arkansas, there are two key provisions that influence municipal budget structures. First, there is a maximum constitutional limit on the number of mills that can be levied by a municipality. A mill is one dollar per $1,000 dollars of assessed property value. Arkansas municipalities can levy up to 20 mills of property tax on its residents, with categorical maximums.[lxxiv] County mill levy maximums are set at 21 mills and 25 mills respectively.

Table 18. Breakdown of Maximum Municipal Millage

Mills	Category
5	General government
5	Bonded indebtedness
5	Library (maintenance and operation)
3	Library (capital improvements and construction)
1	Police pension
1	Firemen's pension
20 mills total	**= $20 per every $1,000 of assessed property value**

Second, counties, municipalities, and other local-level governments are prohibited from levying a local income tax as of 2023, eliminating the previous ability to impose local income taxes with approval by a majority of voters.[lxxv] With these two provisions about local government revenue generation in mind, sales tax revenue is of great importance to the City's budget and, in turn, the public goods and services it provides annually for its residents.

Challenges of Sales Tax-Dependency

Local Government Budgets

Sales tax-dependent local governments undoubtedly face challenges with sales tax revenue, which is sensitive to economic swings powered by consumer sentiment nationwide.[lxxvi] Moreover, it is important to be aware of price sensitivity in household consumption on goods and services, given that Fayetteville realizes most of its sales tax revenue from goods relative to services.

Figure 56. Quarterly Change in Personal Consumption Expenditures (2010-2024)



Source: U.S. Bureau of Economic Analysis, Real Personal Consumption Expenditures: Goods and Real Personal Consumption Expenditures: Services

While many external factors are out of a municipality's control, precise internal accounting and thoughtful budgeting is very much in the domain of local government. To keep up with the increasing costs of providing government services to a rapidly growing community, the City has a vested interest in local sales tax revenue keeping pace with population growth. Subsequently, expanding sales tax revenue through short-term and mid-term strategies (e.g., tourism, new retail or restaurants) is critical to municipal financial stability.

Increases in population and personal income are the primary motivators for retailers to enter a new market, as evidenced by the old industry adage "retail follows rooftops." The increased residual expenditures stimulated by net population growth and additional housing, then, providing the City with a more predictable source of revenue to fund government services. The Department of Economic Vitality launched a proactive retail recruitment strategy in 2018, focusing on bringing new sales tax-generating businesses to Fayetteville.

Table 19. Illustrative Example of Estimated Sales Tax Revenue from Retail Recruitment

Business Type	Estimated Annual Sales Tax Revenue
Full-Service Restaurant, $2.1M in annual sales	$84,000 (2% sales tax and 2% HMR)
Brick and Mortar National Department Store, $11M in annual sales	$220,000 (2% sales tax)

Sustaining Small Business

While an important part of the puzzle, retail and restaurant recruitment is not the only avenue through which the City can expand sales tax revenue. Economic developers often frame the importance of sustaining small businesses in terms of a multiplier effect, which quantifies the economic impact generated locally for every dollar spent within the economy through indirect or induced spending. Studies show that small independent retailers generate per dollar of sales returns three times greater than that of a national chain.[lxxvii] Shopping local is more than a feel-good marketing campaign—it is fundamentally about creating higher levels of revenue for local businesses and Fayetteville's residents.

Monthly sales tax analysis performed by the Department of Economic Vitality is one of the City's key metrics for monitoring Fayetteville's economic health. Industry-level analysis can offer a snapshot of how local firms are performing, including Fayetteville's expansive small business community. A range of technical assistance services—many of which are emphasized in the Small Business, Entrepreneurship, and Industry section of this plan—can assist locally-owned businesses with increasing sales that not only keep the doors open but also help small businesses thrive in the long-term. Local events, tourism, and sporting events and other recreational activities can offer targeted injections into this segment of the City's economy by providing near- and co-located businesses with additional foot traffic.

But what about the other days of the week or year when there is not a special event on the calendar? While tourism and sporting events are bound up in revenue generation strategy and Fayetteville's cultural identity, it remains important to promote efforts that generate the revenues required to sustain the local business community throughout the year. Stable revenue generation is of increased urgency in our current economic climate, with inflation's impacts continuing to surface in household- and business-level budgets.

Governing for Local Fiscal Health

Economic base analysis is another fundamental building block for the Department's approach to supporting industry within the local economy. Under this theoretical framework, economic activity can be divided into two groupings: basic and non-basic. Basic industries export goods and services out of Fayetteville, subsequently bringing wealth into the community in exchange for those goods and services. Non-basic industries support basic industries and produce goods and services that are consumed locally. [lxxviii] Economic base analysis is traditionally used to understand shifts within an economy and relative to other local economies. Similar to a personal investment portfolio, a broad and diversified economic basic can help smooth volatile economic patterns. [lxxix]

Fayetteville's need to increase sales tax revenue is intertwined with the need to grow the City's non-basic industries. Household spending is not just a microeconomic reality for Fayetteville's workers and families but also a macroeconomic engine for increasing sales tax revenue through additional consumption of local goods and services. The Department has started to utilize median consumer expenditures and local sales tax data to estimate sales tax revenue generation associated with potential residential and mixed-use developments. This approach applies long-utilized methods in the City's retail recruitment strategy to community development projects.

Expanded employment and housing opportunities—not simply population increases—are the drivers of Fayetteville's current and future growth. Higher levels of consumer demand for goods and services, especially from locally-owned firms, increases sales tax revenues that comprise a large portion of municipal budgets. In the most basic sense, a larger municipal budget translates to more dependable, high-quality service delivery (e.g., road maintenance, business licensing) and a larger pool of potential funding for the programs we know are important to equitable economic development (e.g., affordable housing, childcare, workforce development).

Table 20. Illustrative Example of Estimated Municipal Revenue from One Unit in a Multi-Family Housing Development

Expenditure Category	Annual Sales Estimate or Valuation	One-Time Municipal Revenue	Annual Municipal Revenue	Annual Public School System Revenue
Household Consumption*				
Alcoholic beverages	$583	-	$12	-
Apparel and services	$1,945	-	$39	-
Entertainment	$3,090	-	$62	-
Food at home	$5,703	-	$114	-
Food away from home	$3,639	-	$146	-
Household operations, supplies, furnishings, and equipment	$9,791	-	$196	-
Personal care, reading, and education	$2,318	-	$47	-
Utilities and fuels	$4,055	-	$81	-
Online Shopping+				
Discernable Internet shopping	$4,315	-	$86	-
Property^				
Property taxes on housing unit	$250,000 valuation	-	$385	$2,250
Development^				
Construction sales tax	-	$3,500	-	-
Fire impact fees	-	$150	-	-
Policy impact fees	-	$162	-	-
Parkland dedication	-	$992	-	-
Water and sewer impact fees	-	$1,311	-	-
		$6,115	**$1,168**	**$2,250**

(*) Estimates sourced from the 2022 Bureau of Labor Statistics Consumer Expenditures Report, which contains average expenditures
(+) Estimate based on ADFA local sales tax data
(^) Estimates derived from Department of Economic Vitality analysis and/or municipal fee schedules

Table 21. Illustrative Example of Revenues from Multi-Family Housing Development

Development Capacity	One-Time Municipal Revenue	Annual Municipal Revenue	Annual Public School System Revenue
1 unit (2.2 residents)	$6,115	$1,168	$2,250
100 units (220 residents)	$611,500	$116,800	$225,000
1,000 units (2,200 residents)	$6,115,000	$1,168,000	$2,250,000

In the most basic sense, municipal budgets provide local officials with the authority to incur obligations and pay expenses. But budgets can also convey community priorities. With that said, all residents have a stake in budgetary outcomes. Economic development is more than job creation or real estate deals. Instead, economic development is fundamentally about investing wisely in the community's economy. When paired with community development, those investments make a city a better place to live and work.



Mural design by local graphic designer Emily Duchene painted by University of Arkansas students | *Photo courtesy of City of Fayetteville*

Crowd at Gulley Park concert series | *Photo courtesy of Experience Fayetteville*



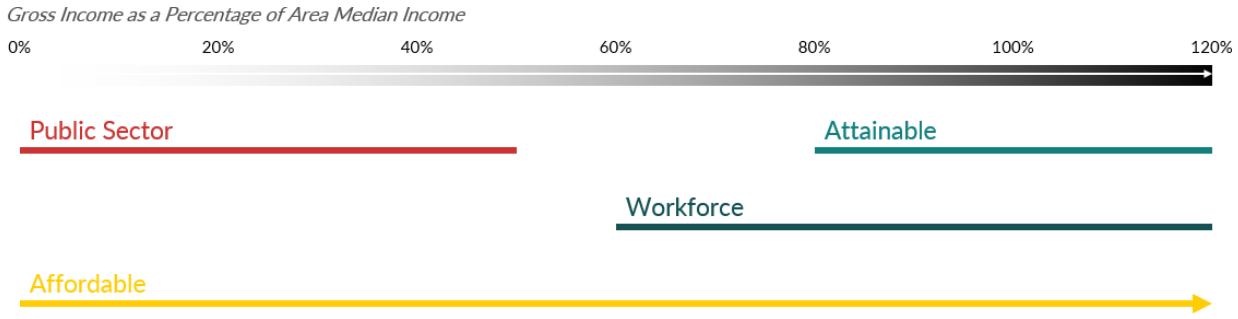
VI. KEY TERMS, ACRONYMS, AND ABBREVIATIONS

KEY TERMS

Affordable housing: While housing affordability is a pervasive problem in Northwest Arkansas and across the U.S., the language we use to discuss affordable housing can often be confusing or imprecise. Housing is considered **affordable** when an occupant pays no more than 30% of gross income for housing costs, including utilities. **Attainable housing** references housing that is affordable (i.e., not more than 30% of income) to people earning around the Area Median Income (AMI), typically between 80% and 120% of AMI. **Low- and middle-income housing**, sometimes referred to as **workforce housing**, expands this range to between 60% and 120% of AMI and typically targets low- and middle-income workers who are indispensable to the local community like childcare professionals, firefighters, health care workers, police officers, teachers, and recent graduates.

> Residents in need of attainable or workforce housing often do not qualify for public housing assistance, like subsidies provided through U.S. Department of Housing and Urban Development (HUD) or low-income tax credits, but still struggle to find affordable options within the market-rate housing stock. That the need for workforce housing is evident in Fayetteville and communities nationwide does not diminish the stark need for housing policy measures to serve residents and families making 50% or below of AMI.
>
> Some policy analysts favor a measure of affordability based on combined housing and transportation costs, acknowledging the linkage between where a person lives and the expenses they incur to travel between their home, work, and recreational activities.

While there is no universal definition of affordable housing, the Department of Economic Vitality is especially focused on advancing housing affordability for our workforce, including entrepreneurs and members of our vibrant creative economy.



Housing affordability is associated with a different nominal amount for every individual based on household income. Generally, housing costs should be less than 30% of gross income to classify as affordable.

Area Median Income (AMI): The AMI is the midpoint of a specific area's income distribution. The U.S. Department of Housing and Urban Development develops income limits based that determine eligibility for assisted housing programs and are based on median family income and fair market rent definitions and adjusted for family size for each metropolitan areas, parts of some metropolitan areas, and each non-metropolitan county. Released on an annual basis by HUD's Office of Policy Development and Research, the estimated AMI can be conceptualized as a reference point for

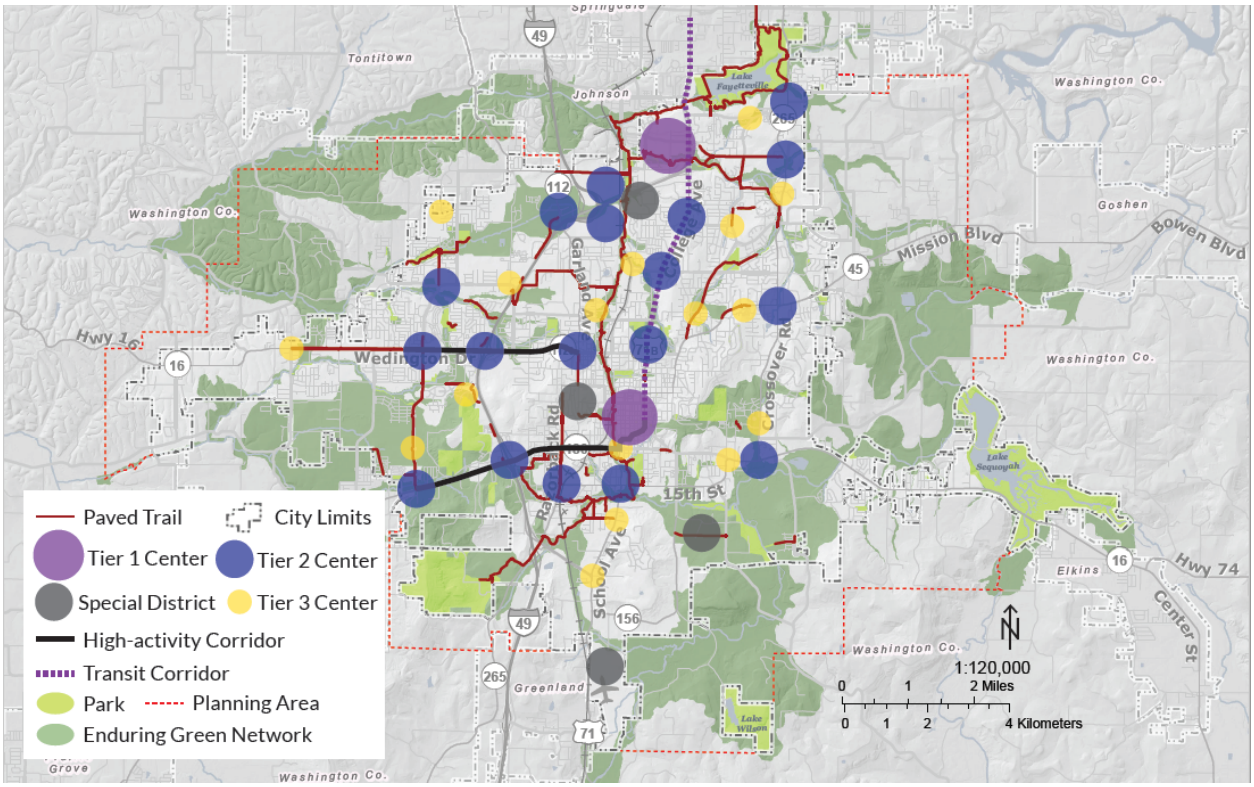
affordable housing discussions. Residents making 30% of AMI are classified as Extremely Low Income while residents making 50% or 80% of AMI are classified as Very Low Income or Low Income.

Cliff effect: Residents encounter the cliff effect in situations where an increase in income results in a sudden loss of public assistance benefits or tax credits, leaving a worker with fewer net financial resources. To raise awareness about the cliff effect in federal, state, and local policymaking, the Federal Reserve Bank of Atlanta has developed a suite of Career Ladder Identifier and Financial Forecaster (CLIFF) tolls for public use. This includes:

- **CLIFF Dashboard**: This tool documents the long-term financial impacts of pursuing a new career pathway, detailing net financial resources over a time period of 20 years or more. Users can explore projected earnings across a range of industries and occupations.
- **CLIFF Planner**: This tool enables detailed career planning coupled with a customizable budget, education plan, and career plan.
- **CLIFF Snapshot:** This tool compares an individual's existing financial situation to alternate scenarios dictated by near-term changes, including wages, additional hours worked, or participation in public benefits programs. Key users include residents who want to understand the short-term financial impact of a new job or change at work.

Economic development and economic vitality: The International Economic Development Council (IEDC) defines **economic development** as "a program, group of policies, or activity that seeks to improve the economic well-being and quality of life for a community by creating and retaining jobs that facilitate growth and provide a stable tax base." Focusing on **economic vitality** allows economic development work to foster sustainable and equitable economic growth. As the primary economic development arm of the City of Fayetteville, the Department of Economic Vitality functions as a liaison between the City, entities contracted to provide economic development services, the business community, workforce development providers, and secondary and post-secondary educational institutions.

Growth Concept Map (GCM), Growth Concept-Oriented Development (GCOD), and growth nodes: Fayetteville's City Plan 2040 operationalizes a vision for connected, compact development in the City's **Growth Concept Map**. The GCM is also a tool to guide decision-making and recommendations for public investment and economic development, documenting different types of **growth nodes** across town (e.g., Tier 1 Centers, Tier 2 Centers, Tier 3 Centers, and Special Districts). Nodes connect a mix of residential, commercial, or institutional buildings, including retail centers, community spaces, offices, and moderate- or high-density housing. See pages 12-17 of City Plan 2040 to learn more about the GCM.



Drawing on related concepts of transit-oriented development (TOD) and smart growth, **GCOD** is the recognition and practice of creating diverse, efficient, and well-connected communities that are both affordable and rich in local employment, accessible transportation, service, and culture. Under GCOD, new development should allow residents to live, work, and recreate in multiple locations across the city. Entrepreneurship, infrastructure, policy, and private development converge to create walkable areas throughout the community, not just the downtown center.

Manufacturing: At the most basic level, **manufacturing** involves converting raw materials into fished products through labor, physical capital, and technology. Manufacturing has played an important and evolving role in the local and national economy since the Industrial Revolution, and technological advancements liked 3-D printing and robotics. The federal government defines **advanced manufacturing** as the "use of innovative technologies to create existing products and the creation of new products," which "can include production activities that depend on information, automation, computation, software, sensing, and networking."[5] The manufacturing sector is responsible for approximately 4,100 jobs in Fayetteville[lxxx], with over 14,700 jobs in Washington County[lxxxi].

Northwest Arkansas (NWA): Northwest Arkansas is a metropolitan area and region on the edge of the Ozark Mountains, located in the northwestern corner of Arkansas and generally covering Benton, Washington, and Madison Counties and the cities, towns, and places within them. The Fayetteville-Springdale-Rogers Metropolitan Statistical Area (MSA) has some overlap with NWA but has its own federally-defined boundaries that include parts of southwestern Missouri.

[5] Advanced Manufacturing National Program Office, "Glossary: Advanced Manufacturing," https://www.manufacturing.gov/glossary/advanced-manufacturing.

Percent for the Arts: Percent for the arts is a policy incorporated into municipal capital improvement projects by which a determined percentage of a project's total budget is set aside for public art. Such policies detail how set-aside funding can be spent on the acquisition and commissioning of public works of art. Learn more about percent for the arts policies by visiting the Americans for the Arts website.

Registered apprenticeship programs: The U.S. Department of Labor defines apprenticeship programs as the combination of "paid on-the-job training with classroom instruction to prepare workers for highly skilled careers."[6] The Fitzgerald Act, or the National Apprenticeship Act, authorized and established the U.S. national apprenticeship system, including a provision to recognize state agencies to register and administer apprenticeship programs. These registered apprenticeship programs connect workers seeking in-demand, good-paying jobs with employers aiming to recruit, train, and retain a highly skilled workforce. The on-the-job training (OJT) approach, sometimes referred to as an "earn and learn" model, also incorporates structured mentorship and receipt of an industry-issued, national recognized credential. Participants in registered apprenticeship programs often obtain post-secondary degree or certificate credit.

Reskilling or upskilling: While **reskilling** involves a worker learning a new skill and is often associated with switching career pathways or pursuing a new role within a current field, **upskilling** entails expanding a worker's existing skill set to enhance performance in their current role or career pathway. Both reskilling and upskilling help employers retain talent and develop a more agile workforce, supporting upward career mobility. Technological advancements and shifting demand for job skillsets continue to change our economy. Reskilling and upskilling are both tools for economic developers to manage the impact of structural unemployment in their local economy.

Social and economic mobility: Often expressed through societal class structures, **social mobility** is the upward or downward movement of residents and their families through a social structure usually on the basis of employment, wealth, or the status that comes with the employment and wealth. **Economic mobility** is closely tethered to social mobility, a function of an increase or decrease in an individual's income. The Department of Economic Vitality's is especially concerned with the economic mobility of several key target populations that persistently face barriers to employment, including under- or un-employed residents, dislocated workers, historically disadvantaged communities and people of color, women, refugee and immigrant populations, and justice-involved individuals.

Trade, technical, and vocational training: These terms are often used to describe job skill training programs that provide credentialed skills outside of a four-year college degree program. Most of these programs offer high-wage employment pathways with opportunity for advancement or self-employment. Example programs include, but are not limited to, carpentry, commercial truck driving, computer coding, masonry, plumbing, robotics, welding, commercial truck driving, and robotics.

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Acronyms and Abbreviations

ACS	American Community Survey
ADFA	Arkansas Department of Finance and Administration
ALICE	Asset-limited, income-constrained, employed
ALLPS	Agee Lierly Life Preparation Services School of Innovation
AMI	Area Median Income
ARPA	American Rescue Plan Act
BAU	Business as usual
BEA	U.S. Bureau of Economic Analysis
BLS	U.S. Bureau of Labor Statistics
BEAD	Broadband Equity, Access, and Deployment program
CAP	Climate Action Plan
CDBG	Community Development Block Grants
CEcD	Certified Economic Developer
CFI	Center for Innovation, Fayetteville Public Library
CIP	Capital Improvement Plan
CLIFF	Career Ladder Identifier and Financial Forecaster
CWA	Community Workforce Agreement
DCAP	Dependent Care Assistance Plan
DFC	Downtown Fayetteville Coalition
EDA	U.S. Economic Development Administration
EPA	U.S. Environmental Protection Agency
FPL	Fayetteville Public Library
FPS	Fayetteville Public Schools
FTE	Full-time equivalent
FVA	Fayetteville Virtual Academy
GAPS	Seniors who do not qualify for public assistance but do not have sufficient savings to cover the costs of long-term care as they age
GCM	Growth Concept Map
GCOD	Growth concept-oriented development
GDP	Gross domestic product
GIS	Geographic Information Systems
H3	High-wage, high-skill, high-demand jobs
HMR	Hotel, motel, and restaurant tax
HOME	Home Investments Partnership Program
HUD	U.S. Department of Housing and Urban Development
ICSC	Innovating Commerce Serving Communities
IEDC	International Economic Development Council
IIJA	Infrastructure Investment and Jobs Act
IRA	Inflation Reduction Act
LIHTC	Low-Income Housing Tax Credit
MED	Minority Enterprise Development
MSA	Metropolitan Statistical Area
NAICS	North American Industrial Classification System
NCAP	Neighborhood Center Advancement Plan
NCSL	National Conference of State Legislatures

NLC	National League of Cities
NORC	Naturally occurring retirement community
NWA	Northwest Arkansas
OJT	On-the-job training
PTAC	Procurement Technical Assistance Center
PZD	Planned zoning district
QRIS	Quality rating and improvement system
RECon	Real estate convention
SCORE	Service Corps of Retired Executives
SJC	Startup Junkie Consulting
SLFRF	State and Local Fiscal Recovery Funds
SLS	Supporting Lifelong Success
STEM	Science, technology, engineering, and mathematics
TOD	Transit-oriented development
UA	
U of A	University of Arkansas – Fayetteville
UARK	
U.S.	United States
WARN	Workforce Adjustment and Retraining Notification Act
WIOA	Workforce Innovation and Opportunity Act
WIA	Workforce Investment Act

ENDNOTES

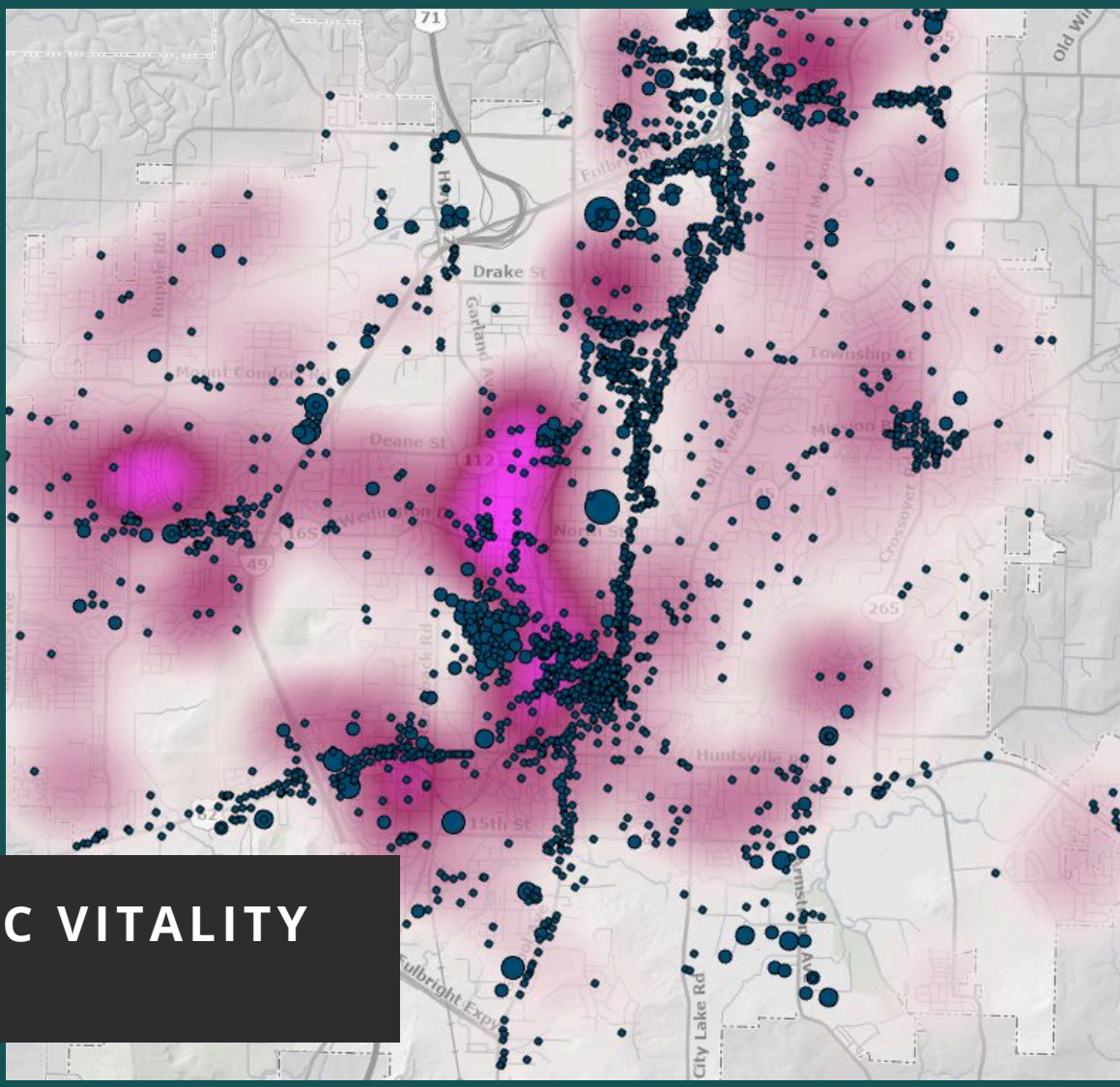
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APPENDIX A: 2019-2023 TAXABLE SALES ANALYSIS



2024 ECONOMIC VITALITY MASTER PLAN

DEPARTMENT OF ECONOMIC VITALITY

CITY OF FAYETTEVILLE ARKANSAS

APPENDIX A. 2019-2023 TAXABLE SALES ANALYSIS

Analysis completed by Devin Howland, CEcD and Chung Tan, CEcD, EDFP

EXECUTIVE SUMMARY

This report offers a granular review of all taxable sales in Fayetteville between 2019 and 2023. Featuring 250 graphs, the 2019-2023 taxable sales analysis provides a detailed view of year-over-year sales within each segment of Fayetteville's economy.

While the Department of Economic Vitality has outlined key findings, the report can be used to:

- Assess sales for a business's products and services that are already available in Fayetteville
- Identify opportunities to fill gaps in the market for in-demand services and goods
- Understand the broad economic impact of the Covid-19 pandemic on the City's economy and Fayetteville's subsequent economic recovery

Methodology

NAICS Code System

The sector-level analysis of taxable sales is organized by North American Industrial Classification System (NAICS) code. NAICS codes are organized by the number of digits in the code. Two-digit codes represent a broader segment of the economy, and each additional digit provides another level of specificity about the organization from which activity was generated.

Example NAICS code classification

NAICS 44-45: Retail Trade **[two-digit]**
NAICS 4451: Grocery Stores **[four-digit]**
NAICS 445110: Supermarkets and Other Grocery Stores **[six-digit]**
NAICS 445120: Convenience Stores **[six-digit]**

Taxable Sales Calculator

Figures were calculated staff in the City's Department of Economic Vitality utilizing the Arkansas Department of Finance and Administration (ADFA) Local Tax Distribution by NAICS report.[1] The Economic Vitality Department partnered with the City's Budget Director Kevin Springer to develop a calculator which applies the City's local sales tax rate of 2% to covert the state's tax reports into sales figures. On a monthly basis, the Economic Vitality Department utilizes the tool to compare monthly sales for the current month with that of the same month in the prior year to assess the overall economic health of different sectors of Fayetteville's economy.

Data Considerations and Limitations

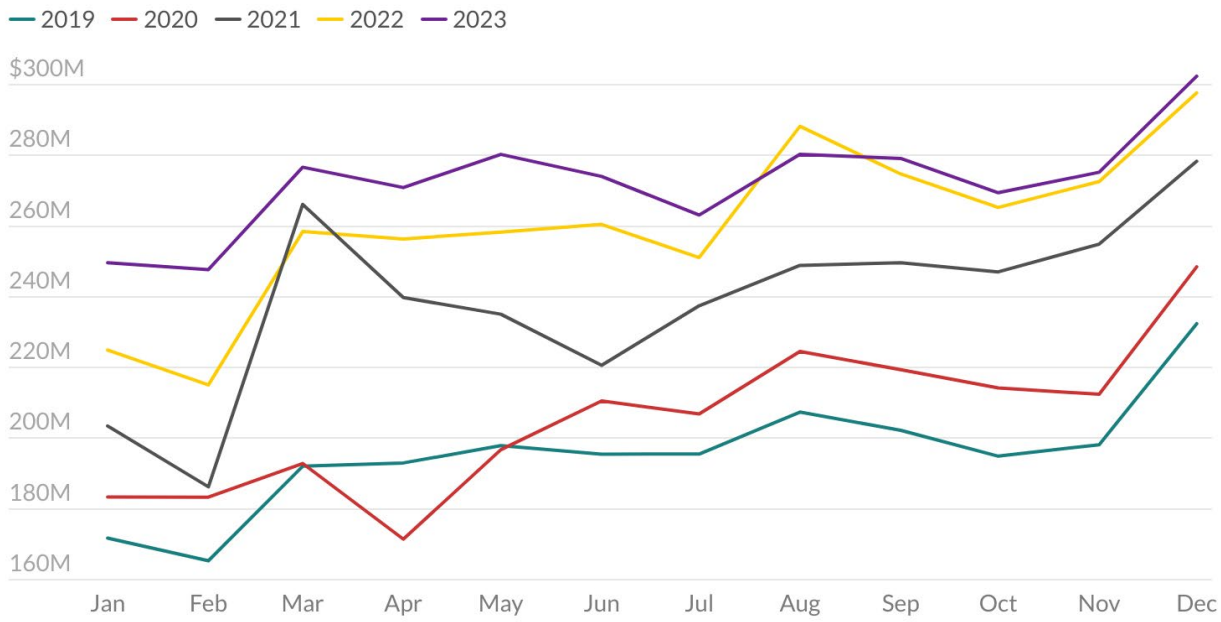
Reporting lags. Tax reporting to ADFA is completed by each individual business. While the Department's analysis provides a monthly snapshot of taxable sales, it is possible that some business activity appears in the month it reported sales to ADFA which may not be the month that the sales actually occurred.

Tax rebates. Throughout the report, there are instances where a monthly sales figure is negative. The State of Arkansas offers a wide range of business incentive and credit programs utilized by businesses and governmental organizations; utilization of rebates may appear in the data as a negative depending on the size of the rebate relative to monthly taxable sales. The presence of the University of Arkansas results in a higher frequency of rebates in monthly taxable sales data.

TOTAL TAXABLE SALES

While a useful metric to monitor to understand the health of the local economy and its impact on municipal budgets, total taxable sales is not reflective of all commercial activity given that not all transactions between businesses are taxable. Within the last five years, notable month-over-month changes occurred during the first two quarters of 2020 and 2021, corresponding respectively with the Covid-19 Recession and extant impacts of the pandemic. Monthly taxable sales were higher in 2022 and 2023 relative to previous years, with the exception of March 2021. In 2023, total taxable sales in Fayetteville equated to approximately $3.2 billion.

Figure 1. Total Monthly Taxable Sales in Fayetteville (2019-2023)



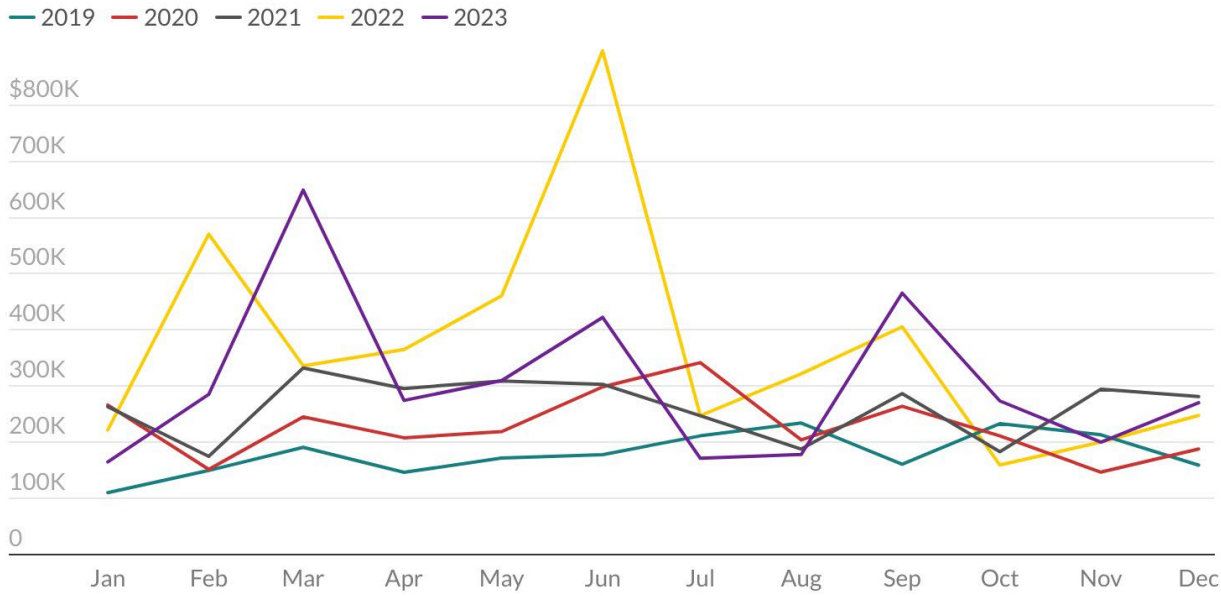
Source: City of Fayetteville, https://www.datawrapper.de/_/hOMsj/

TAXABLE SALES BY NAICS CODE

NAICS 11: Agriculture, Forestry, Fishing, and Hunting

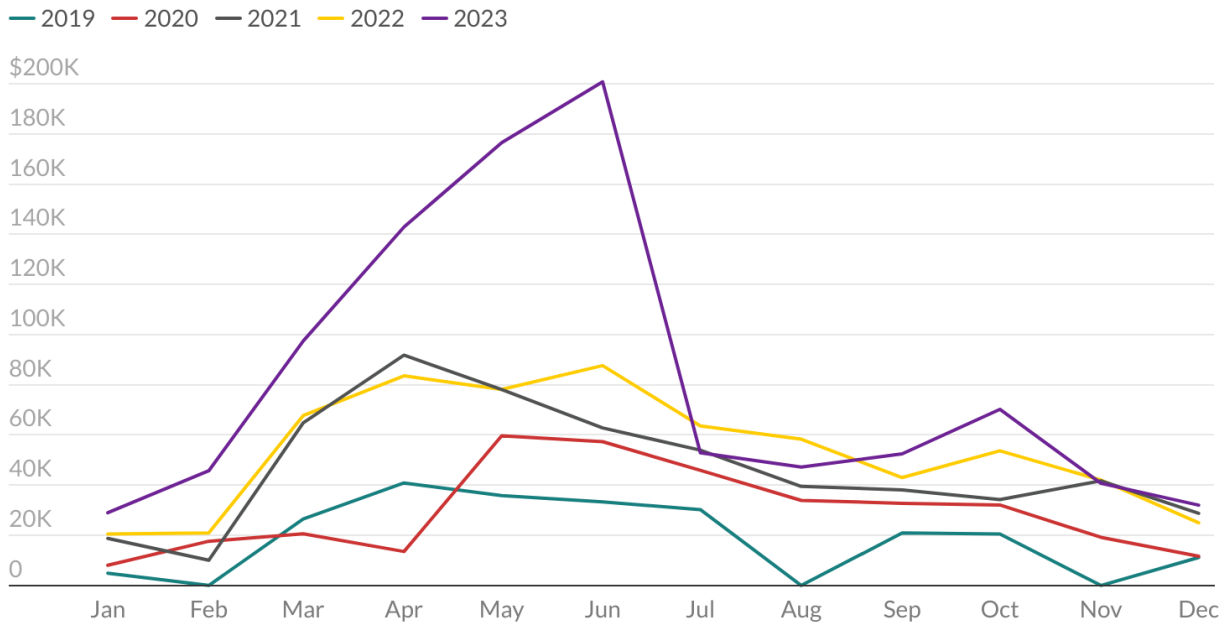
The Agriculture, Forestry, Fishing, and Hunting sector comprises establishments primarily engaged in growing crops, raising animals, harvesting timber, and harvesting fish and other animals from a farm, ranch or natural habitats.[2]

Figure 2. NAICS 11: Agriculture, Forestry, Fishing, and Hunting



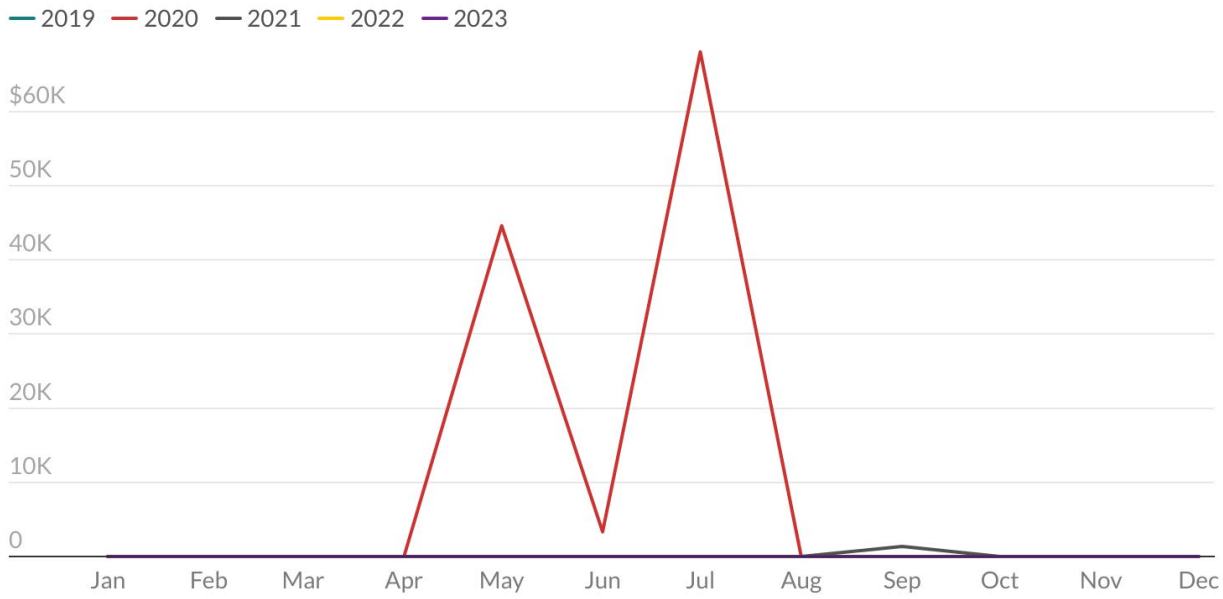
Source: City of Fayetteville, https://www.datawrapper.de/_/qKCzs/

Figure 3. NAICS 1114: Greenhouse, Nursery, and Floriculture Production



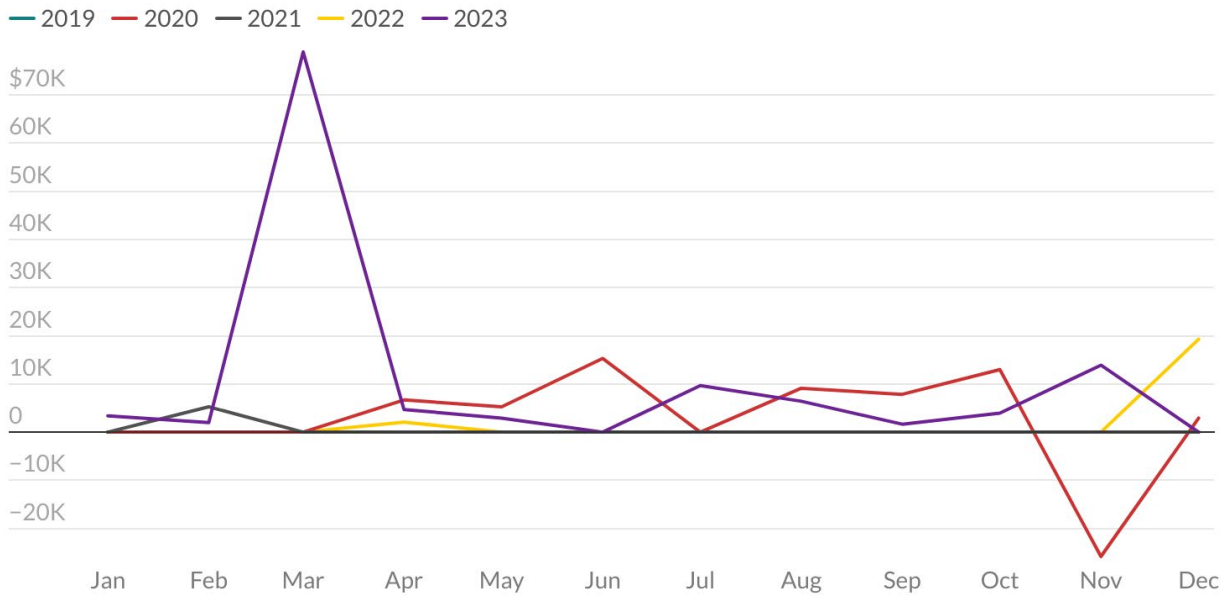
Source: City of Fayetteville, https://www.datawrapper.de/_/HPbod/

Figure 4. NAICS 1119: Other Crop Farming



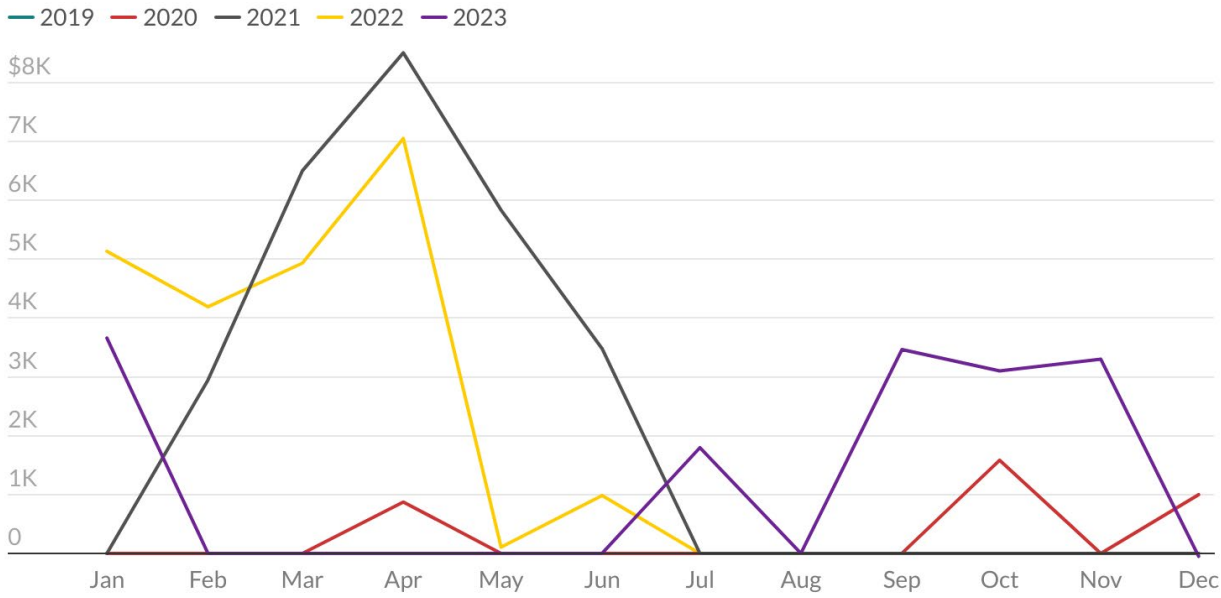
Source: City of Fayetteville, https://www.datawrapper.de/_/NsMWv/

Figure 5. NAICS 1123: Poultry and Egg Production



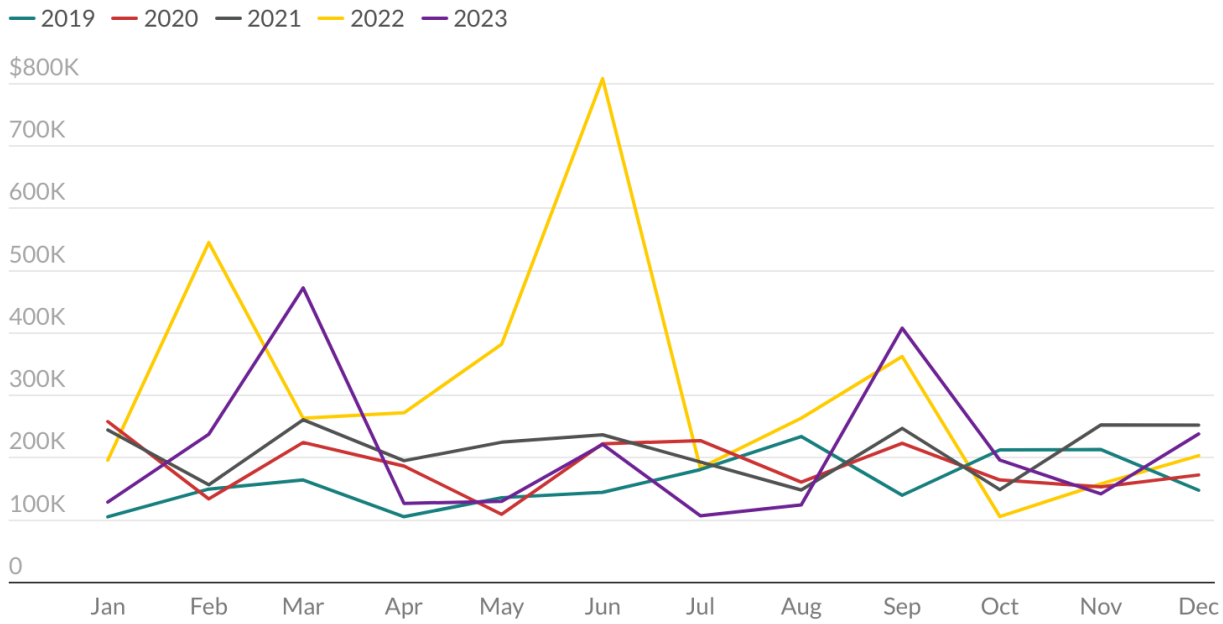
Source: City of Fayetteville, https://www.datawrapper.de/_/H1eYZ/

Figure 6. NAICS 1129: Other Animal Production



Source: City of Fayetteville, https://www.datawrapper.de/_/Kx5p6/

Figure 7. NAICS 1152: Support Activities for Animal Production

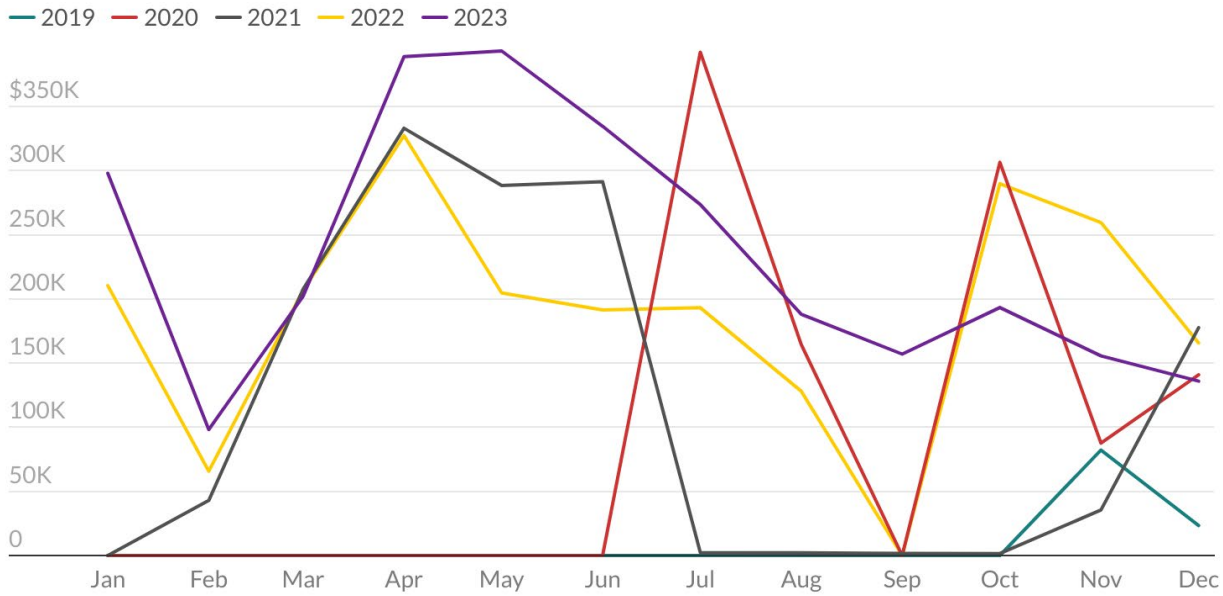


Source: City of Fayetteville, https://www.datawrapper.de/_/5ycJ7/?v=3

NAICS 21: Mining, Quarrying, and Oil and Gas Extraction

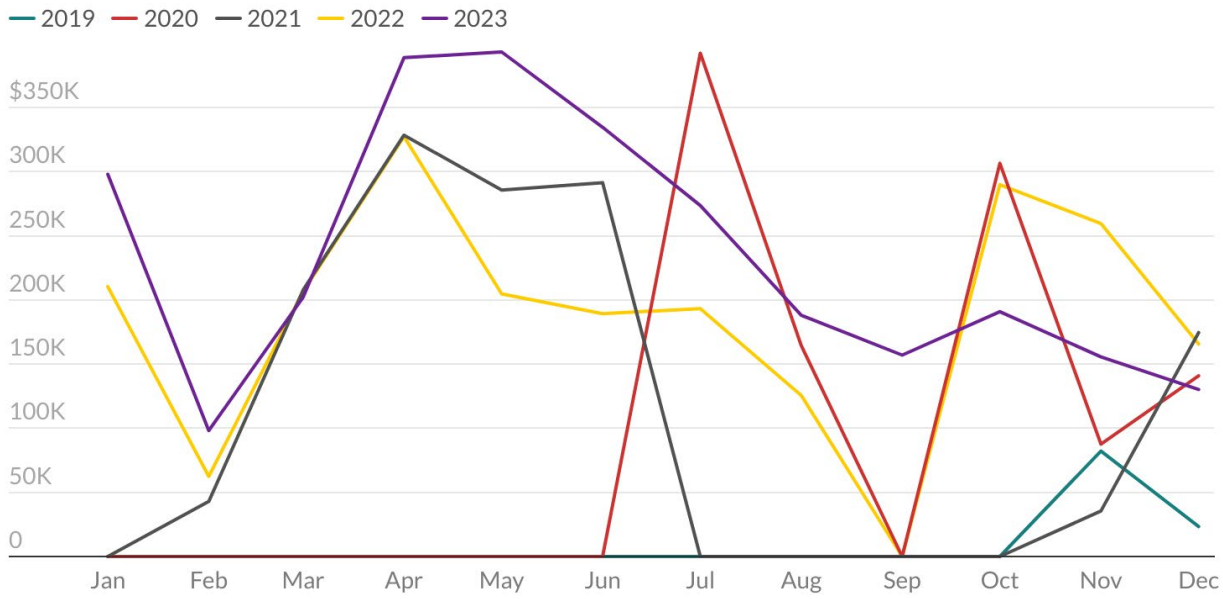
This sector is composed of establishments that extract naturally occurring mineral solids, such as coal and ores; liquid minerals, such as crude petroleum; and gases, such as natural gas.[3]

Figure 8. NAICS 21: Mining, Quarrying, and Oil and Gas Extraction



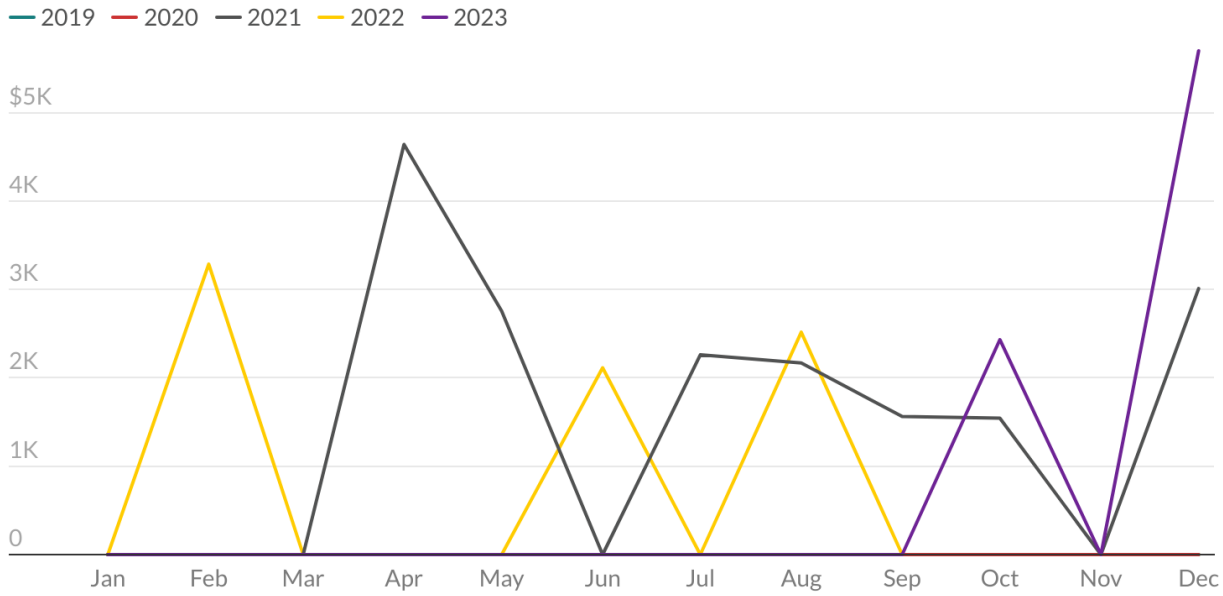
Source: City of Fayetteville, https://www.datawrapper.de/_/94Zif/

Figure 9. NAICS 2123: Nonmetallic Mineral Mining and Quarrying



Source: City of Fayetteville, https://www.datawrapper.de/_/44INa/

Figure 10. NAICS 2131: Support Activities for Mining

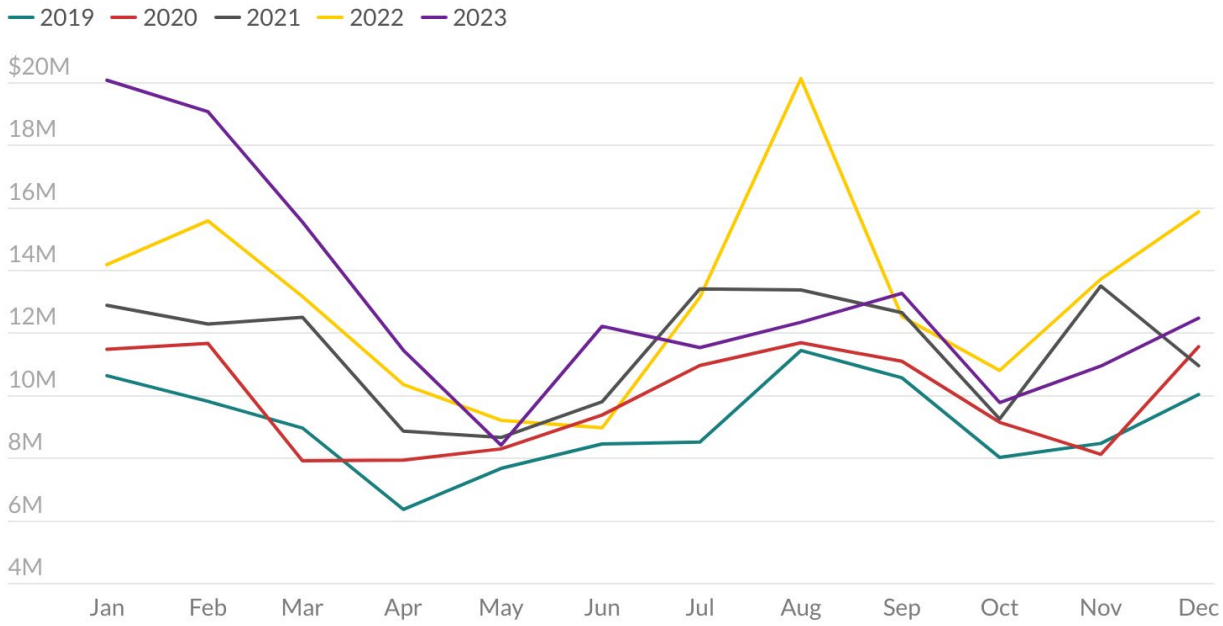


Source: City of Fayetteville, https://www.datawrapper.de/_/9JvFN/

NAICS 22: Utilities

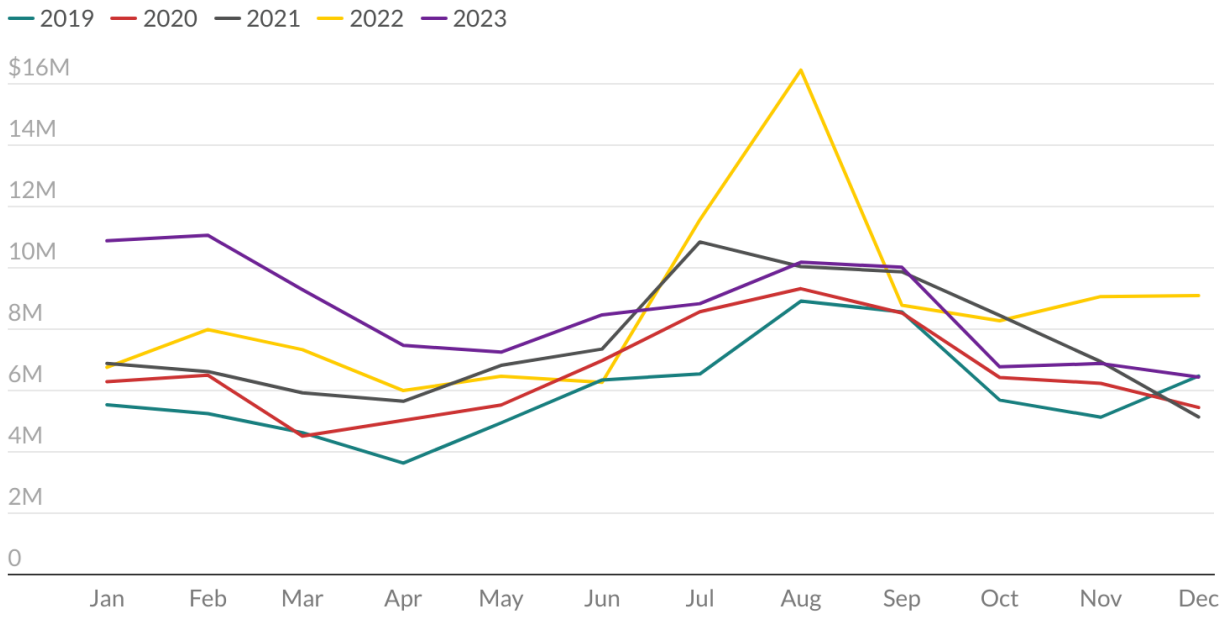
The Utilities sector comprises establishments engaged in the provision of the following utility services: electric power, natural gas, steam supply, water supply, and sewage removal.[4]

Figure 11. NAICS 22: Utilities



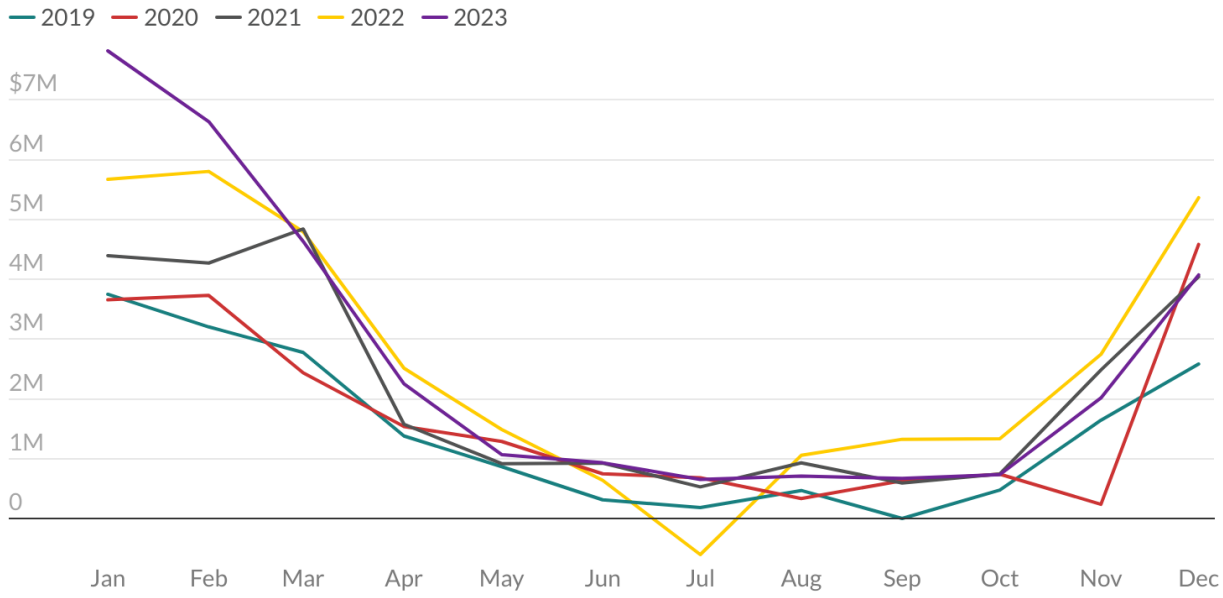
Source: City of Fayetteville, https://www.datawrapper.de/_/SHB7v/

Figure 12. NAICS 2211: Electric Power Generation, Transmission, and Distribution



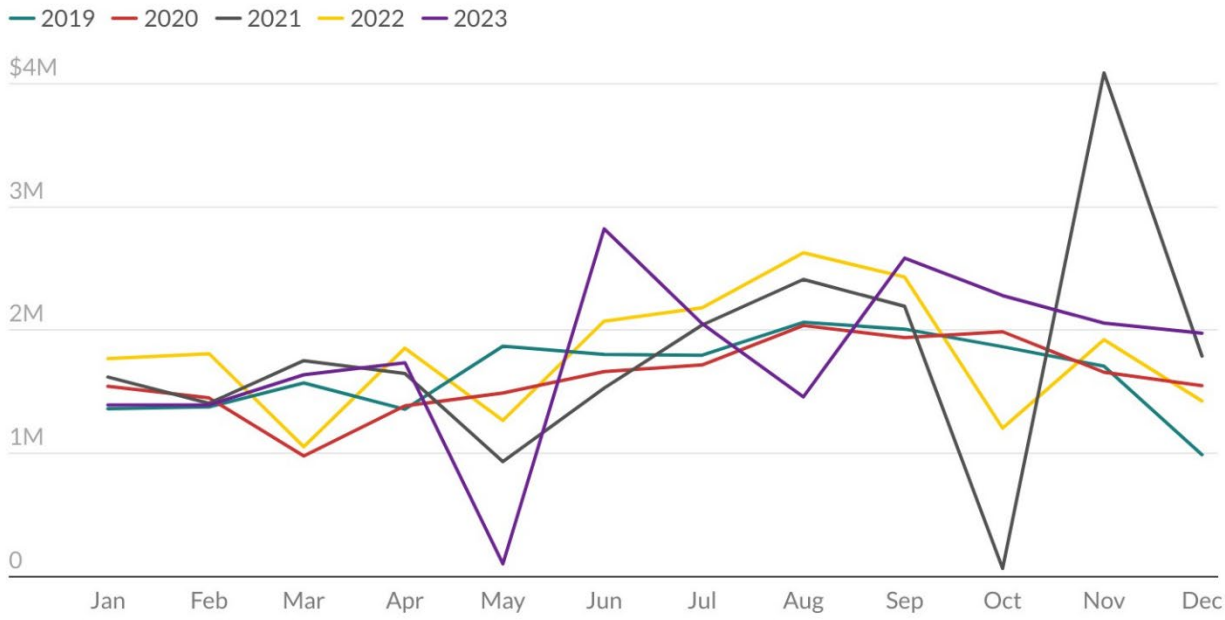
Source: City of Fayetteville, https://www.datawrapper.de/_/NW2xW/

Figure 13. NAICS 2212: Natural Gas Distribution



Source: City of Fayetteville, https://www.datawrapper.de/_/BpV1Z/

Figure 14. NAICS 2213: Water, Sewer, and Other Services

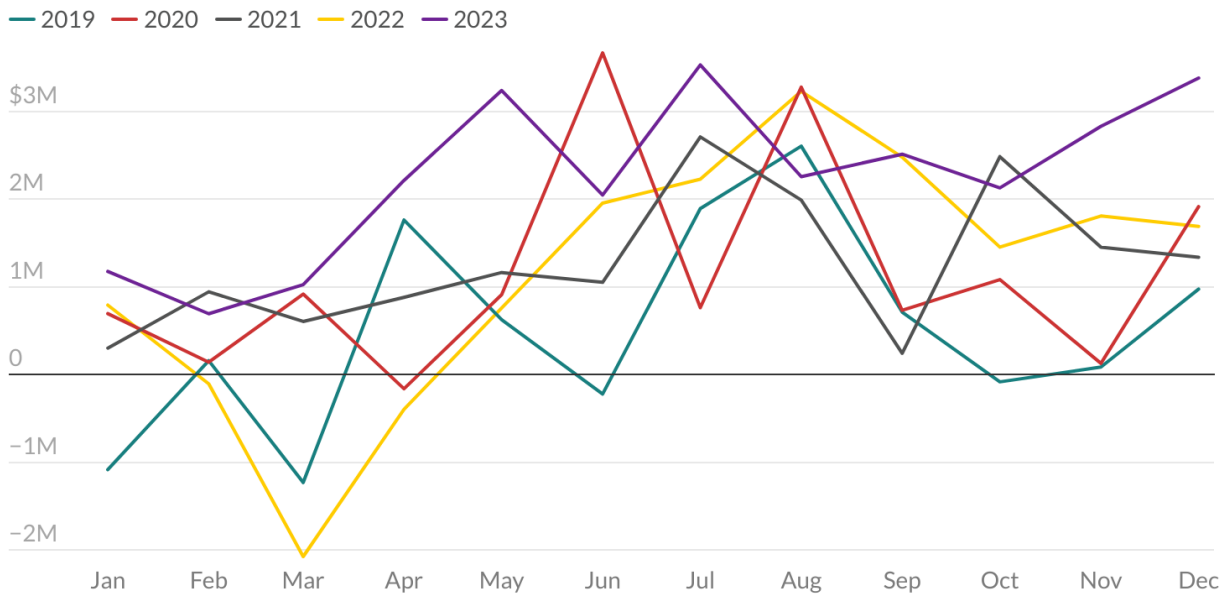


Source: City of Fayetteville, https://www.datawrapper.de/_/KVzBe/

NAICS 23: Construction

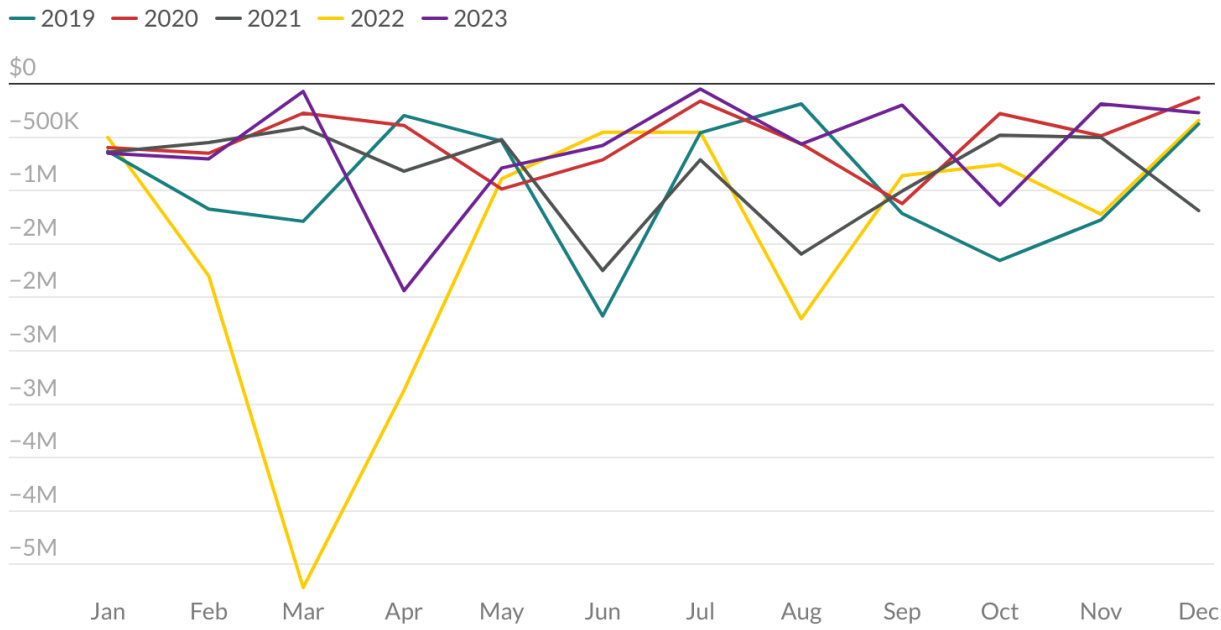
The Construction sector comprises establishments primarily engaged in the construction of buildings or engineering projects (e.g., highways and utility systems). Establishments primarily engaged in the preparation of sites for new construction and establishments primarily engaged in subdividing land for sale as building sites also are included in this sector.[5]

Figure 15. NAICS 23: Construction



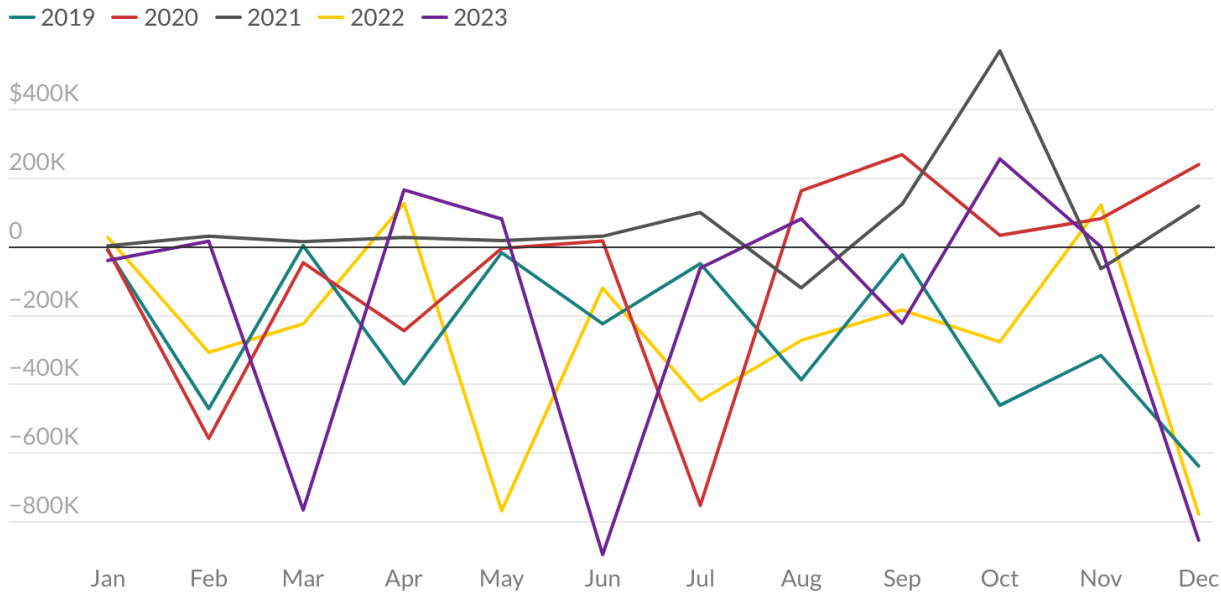
Source: City of Fayetteville, https://www.datawrapper.de/_/lzHOF

Figure 16. NAICS 2361: Residential Building Construction



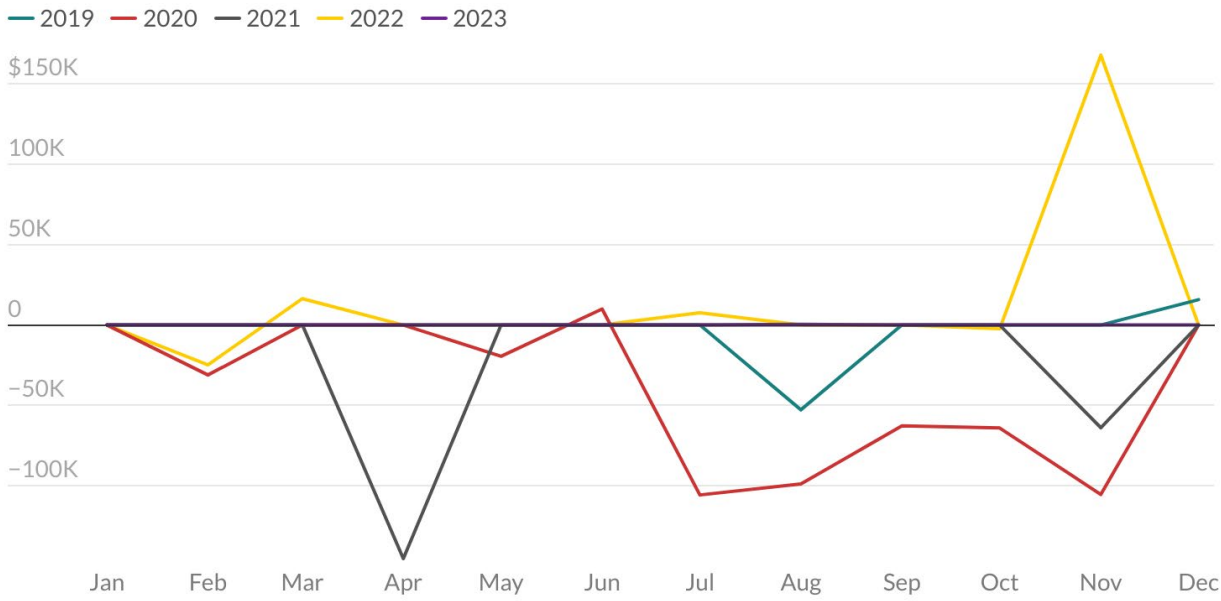
Source: City of Fayetteville, https://www.datawrapper.de/_/cneeV/

Figure 17. NAICS 2362: Nonresidential Construction



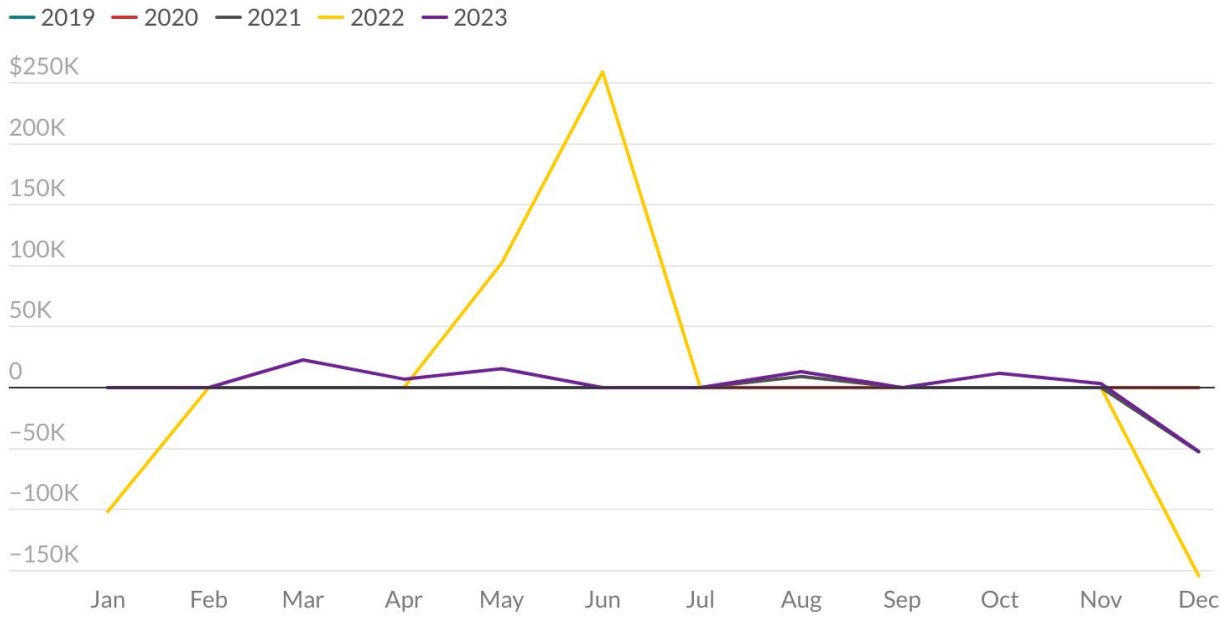
Source: City of Fayetteville, https://www.datawrapper.de/_/wRzhN/

Figure 18. NAICS 2371 Utility System Construction



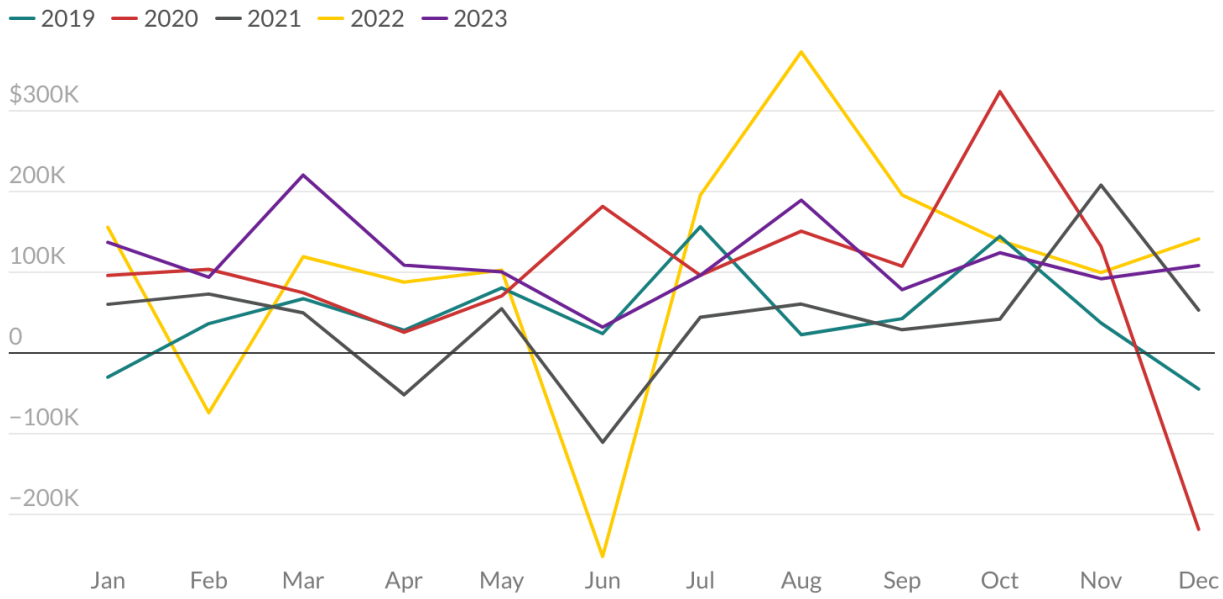
Source: City of Fayetteville, https://www.datawrapper.de/_/7iNRc/

Figure 19. NAICS 2373: Highway, Street, and Bridge Construction



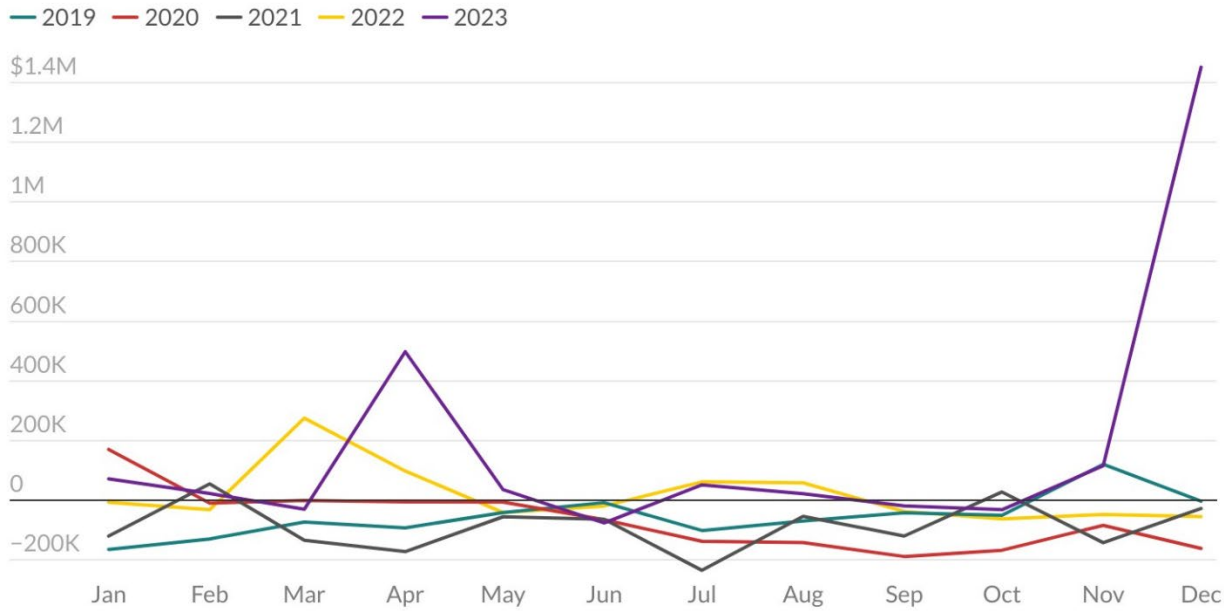
Source: City of Fayetteville, https://www.datawrapper.de/_/2WwQR/

Figure 20. NAICS 2379: Other Heavy Construction



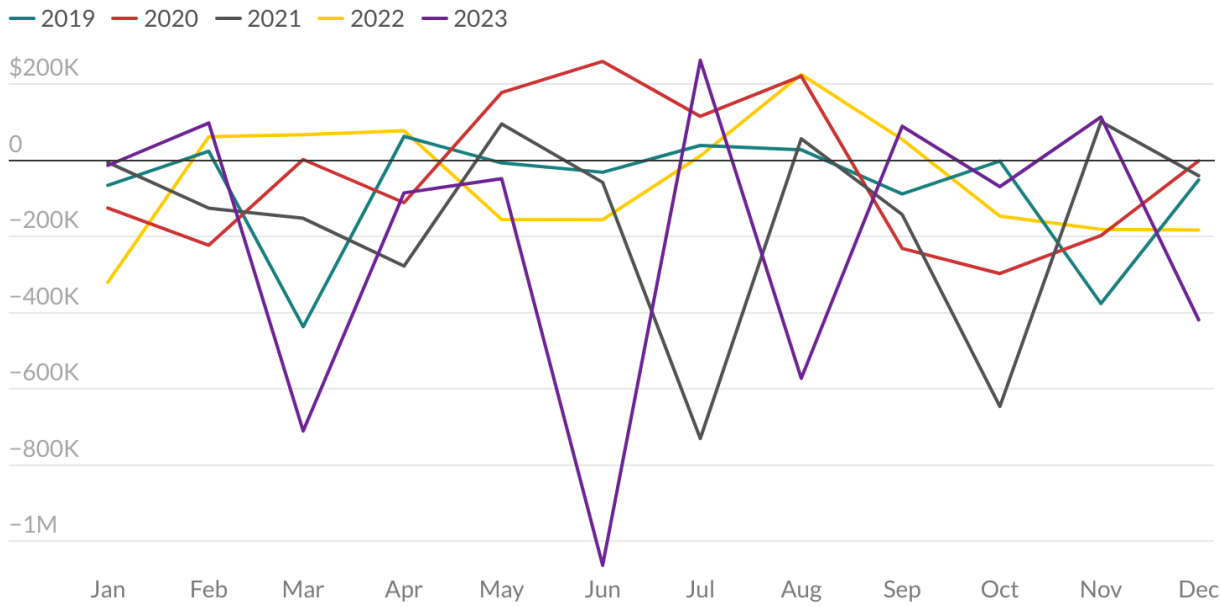
Source: City of Fayetteville, https://www.datawrapper.de/_/cE9rU/

Figure 21. NAICS 2380: Building Finishing Contractors



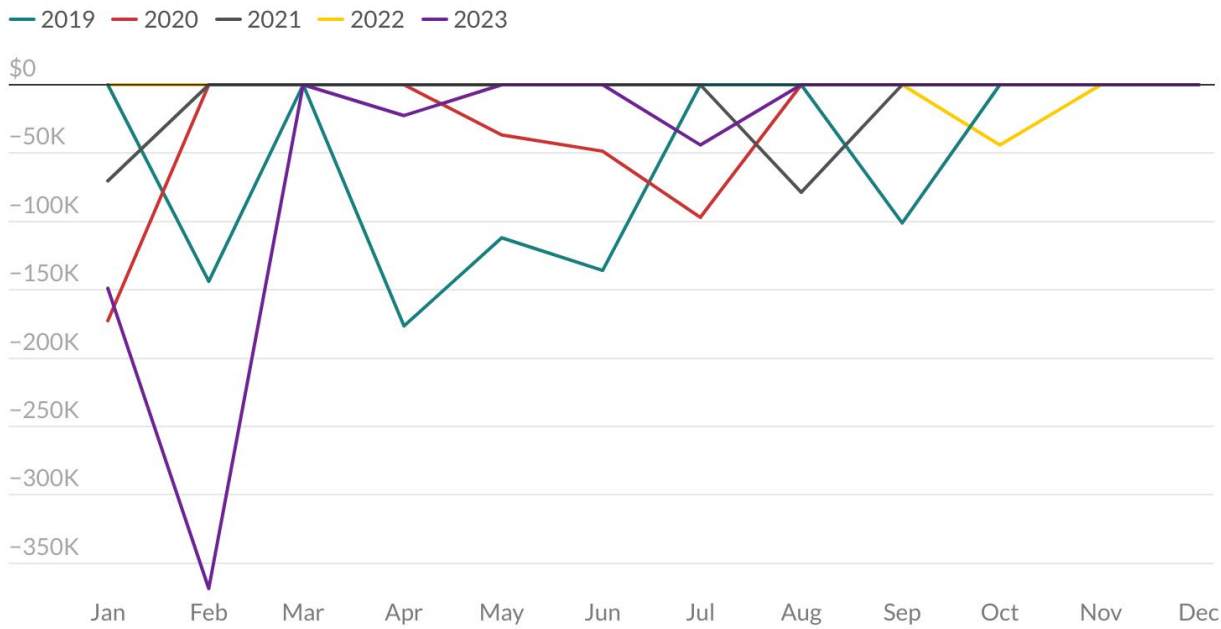
Source: City of Fayetteville, https://www.datawrapper.de/_/TiN7i/

Figure 22. NAICS 2381: Foundation, Structure, and Exterior Contractors



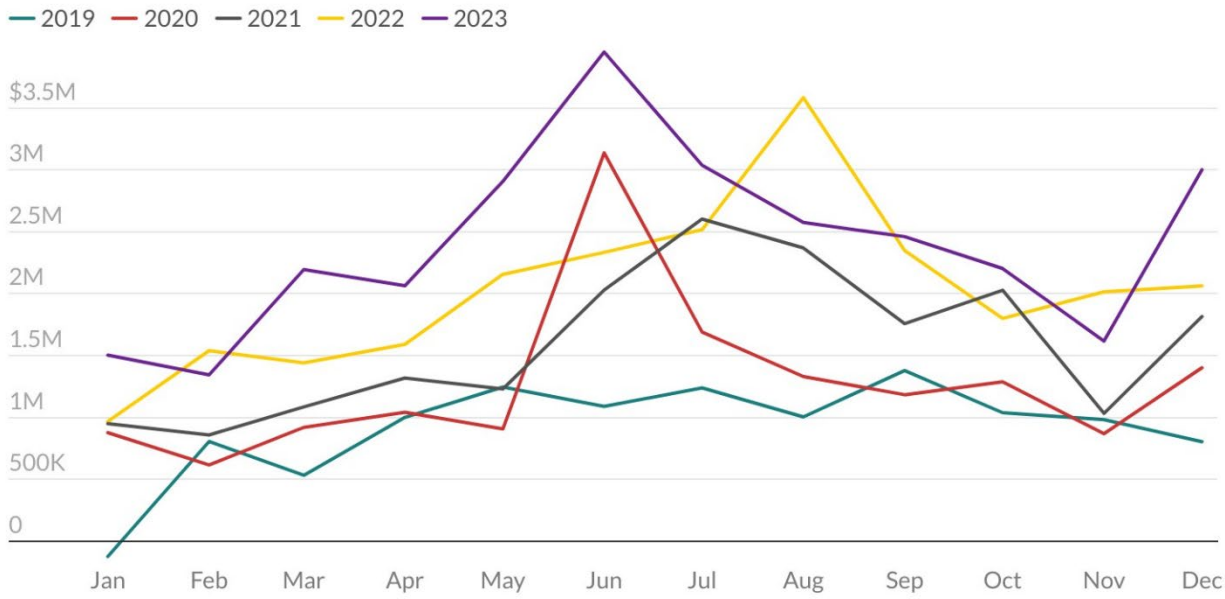
Source: City of Fayetteville, https://www.datawrapper.de/_/6lPuC/

Figure 23. NAICS 23816: Roofing, Siding, and Sheet Metal Fabricators



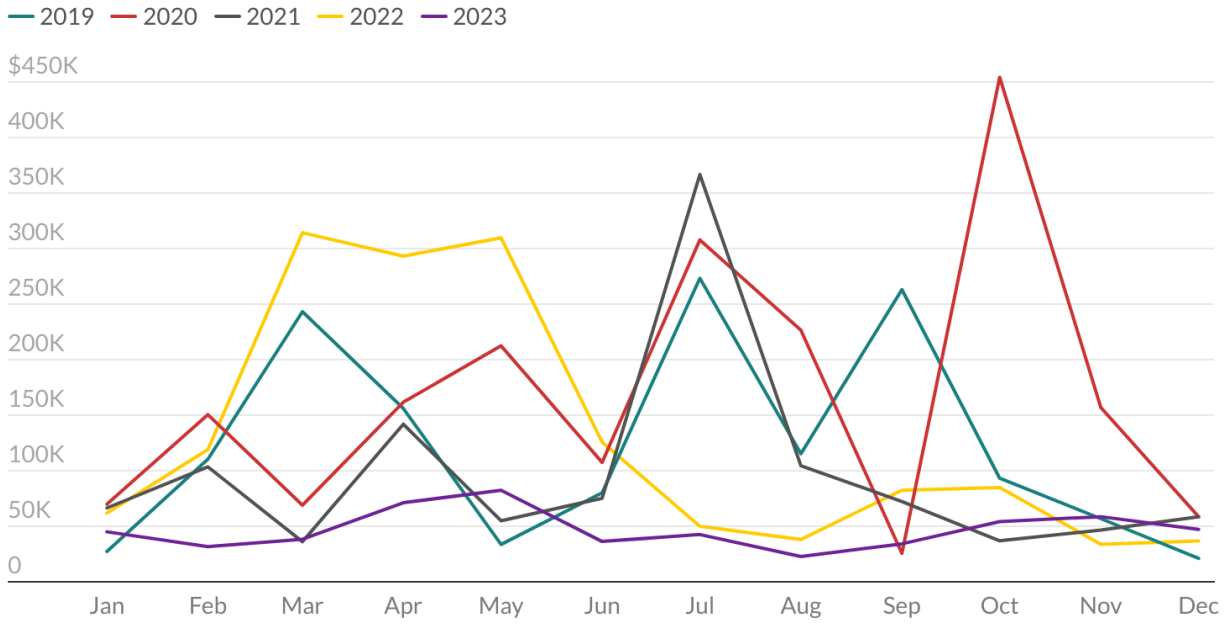
Source: City of Fayetteville, https://www.datawrapper.de/_/pI2D8/

Figure 24. NAICS 2382: Building Equipment Contractors



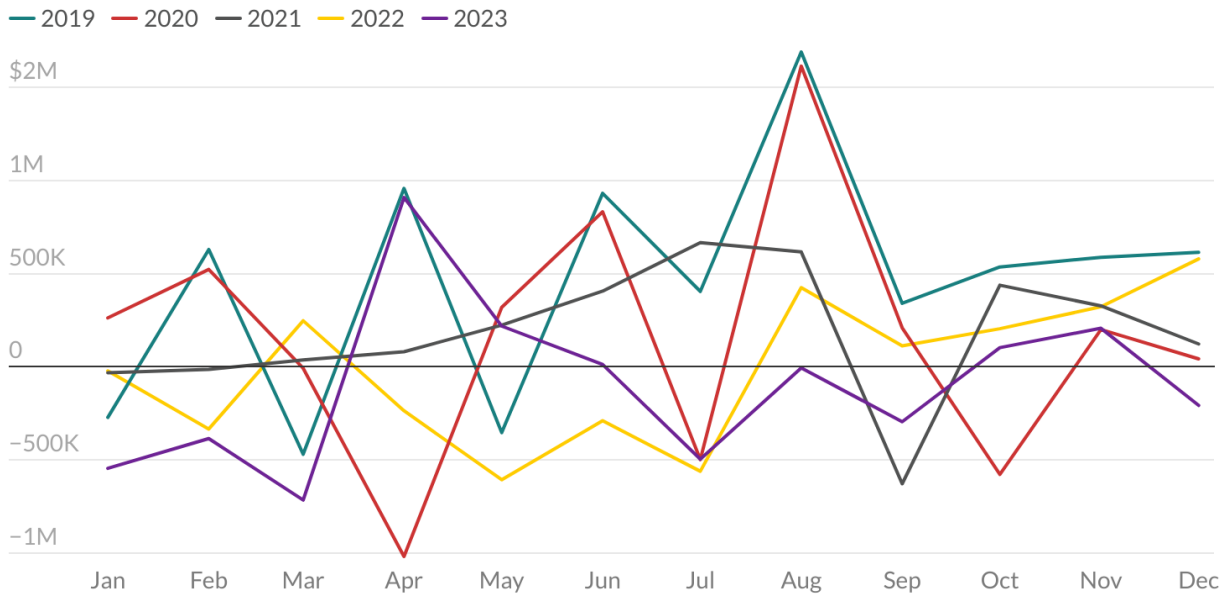
Source: City of Fayetteville, https://www.datawrapper.de/_/dsUP5/

Figure 25. NAICS 23821: Electrical Contractors



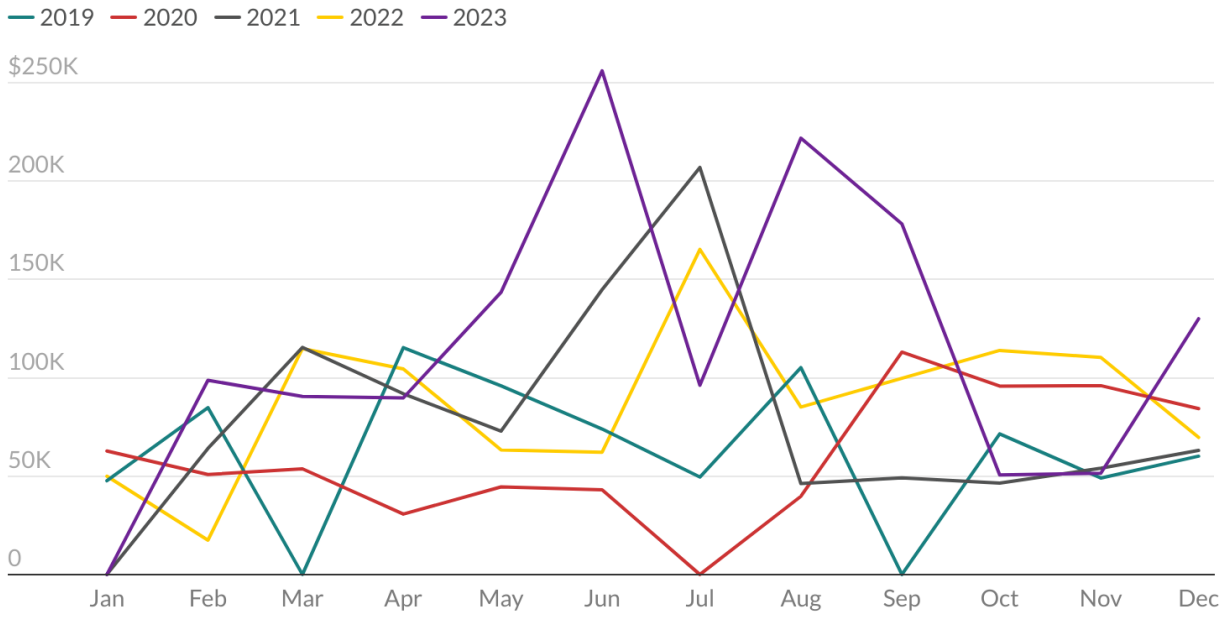
Source: City of Fayetteville, https://www.datawrapper.de/_/ssgha/

Figure 26. NAICS 23822: Plumbing, Heating, and Air-Conditioning Contractors



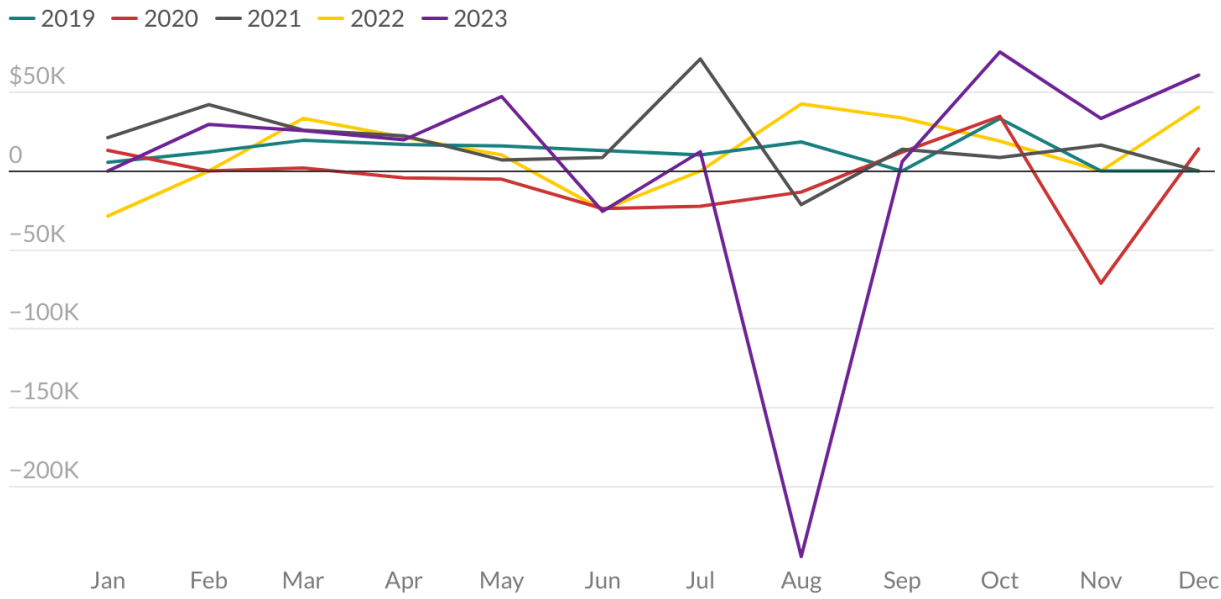
Source: City of Fayetteville, https://www.datawrapper.de/_/7a71B/

Figure 27. NAICS 2383: Building Finishing Contractors



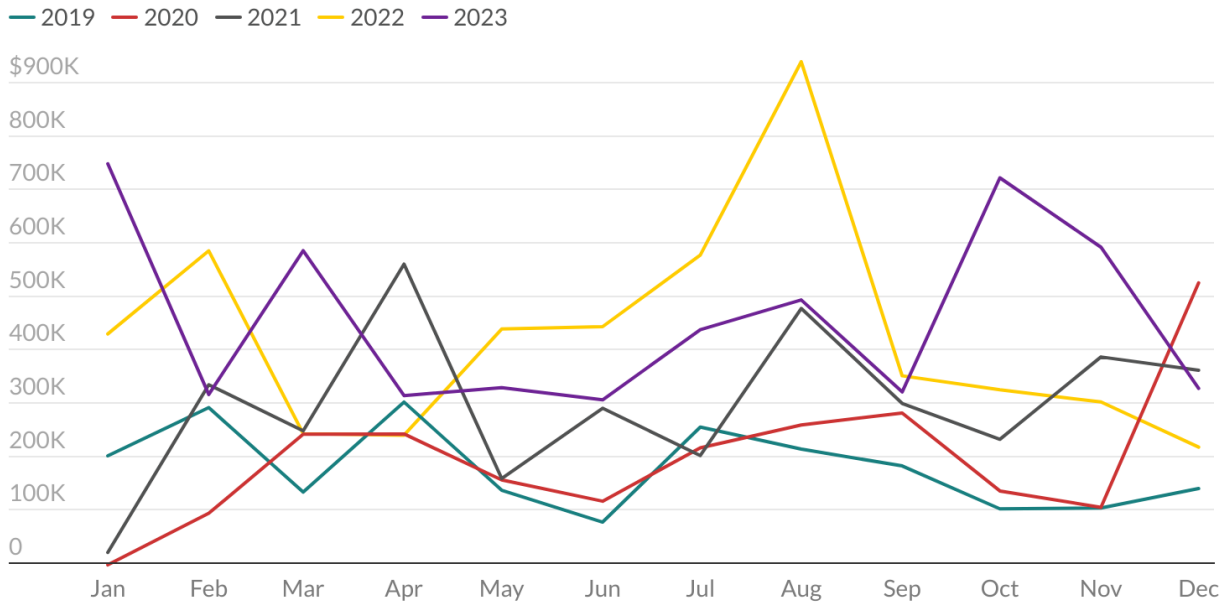
Source: City of Fayetteville, https://www.datawrapper.de/_/iqmur/

Figure 28. NAICS 23832: Painting and Wall Covering Contractors



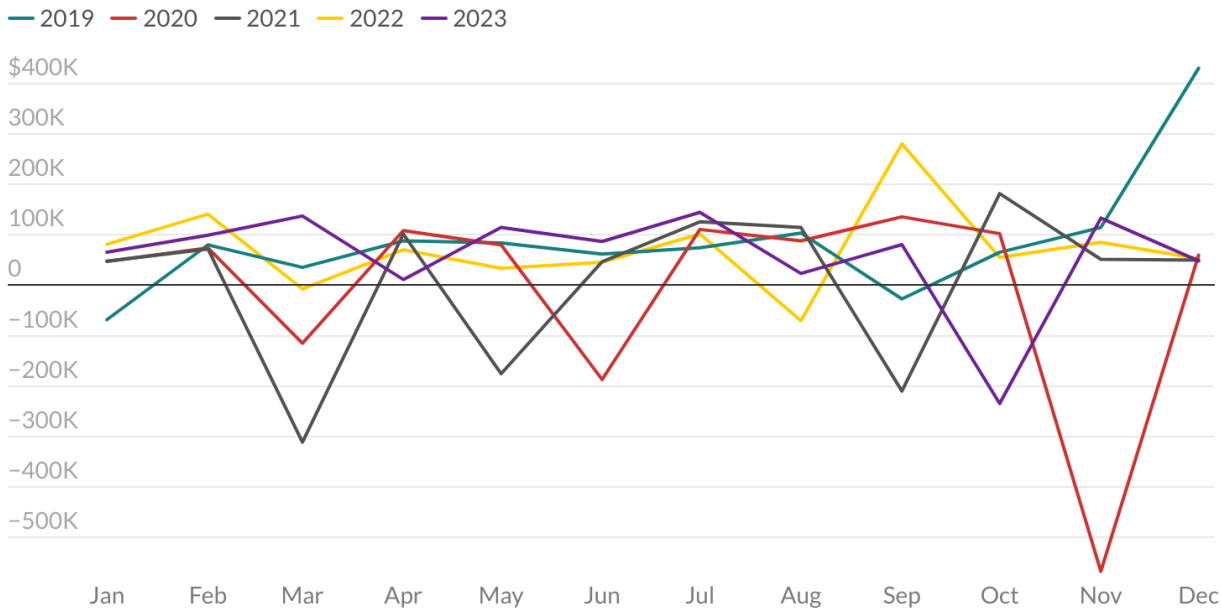
Source: City of Fayetteville, https://www.datawrapper.de/_/AeCLU/

Figure 29. NAICS 23839: Other Building Finishing Contractors



Source: City of Fayetteville, https://www.datawrapper.de/_/0E7ww/

Figure 30. NAICS 2389: Other Special Trade Contractors

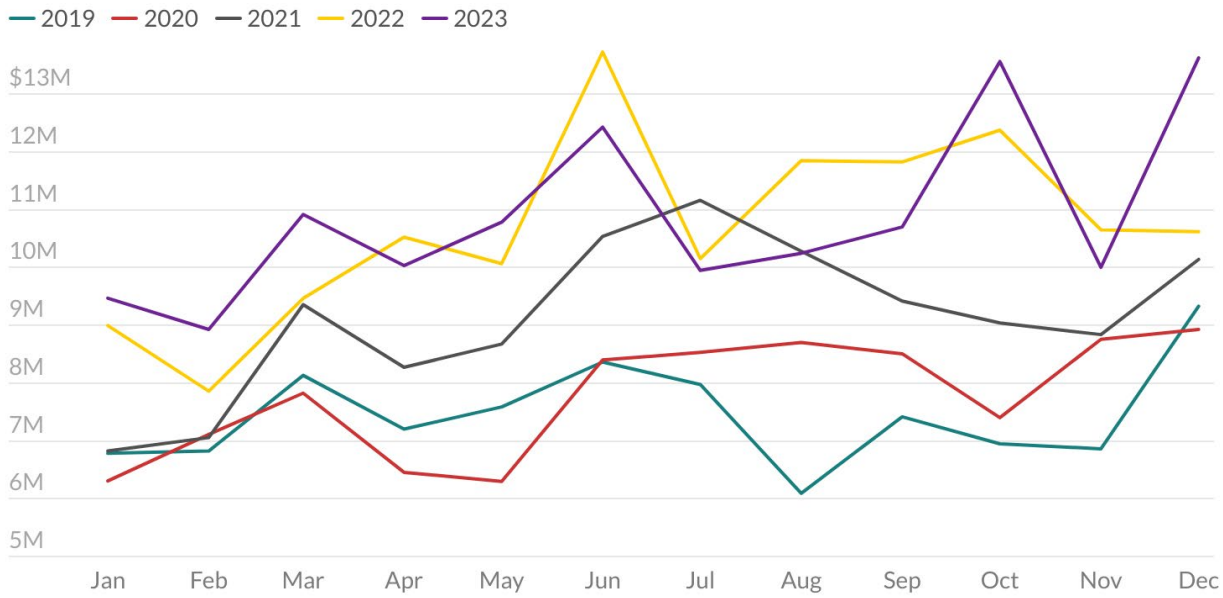


Source: City of Fayetteville, https://www.datawrapper.de/_/ZmzJ9/

NAICS 31-33: Manufacturing

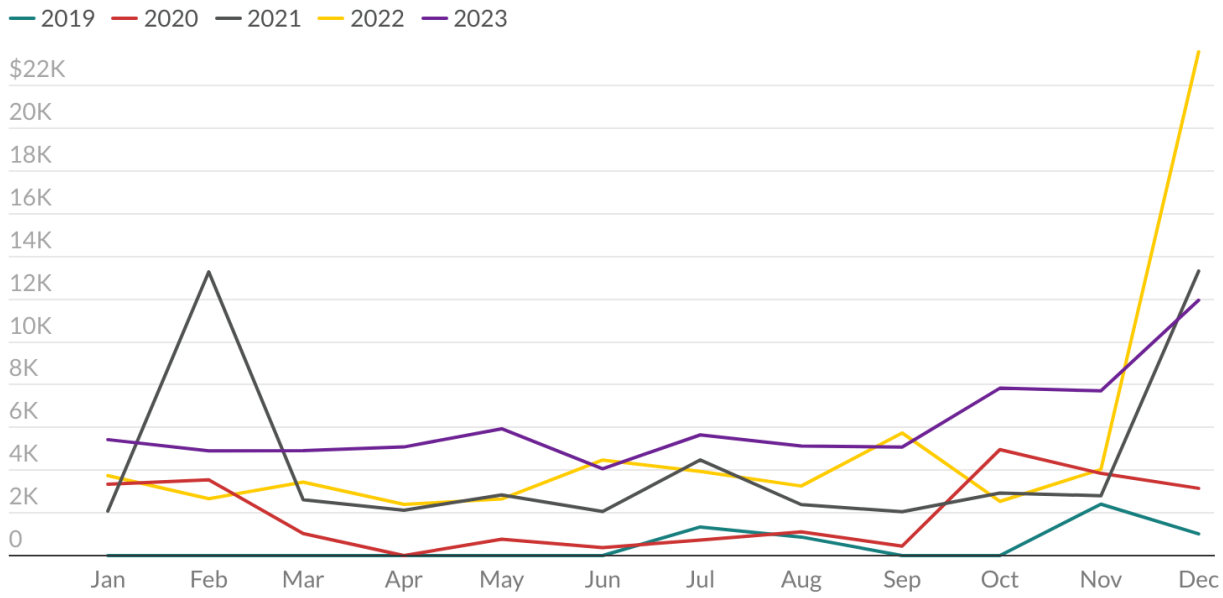
The Manufacturing sector comprises establishments engaged in the mechanical, physical, or chemical transformation of materials, substances, or components into new products. The assembling of component parts of manufactured products is considered manufacturing, except in cases where the activity is appropriately classified in Sector 23, Construction.[6] The manufacturing sector, above all others, engages in a great deal of commercial activity that is not subject to local tax collections. The figures included in this section are not an accurate representation of all manufacturing activity—they only reflect taxable activity.

Figure 31. NAICS 31-33: Manufacturing



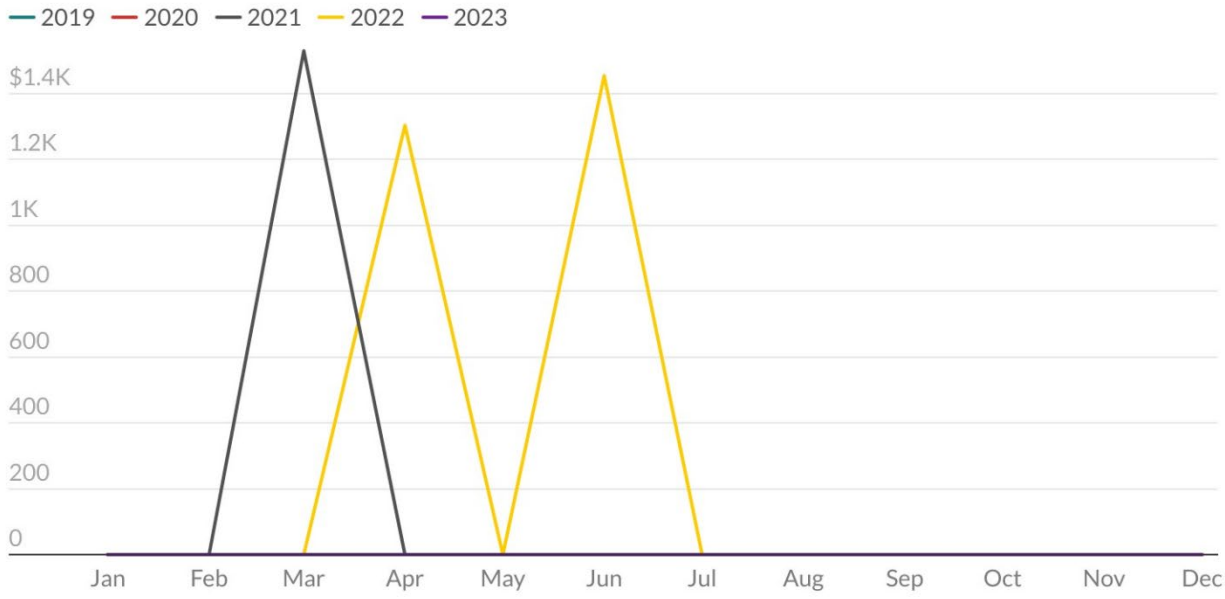
Source: City of Fayetteville, https://www.datawrapper.de/_/ynCpe/

Figure 32. NAICS 3111: Animal Food Manufacturing



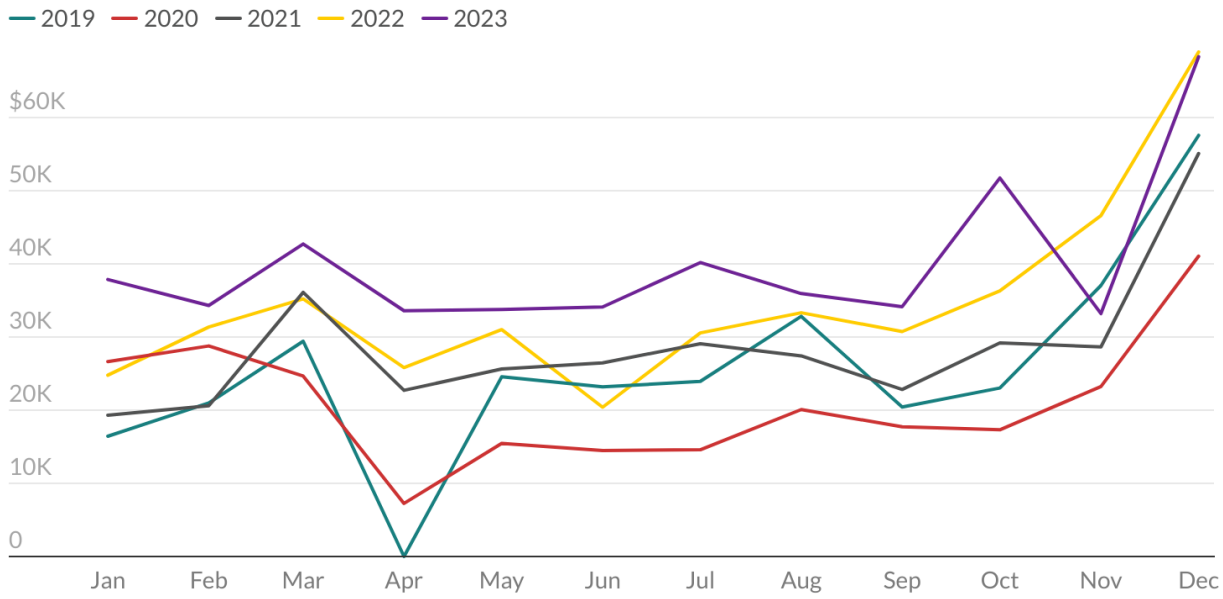
Source: City of Fayetteville, https://www.datawrapper.de/_/j7wc9/

Figure 33. NAICS 3112: Grain and Oilseed Milling



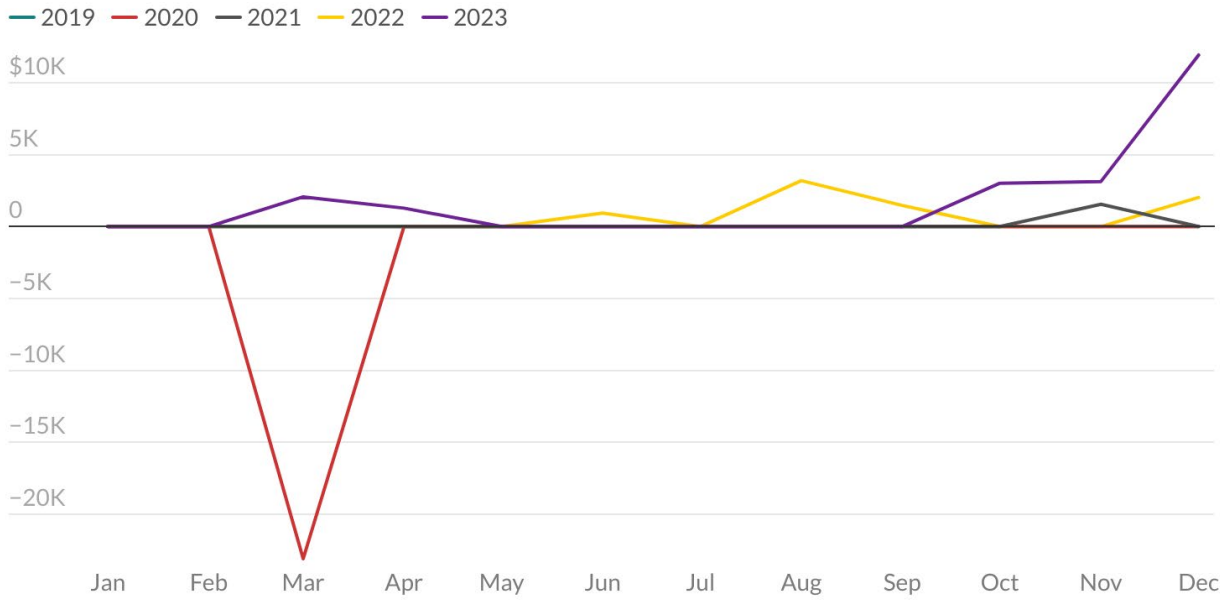
Source: City of Fayetteville, https://www.datawrapper.de/_/CJEfh/

Figure 34. NAICS 3113: Sugar and Confectionery Product Manufacturing



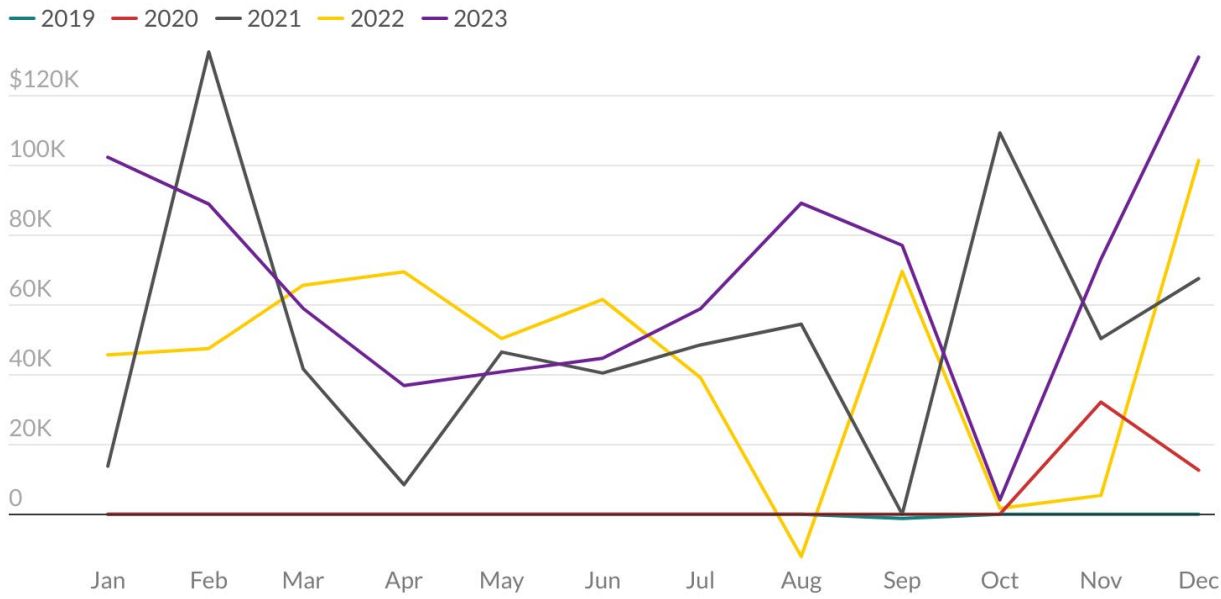
Source: City of Fayetteville, https://www.datawrapper.de/_/1pBhT/

Figure 35. NAICS 3114: Fruit and Vegetable Preservation and Specialty Food Manufacturing



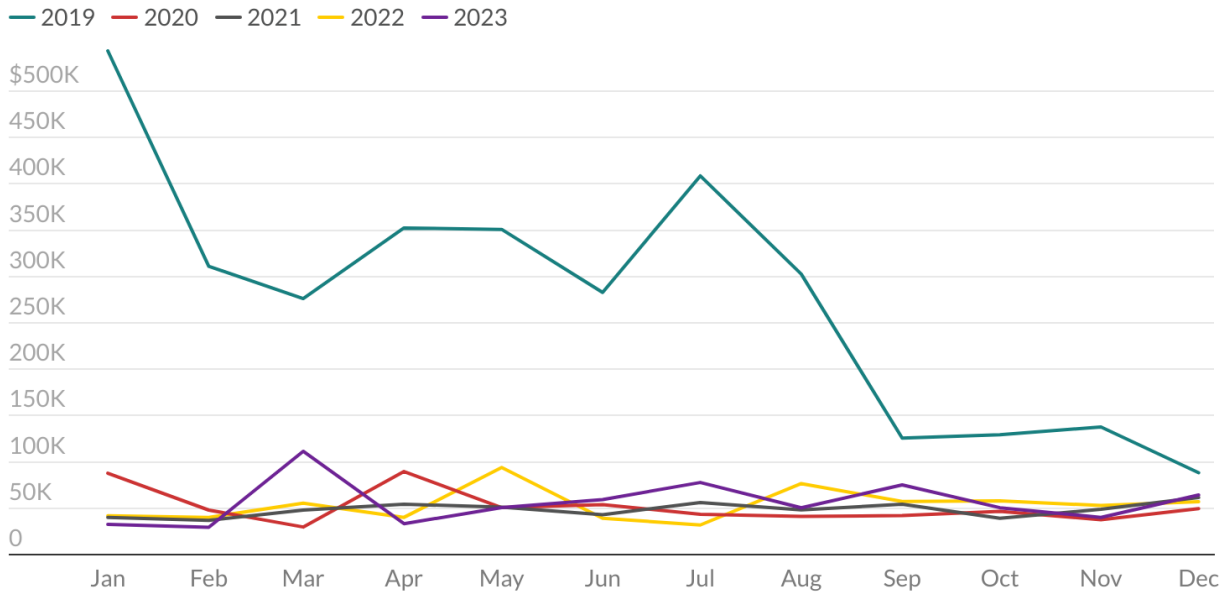
Source: City of Fayetteville, https://www.datawrapper.de/_/pUVP3/

Figure 36. NAICS 3115: Dairy Product Manufacturing



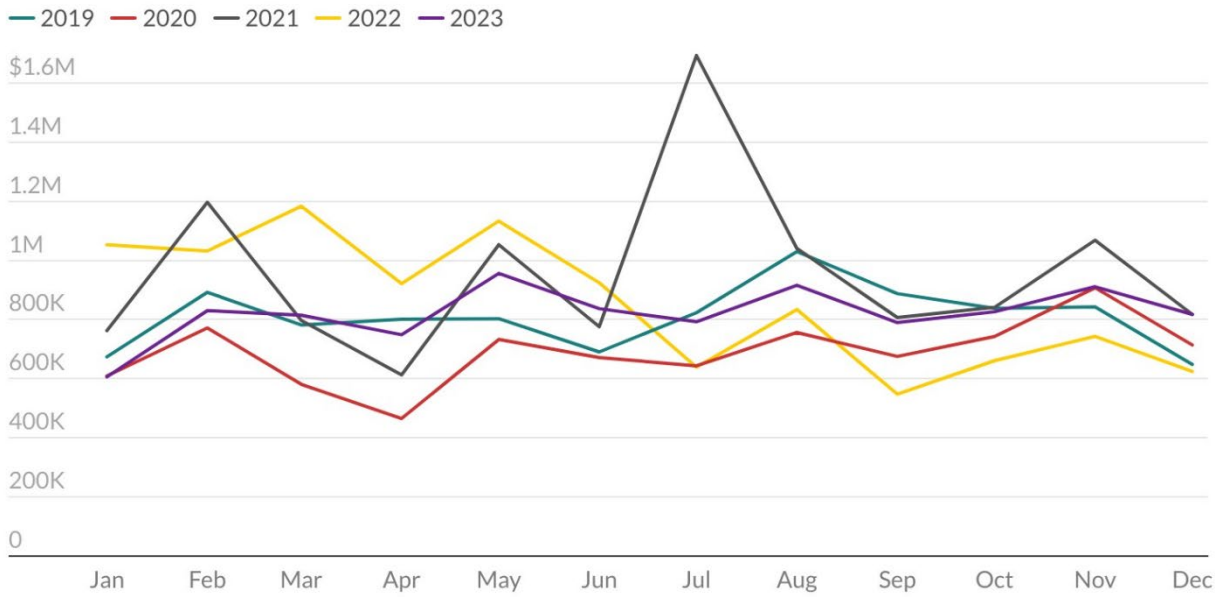
Source: City of Fayetteville, https://www.datawrapper.de/_/iEcu4/

Figure 37. NAICS 3118: Bakeries and Tortilla Manufacturing



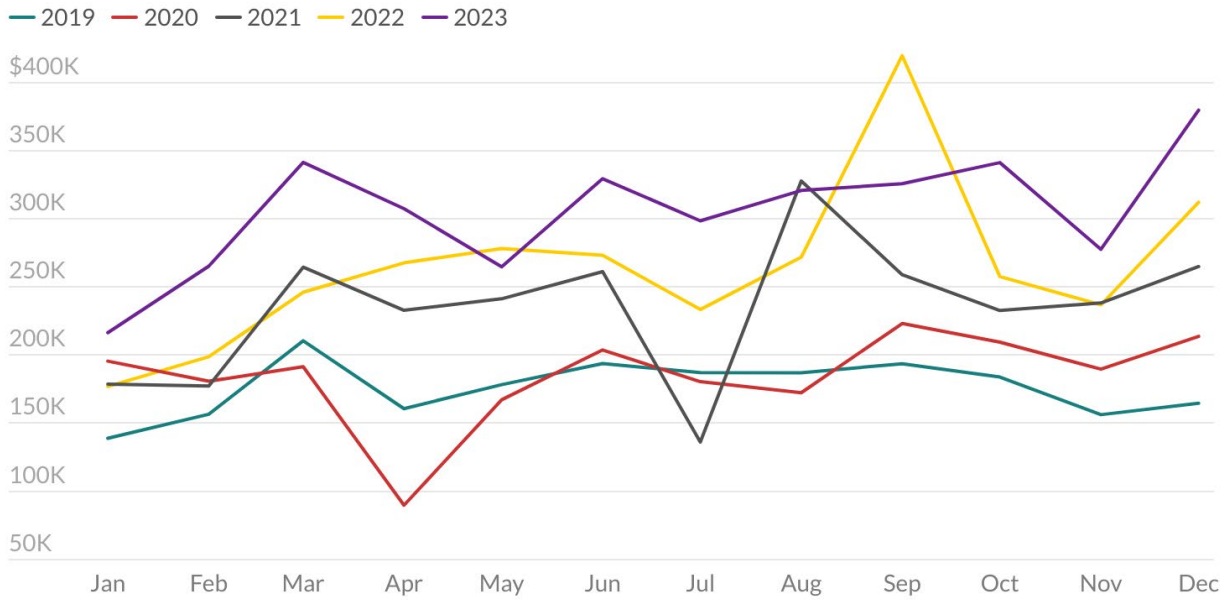
Source: City of Fayetteville, https://www.datawrapper.de/_/n0iyj/

Figure 38. NAICS 3119: Other Food Manufacturing



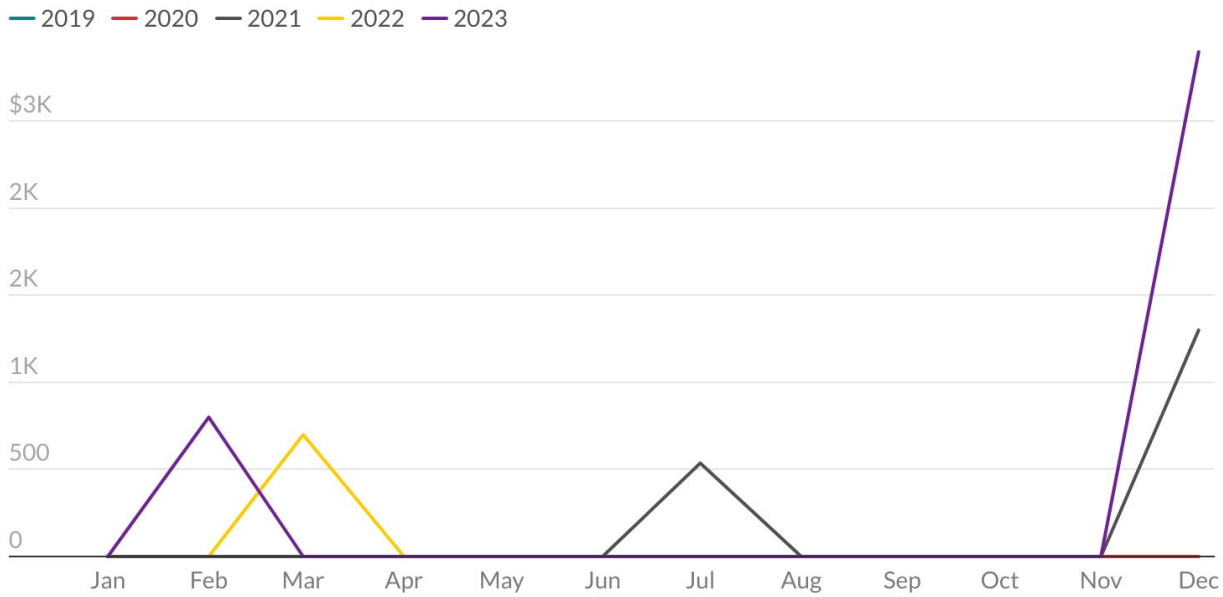
Source: City of Fayetteville, https://www.datawrapper.de/_/LGmTT

Figure 39. NAICS 3121: Beverage Manufacturing



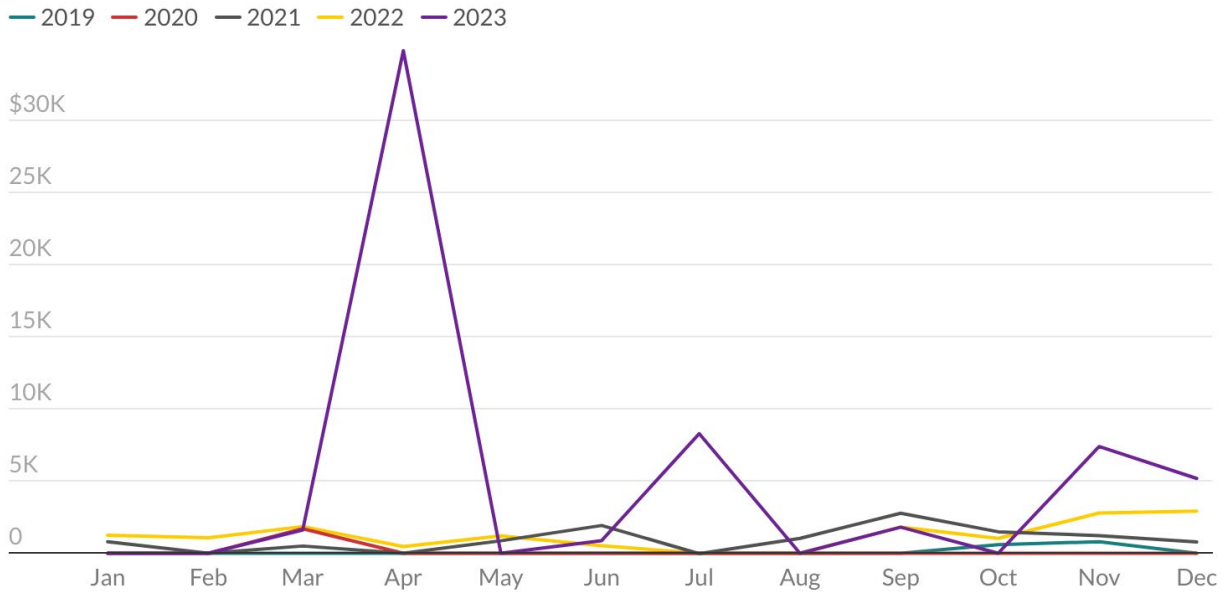
Source: City of Fayetteville, https://www.datawrapper.de/_/NGPvi/

Figure 40. NAICS 3122: Tobacco Manufacturing



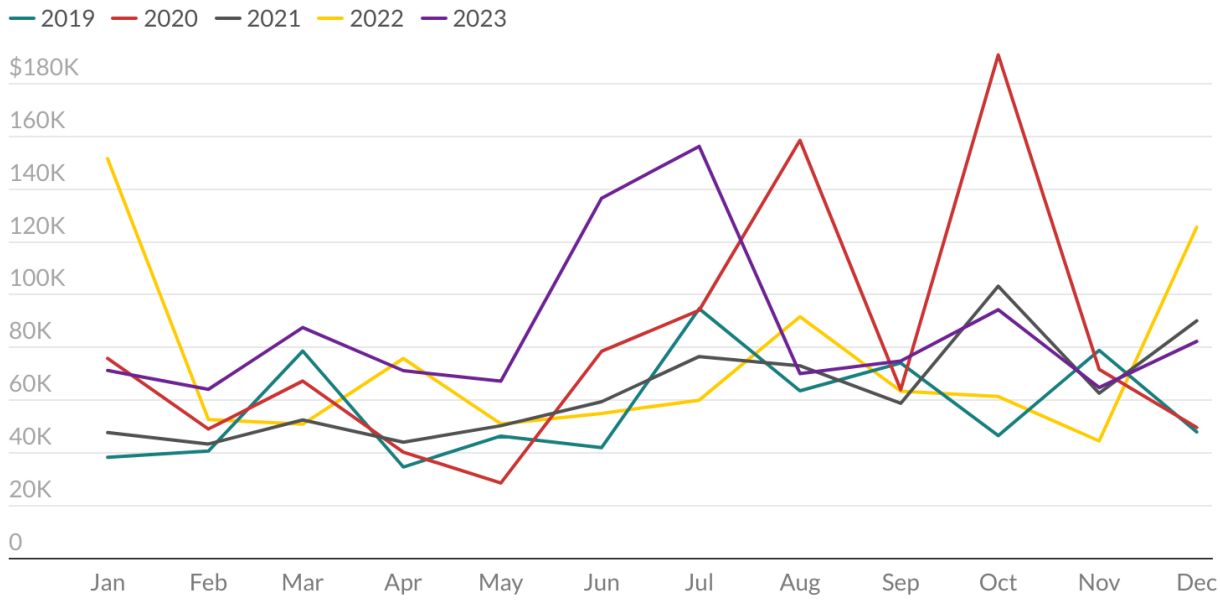
Source: City of Fayetteville, https://www.datawrapper.de/_/D3ZRo/

Figure 41. NAICS 3132: Fabric Mills



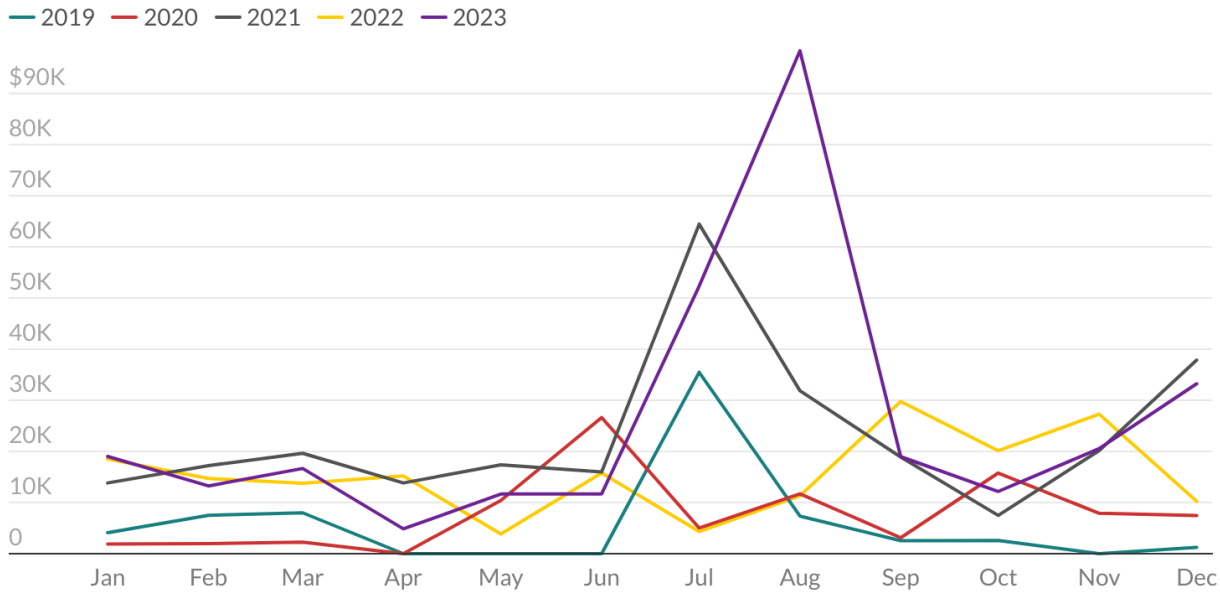
Source: City of Fayetteville, https://www.datawrapper.de/_/Y1YvN/

Figure 42. NAICS 3133: Textile and Fabric Finishing and Fabric Coating Mills



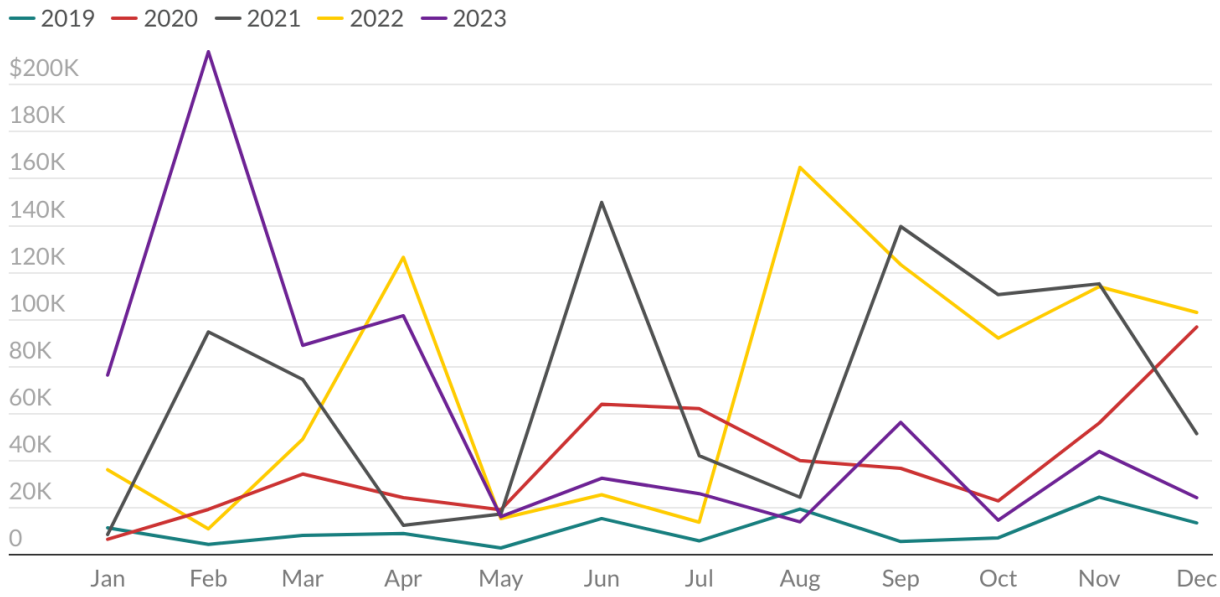
Source: City of Fayetteville, https://www.datawrapper.de/_/cr9gk/

Figure 43. NAICS 3141: Textile Furnishing Mills



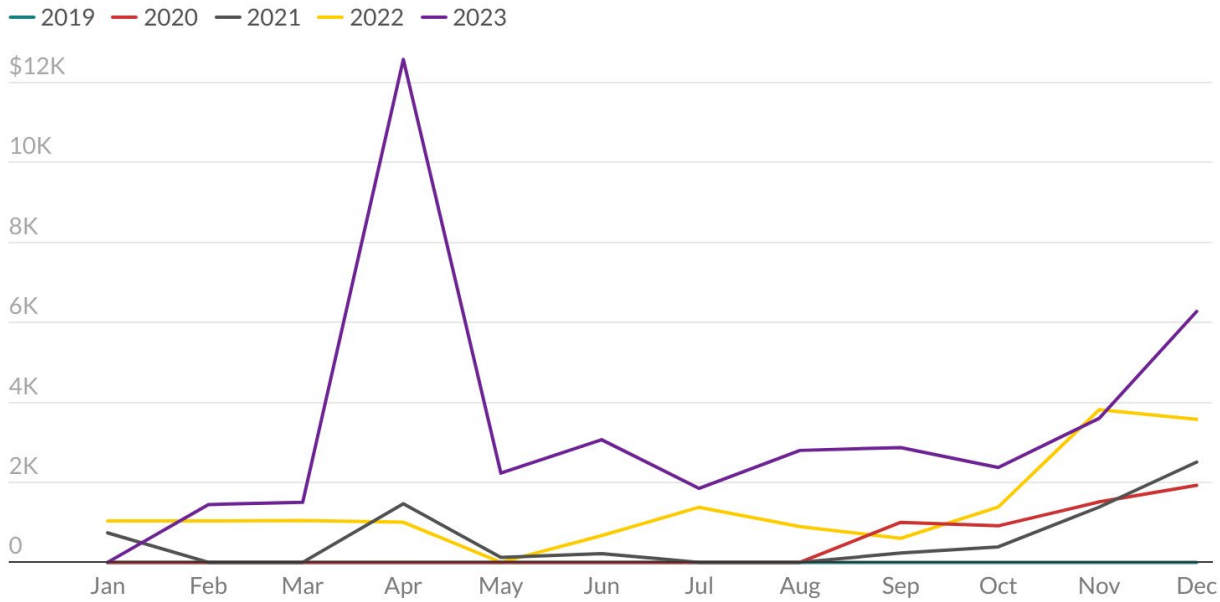
Source: City of Fayetteville, https://www.datawrapper.de/_/ftKf1/

Figure 44. NAICS 3149: Other Textile Product Mills



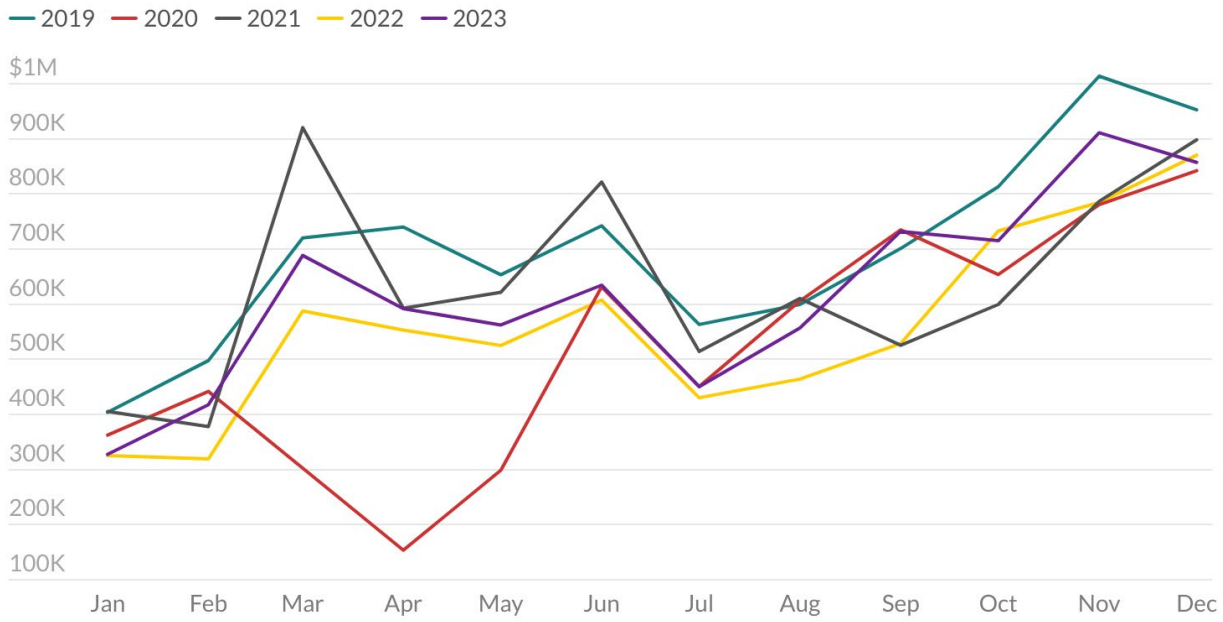
Source: City of Fayetteville, https://www.datawrapper.de/_/TijhF/

Figure 45. NAICS 3151: Apparel Knitting Mills



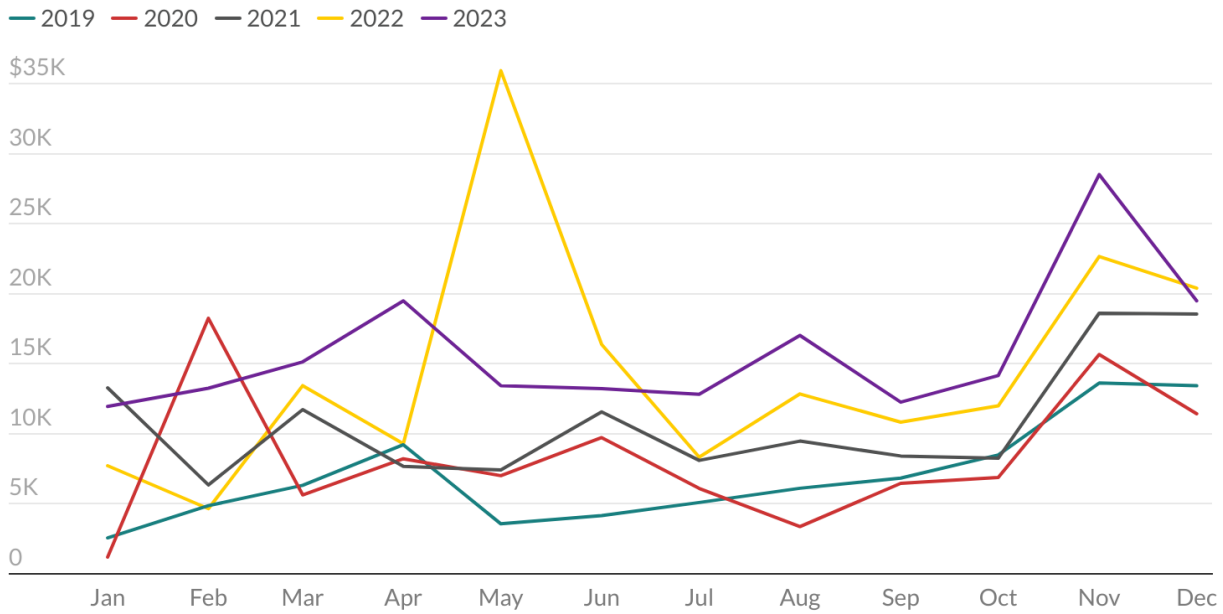
Source: City of Fayetteville, https://www.datawrapper.de/_/V5EXT/

Figure 46. NAICS 3152: Cut and Sew Apparel Manufacturing



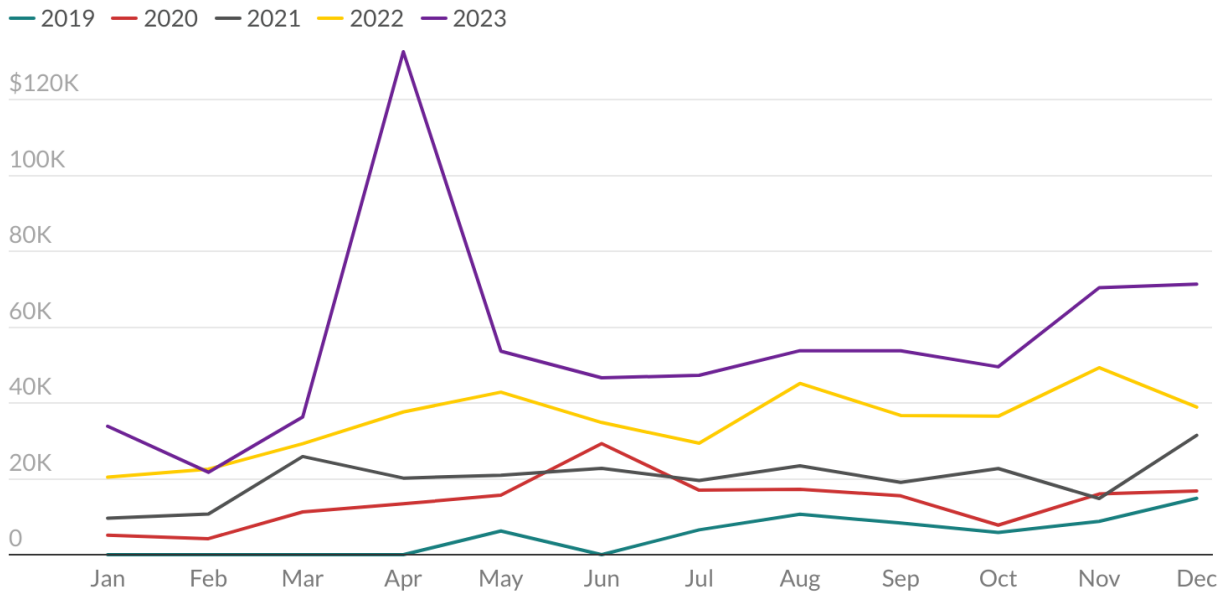
Source: City of Fayetteville, https://www.datawrapper.de/_/TOvEc/

Figure 47. NAICS 3159: Apparel Accessories and Other Apparel Manufacturing



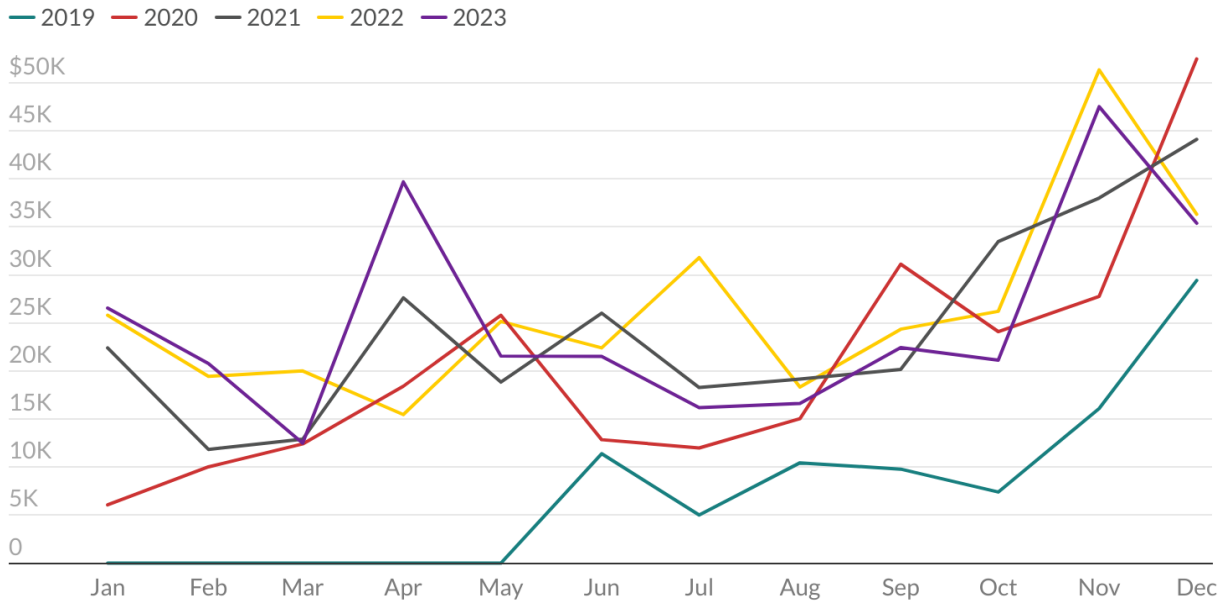
Source: City of Fayetteville, https://www.datawrapper.de/_/Byt4t/

Figure 48. NAICS 3162: Footwear Manufacturing



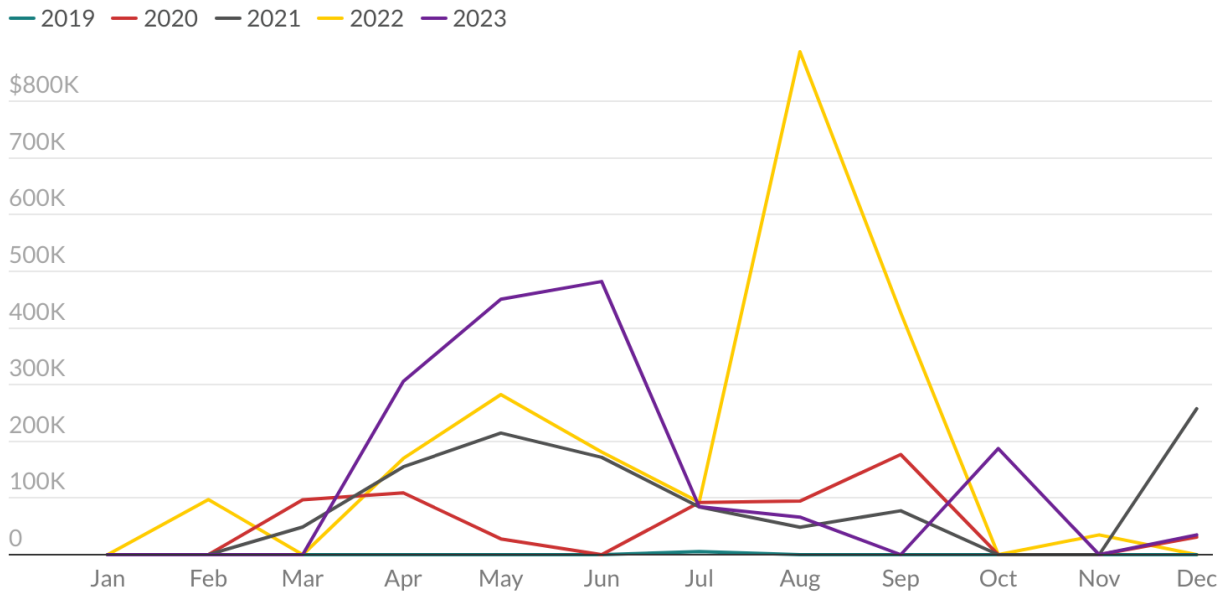
Source: City of Fayetteville, https://www.datawrapper.de/_/hRL2T/

Figure 49. NAICS 3169: Other Leather and Allied Product Manufacturing



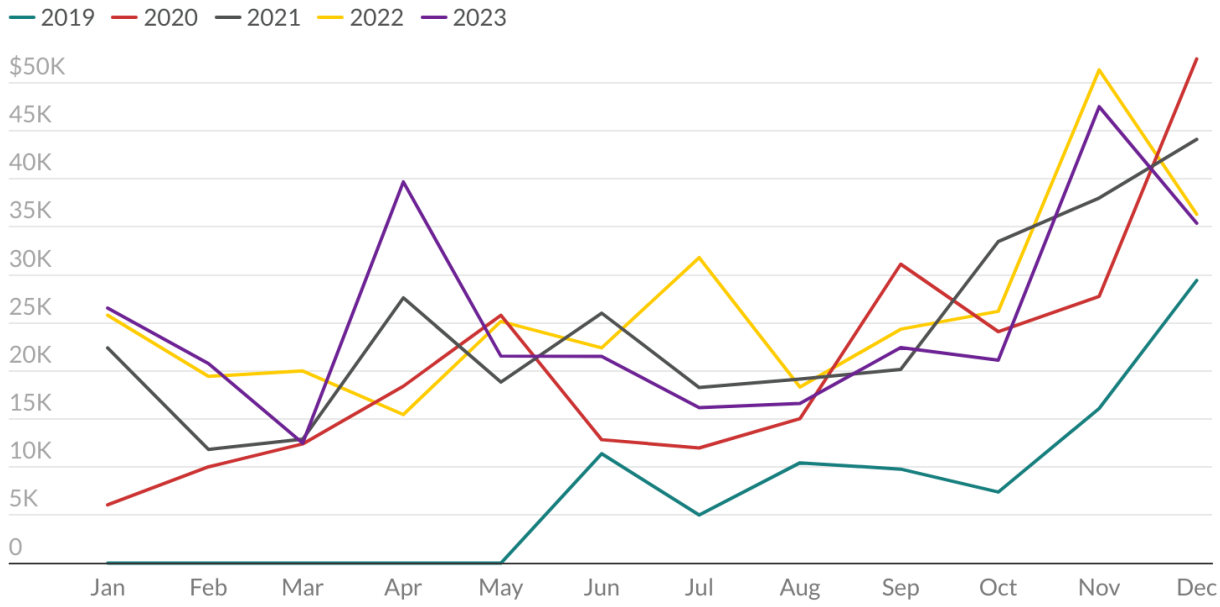
Source: City of Fayetteville, https://www.datawrapper.de/_/ij7eP/

Figure 50. NAICS 3212: Veneer, Plywood, and Engineered Wood Product Manufacturing



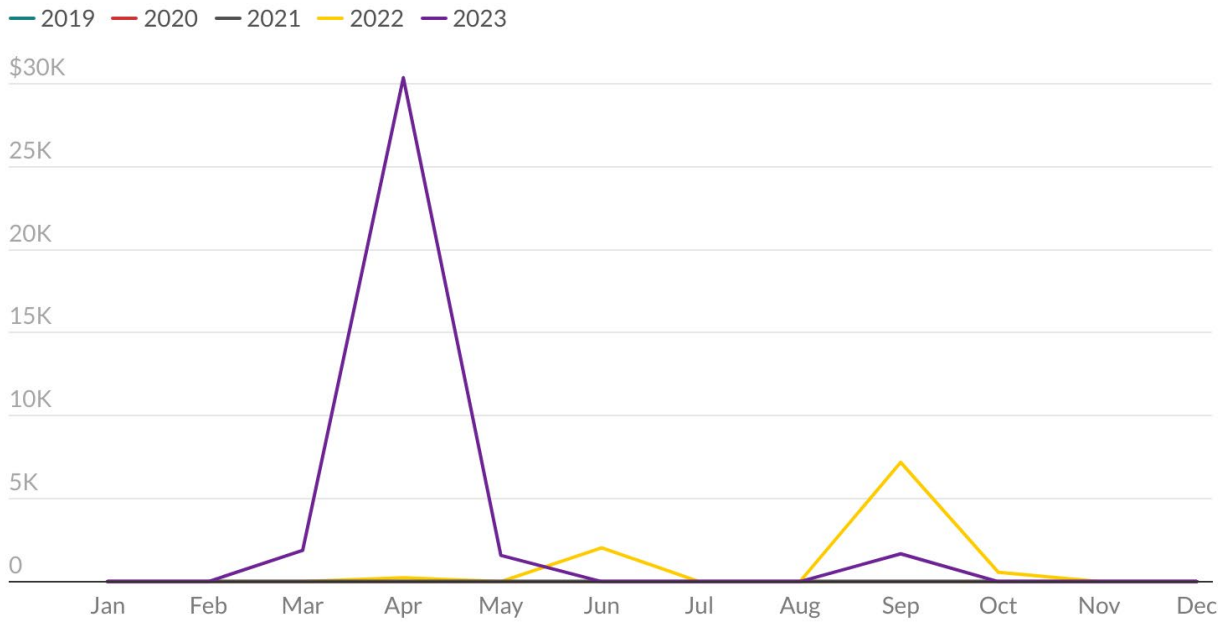
Source: City of Fayetteville, https://www.datawrapper.de/_/5cQ37/

Figure 51. NAICS 3219: Other Wood Product Manufacturing



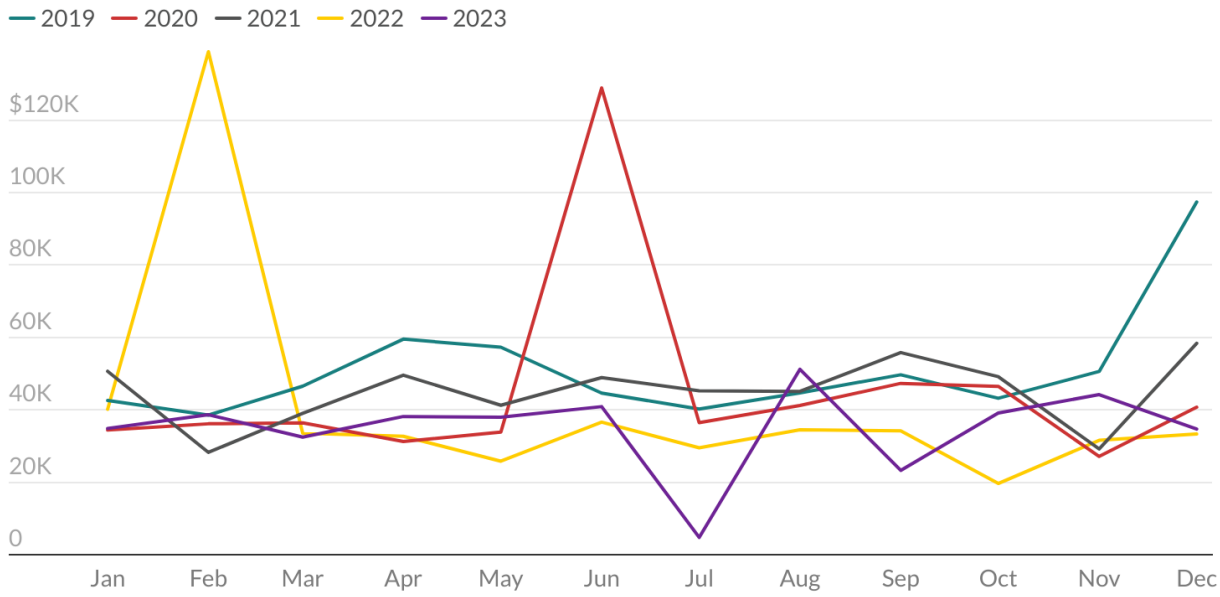
Source: City of Fayetteville, https://www.datawrapper.de/_/ujltv/

Figure 52. NAICS 3221: Pulp, Paper, and Paperboard Mills



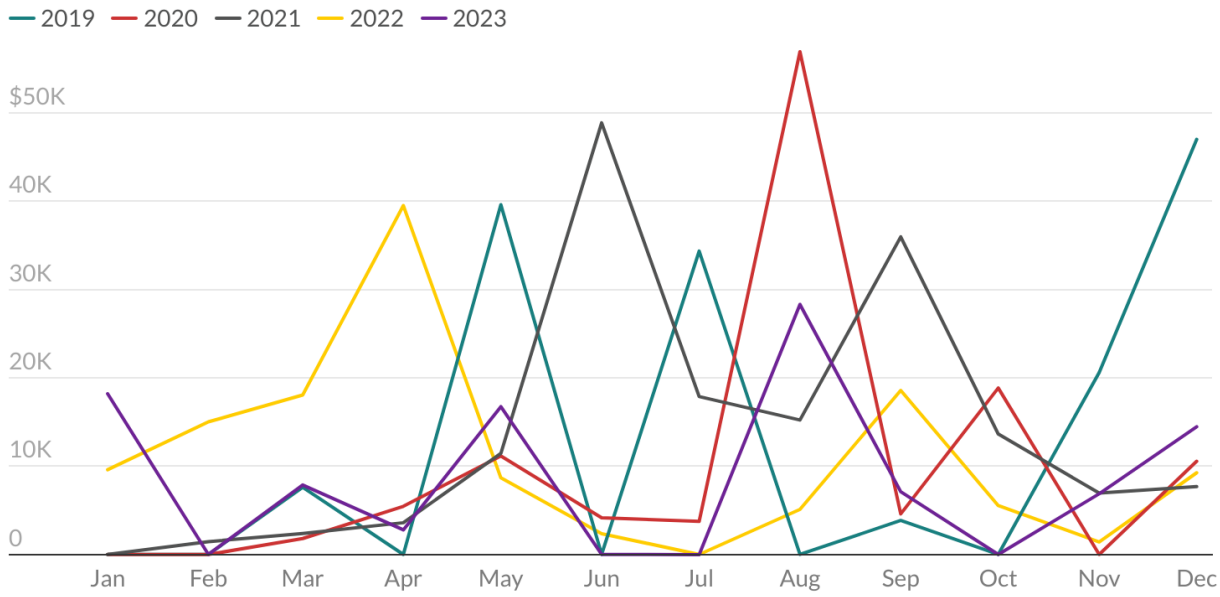
Source: City of Fayetteville, https://www.datawrapper.de/_/5uCnq/

Figure 53. NAICS 3222: Converted Paper Product Manufacturing



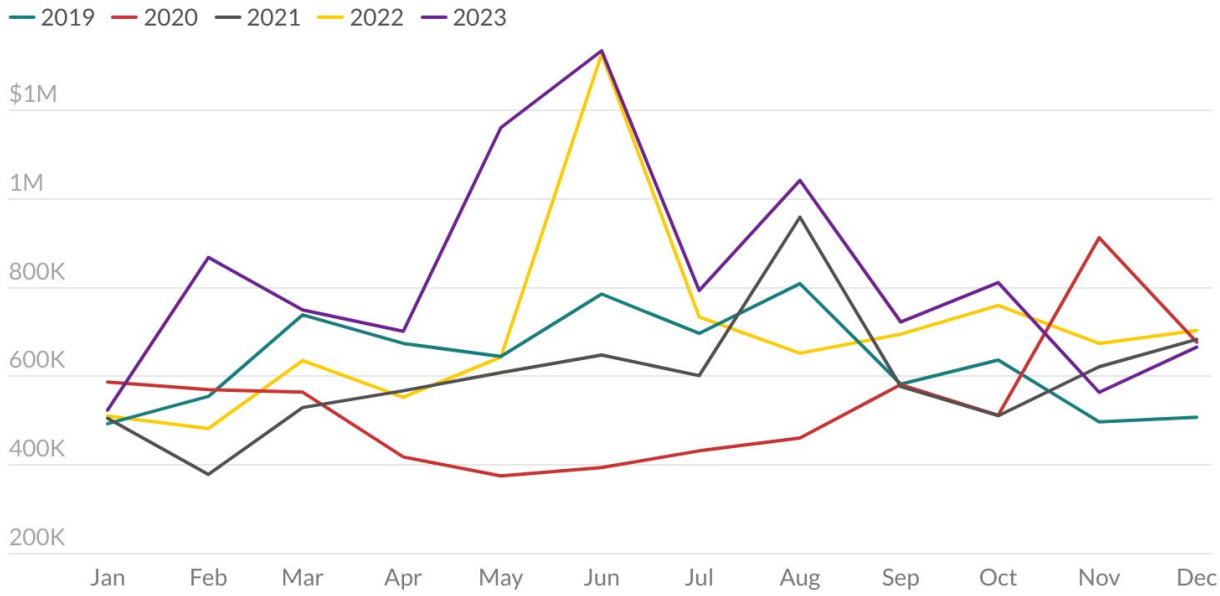
Source: City of Fayetteville, https://www.datawrapper.de/_/GYEVa/

Figure 54. NAICS 3227: Machine Shops, Turned Product, Screw, Nut, and Bolt Manufacturing



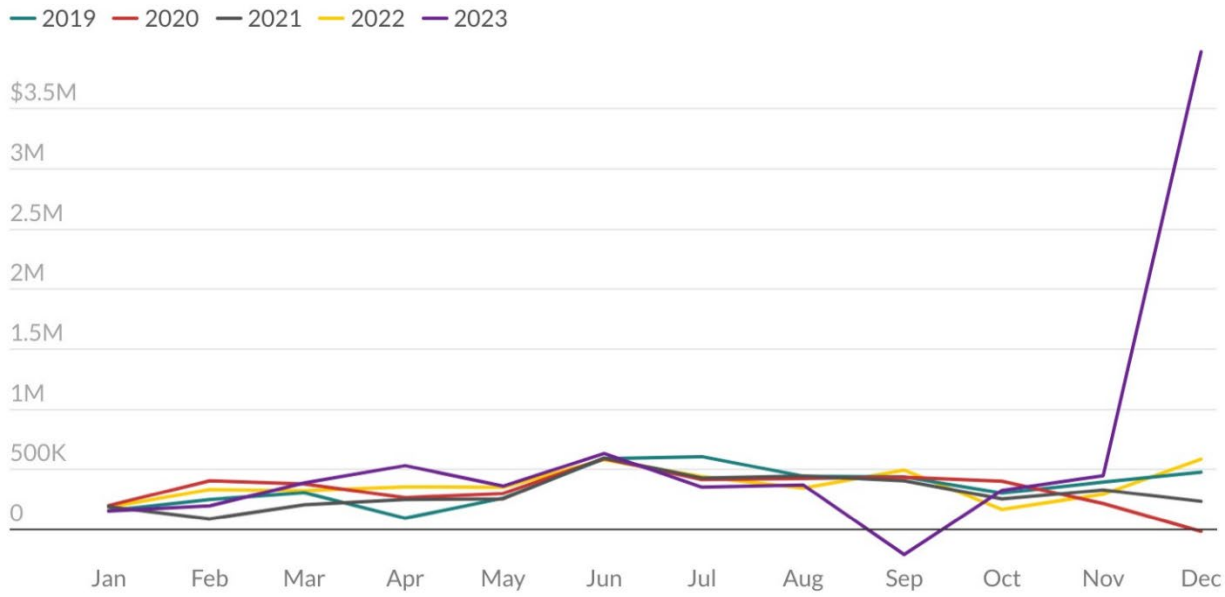
Source: City of Fayetteville, https://www.datawrapper.de/_/yzj0h/

Figure 55. NAICS 3231: Printing and Related Support Activities



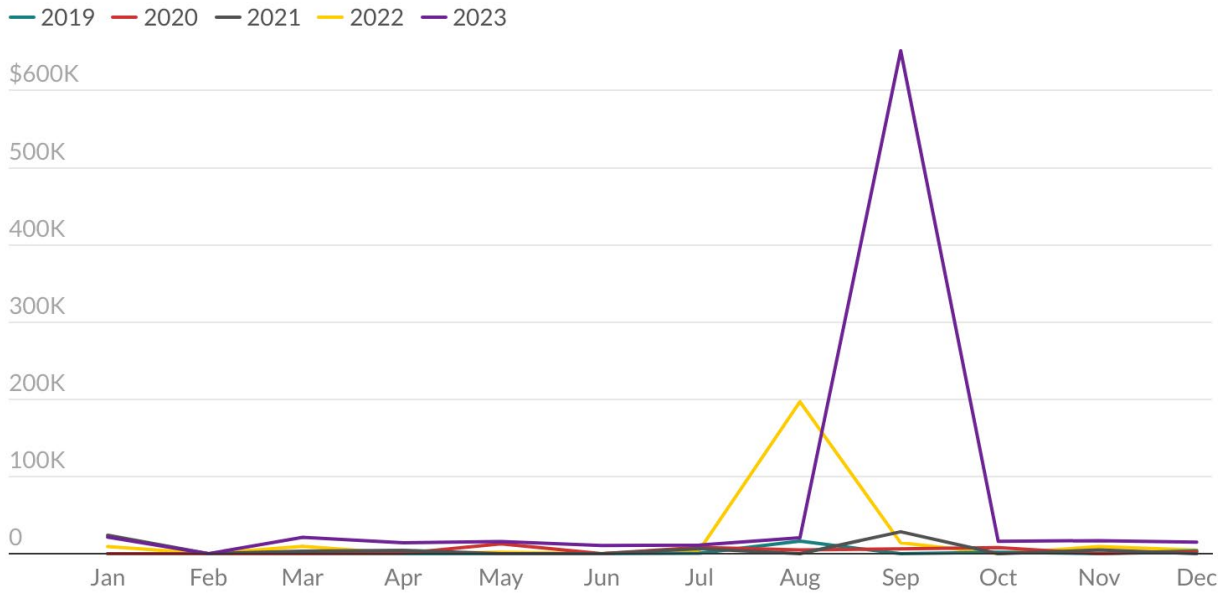
Source: City of Fayetteville, https://www.datawrapper.de/_/zSocV/

Figure 56. NAICS 3241: Petroleum and Coal Products Manufacturing



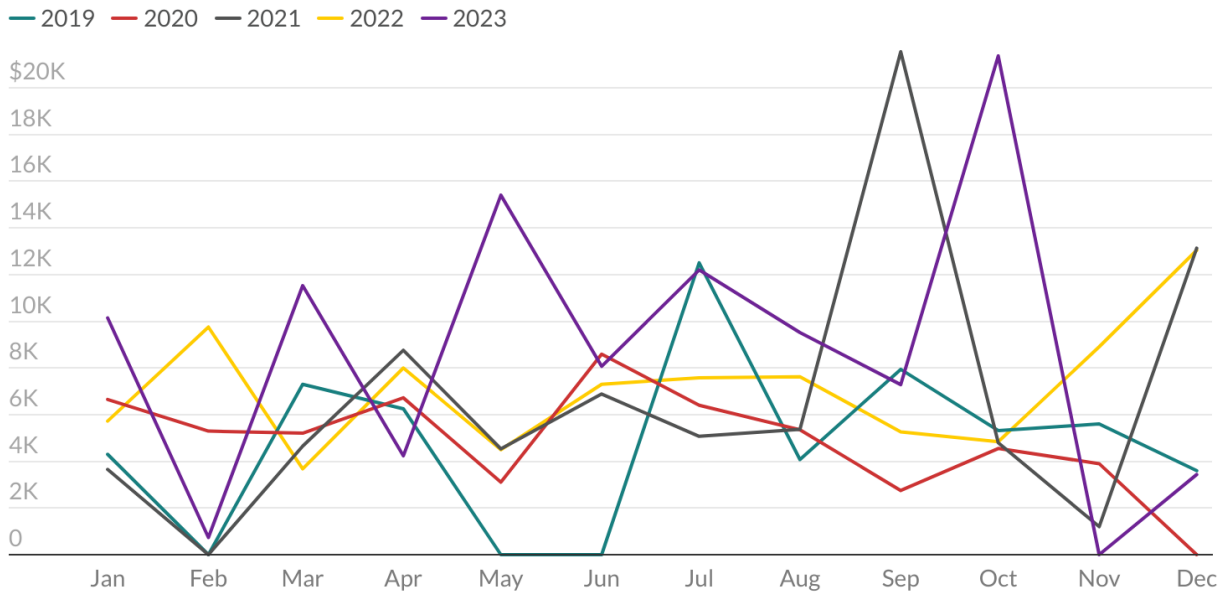
Source: City of Fayetteville, https://www.datawrapper.de/_/7GiOD/

Figure 57. NAICS 3251: Basic Chemical Manufacturing



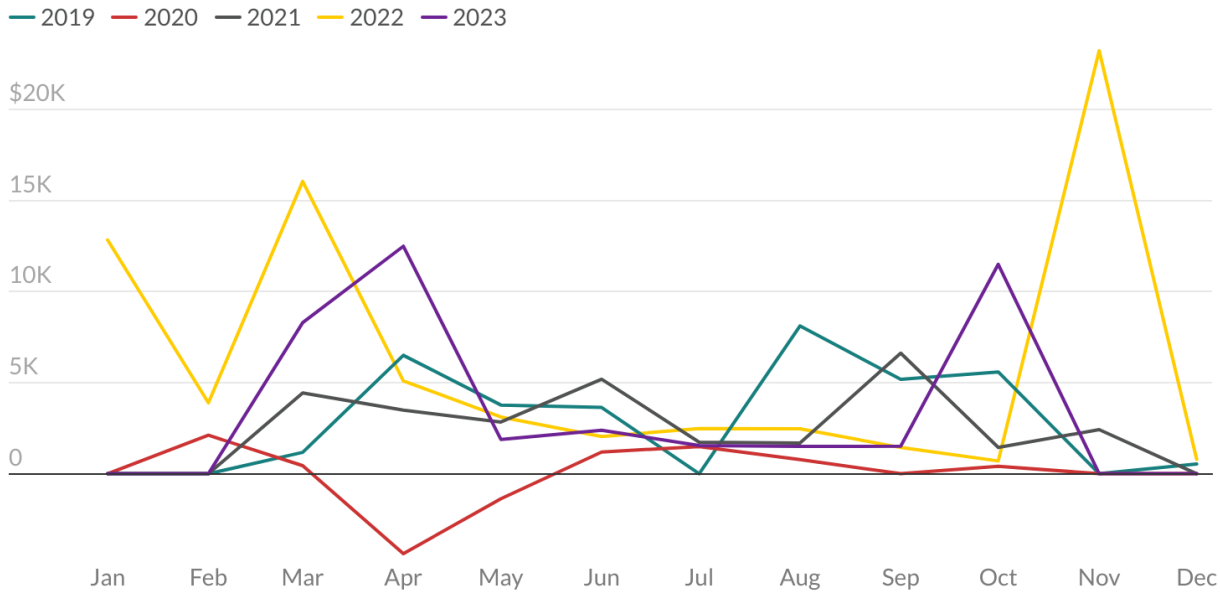
Source: City of Fayetteville, https://www.datawrapper.de/_/r1FvX/

Figure 58. NAICS 3252: Resin, Synthetic Rubber, and Artificial and Synthetic Fibers and Filaments Manufacturing



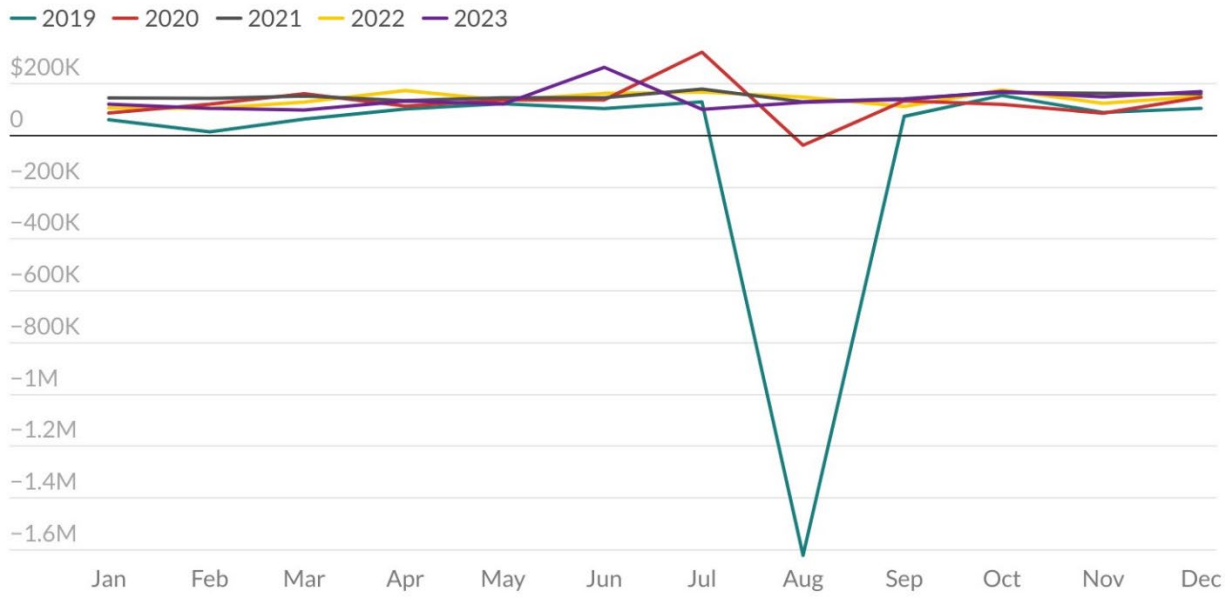
Source: City of Fayetteville, https://www.datawrapper.de/_/lY1qc/

Figure 59. NAICS 3253: Pesticide, Fertilizer, and Other Agricultural Chemical Manufacturing



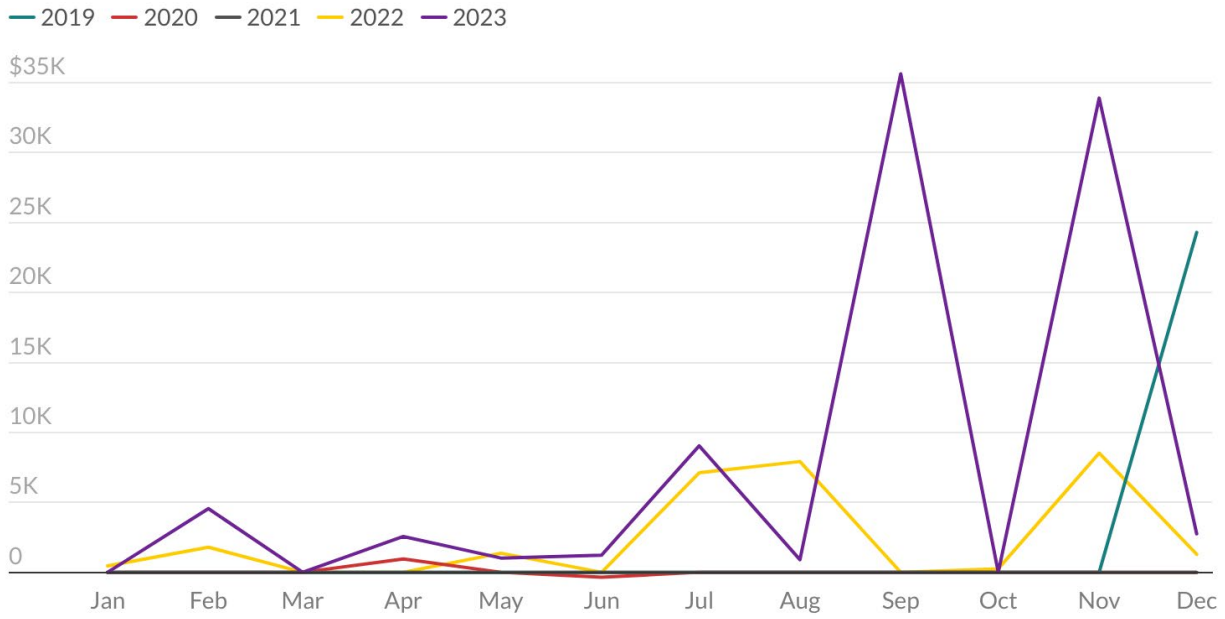
Source: City of Fayetteville, https://www.datawrapper.de/_/ZcKkR/

Figure 60. NAICS 3254: Pharmaceutical and Medical Manufacturing



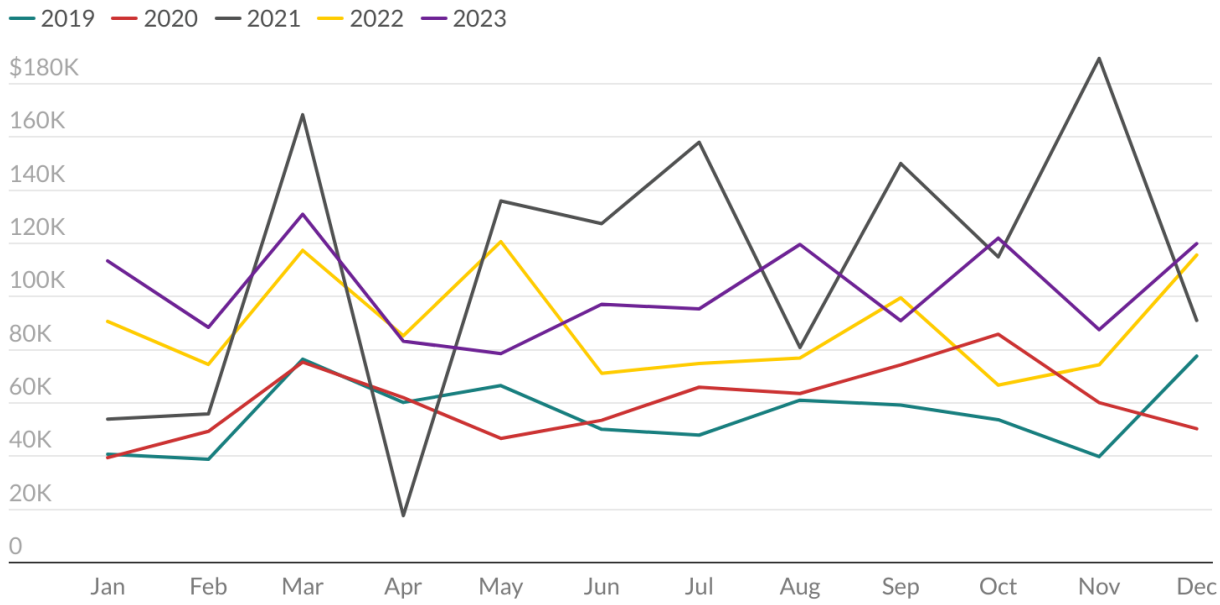
Source: City of Fayetteville, https://www.datawrapper.de/_/QKBmd/

Figure 61. NAICS 3255: Paint, Coating, and Adhesive Manufacturing



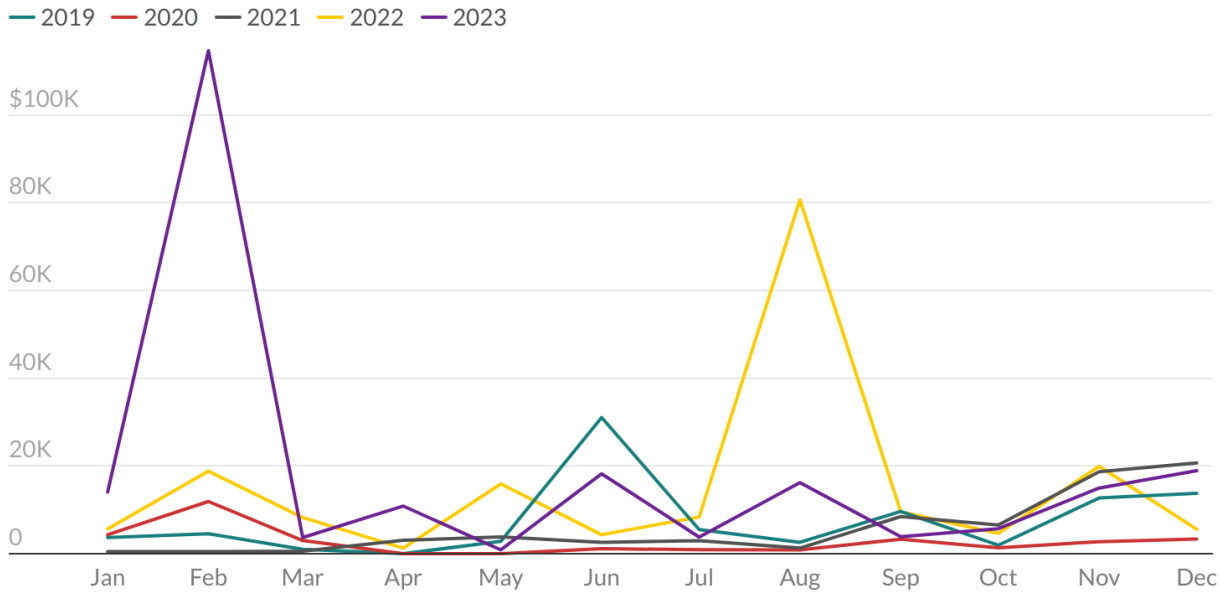
Source: City of Fayetteville, https://www.datawrapper.de/_/6w7Lp/

Figure 62. NAICS 3256: Soap, Cleaning Compound, and Toilet Preparation Manufacturing



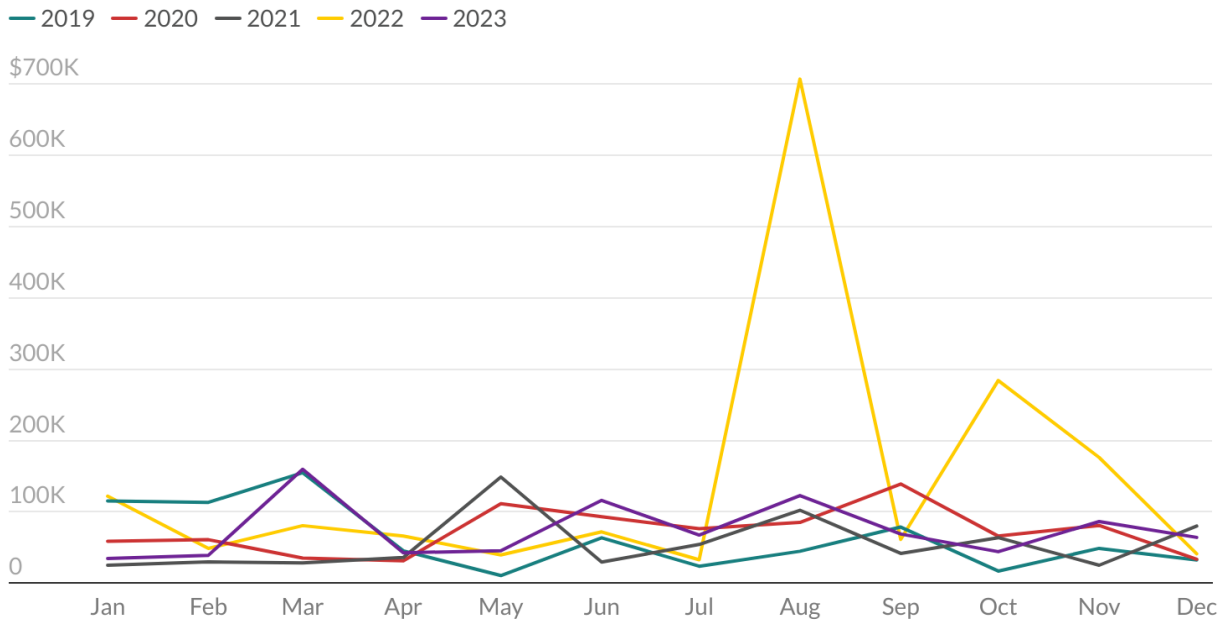
Source: City of Fayetteville, https://www.datawrapper.de/_/Lb25q/

Figure 63. NAICS 3259: Other Chemical Product Preparation



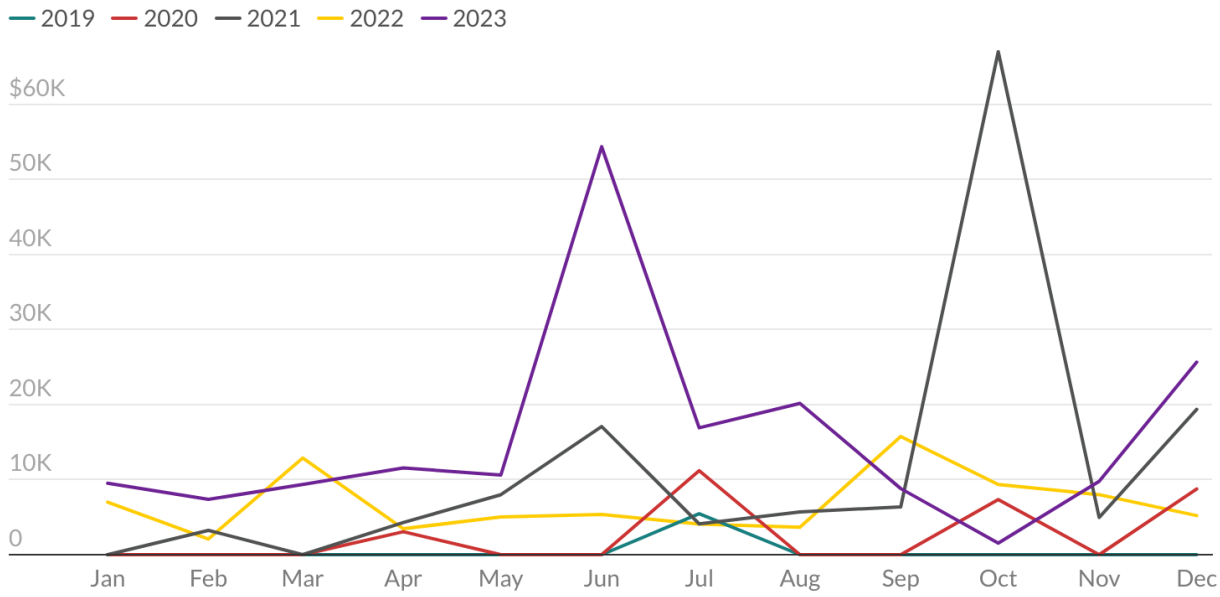
Source: City of Fayetteville, https://www.datawrapper.de/_/McRQq/

Figure 64. NAICS 3261: Plastic Product Manufacturing



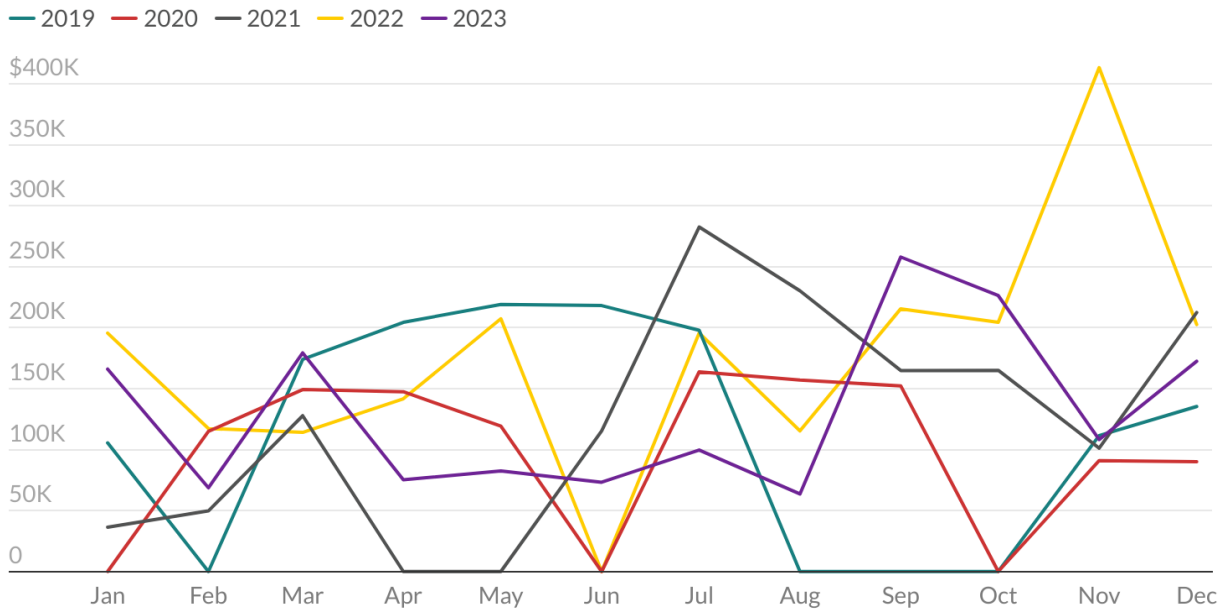
Source: City of Fayetteville, https://www.datawrapper.de/_/XE8rX/

Figure 65. NAICS 3262: Rubber Product Manufacturing



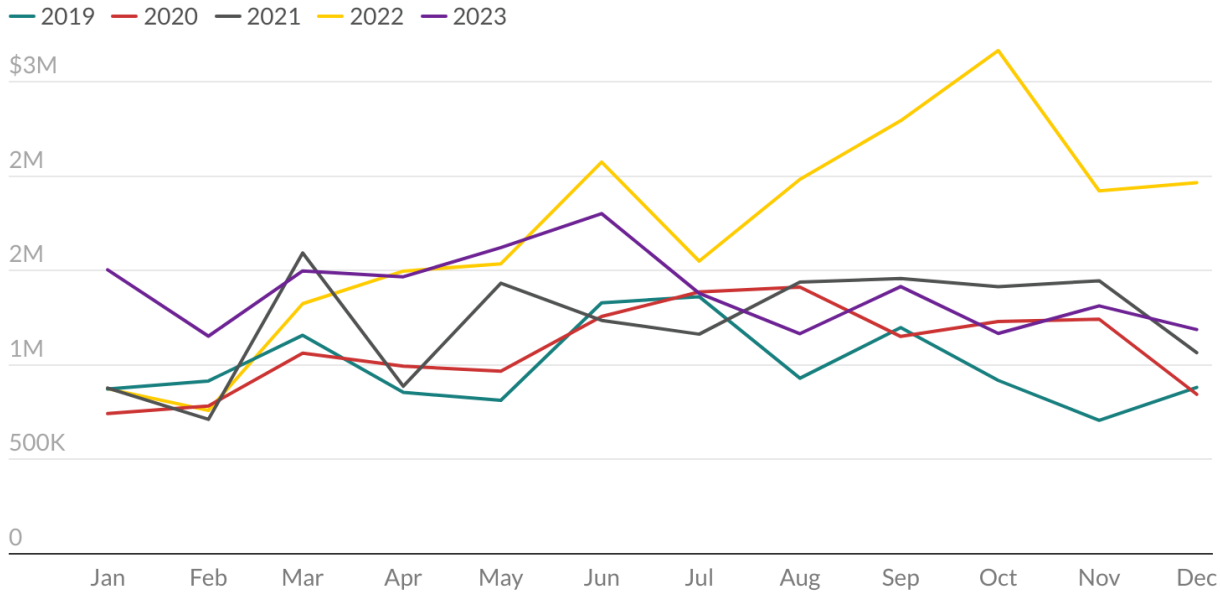
Source: City of Fayetteville, https://www.datawrapper.de/_/ZTEtv/

Figure 66. NAICS 3271: Clay Product and Refractory Manufacturing



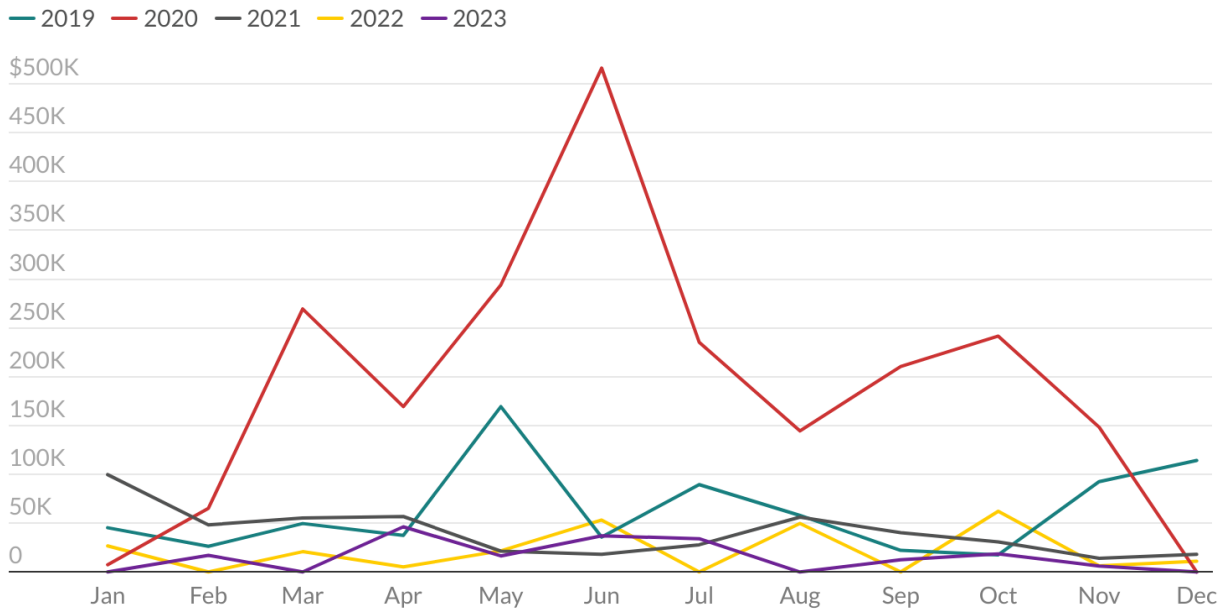
Source: City of Fayetteville, https://www.datawrapper.de/_/x3yFZ/

Figure 67. NAICS 3274: Cement and Concrete Product Production



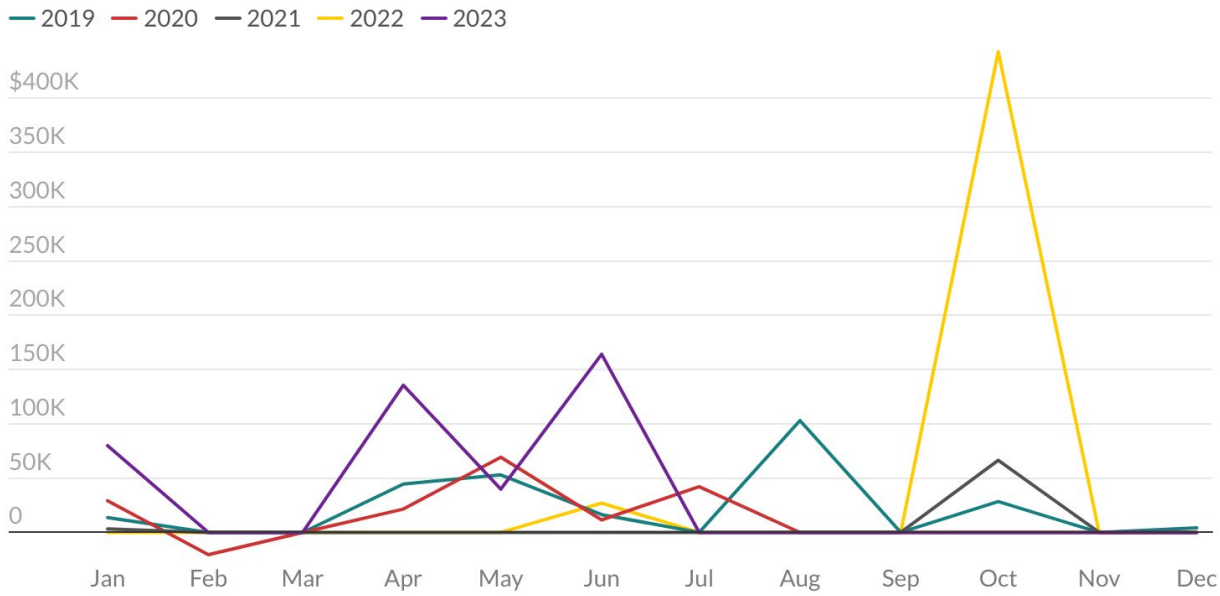
Source: City of Fayetteville, https://www.datawrapper.de/_/qkMvq/

Figure 68. NAICS 3279: Other Nonmetallic Mineral Product Manufacturing



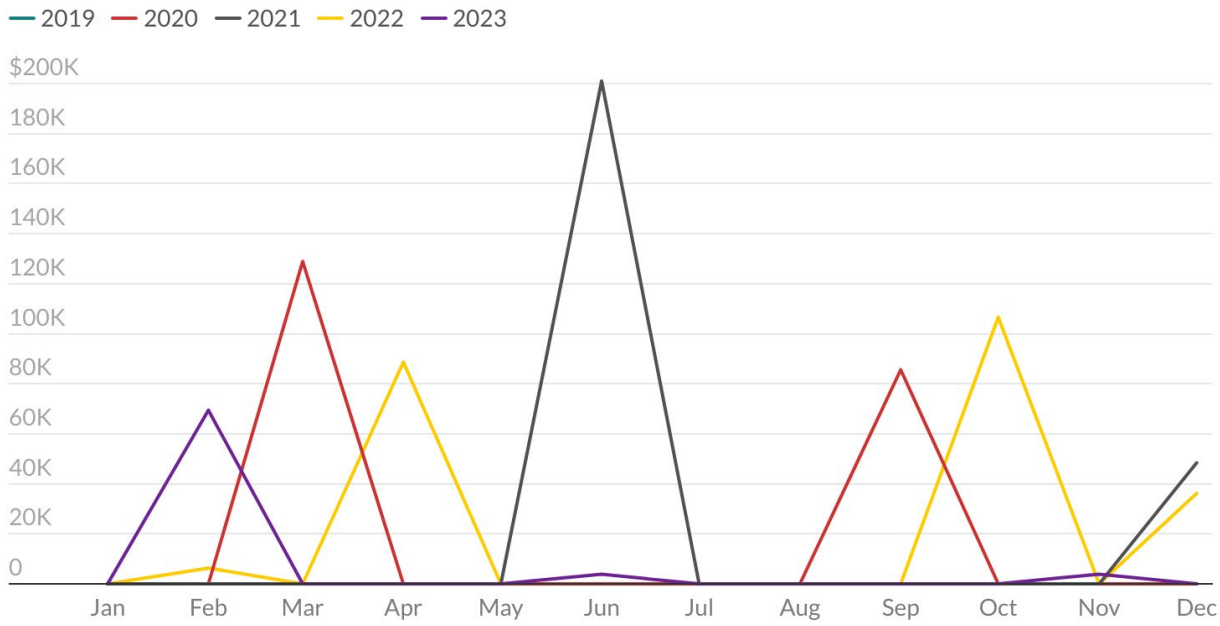
Source: City of Fayetteville, https://www.datawrapper.de/_/f6QBC/

Figure 69. NAICS 3311: Iron and Steel Mills and Ferro-Alloy Manufacturing



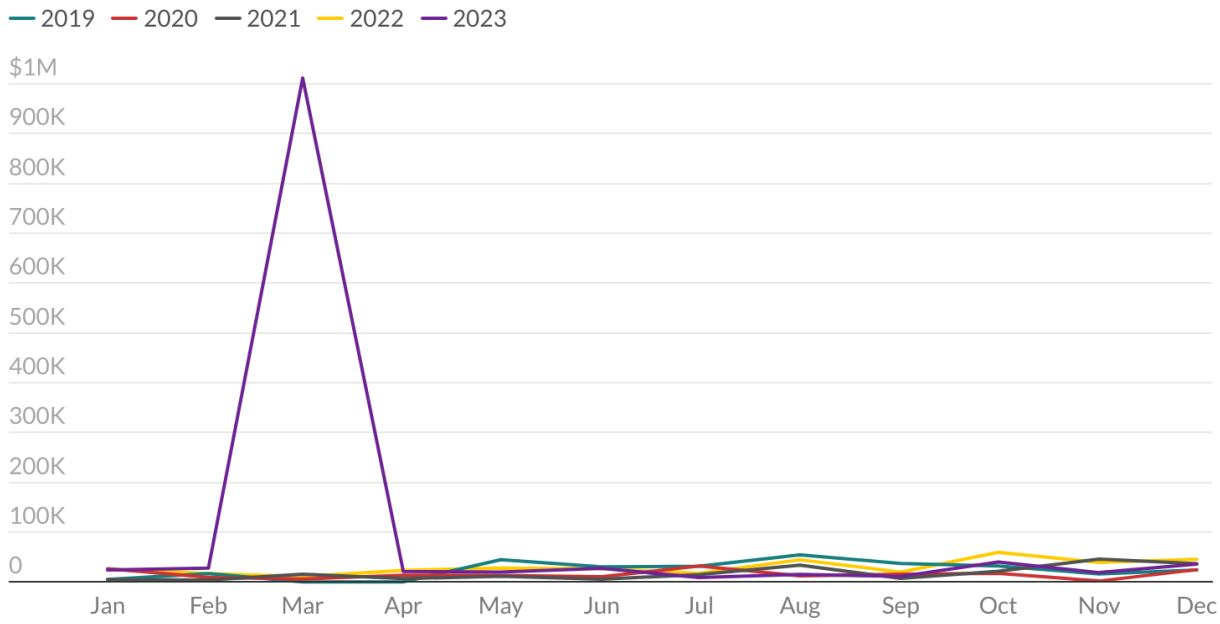
Source: City of Fayetteville, https://www.datawrapper.de/_/3p3bp/

Figure 70. NAICS 3312: Steel Product Manufacturing from Purchased Steel



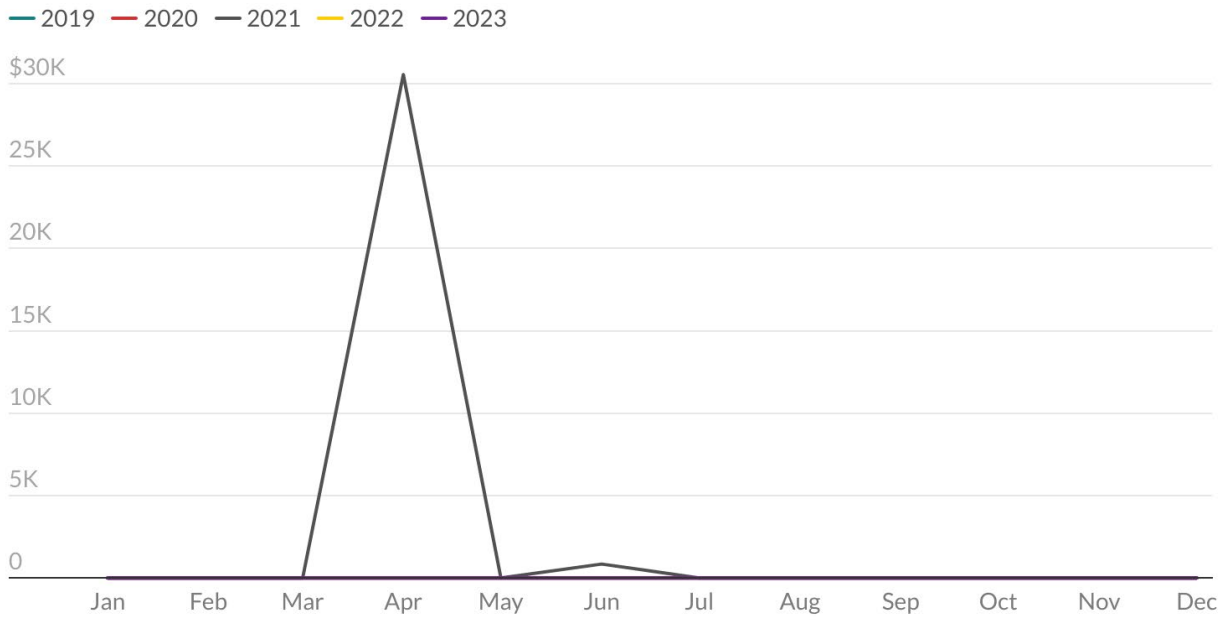
Source: City of Fayetteville, https://www.datawrapper.de/_/OrCyp/

Figure 71. NAICS 3316: Animal Slaughtering and Processing



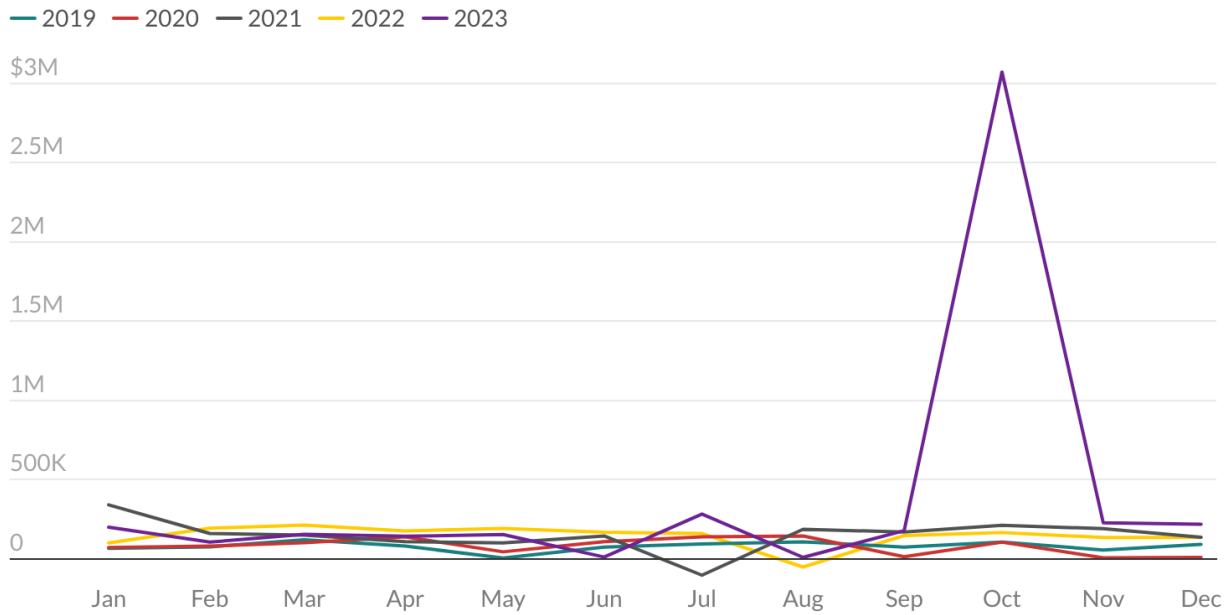
Source: City of Fayetteville, https://www.datawrapper.de/_/DcNjE/

Figure 72. NAICS 3321: Forging and Stamping



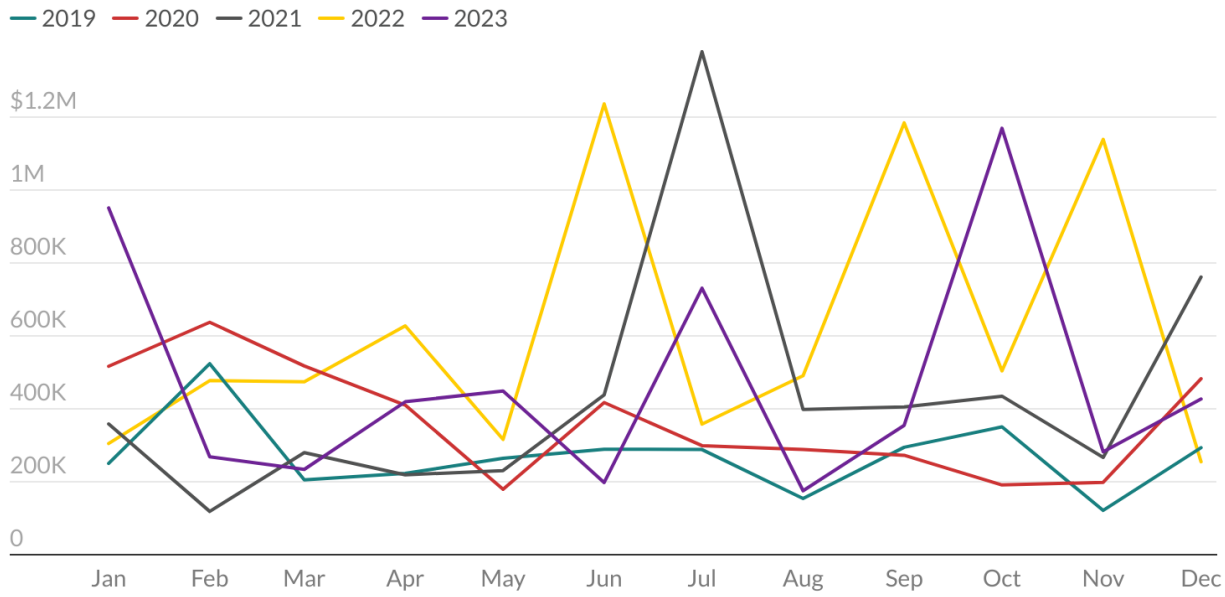
Source: City of Fayetteville, https://www.datawrapper.de/_/DOWbx/

Figure 73. NAICS 3322: Cutlery and Handtool Manufacturing



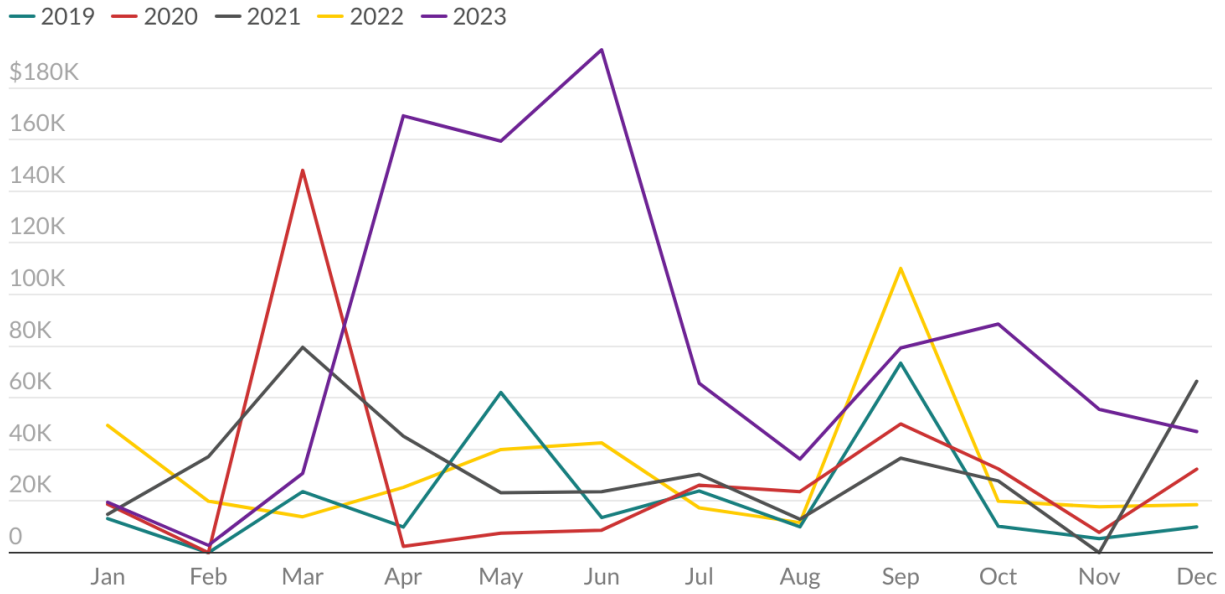
Source: City of Fayetteville, https://www.datawrapper.de/_/ncTue/

Figure 74. NAICS 3323: Architectural and Structural Metal Manufacturing



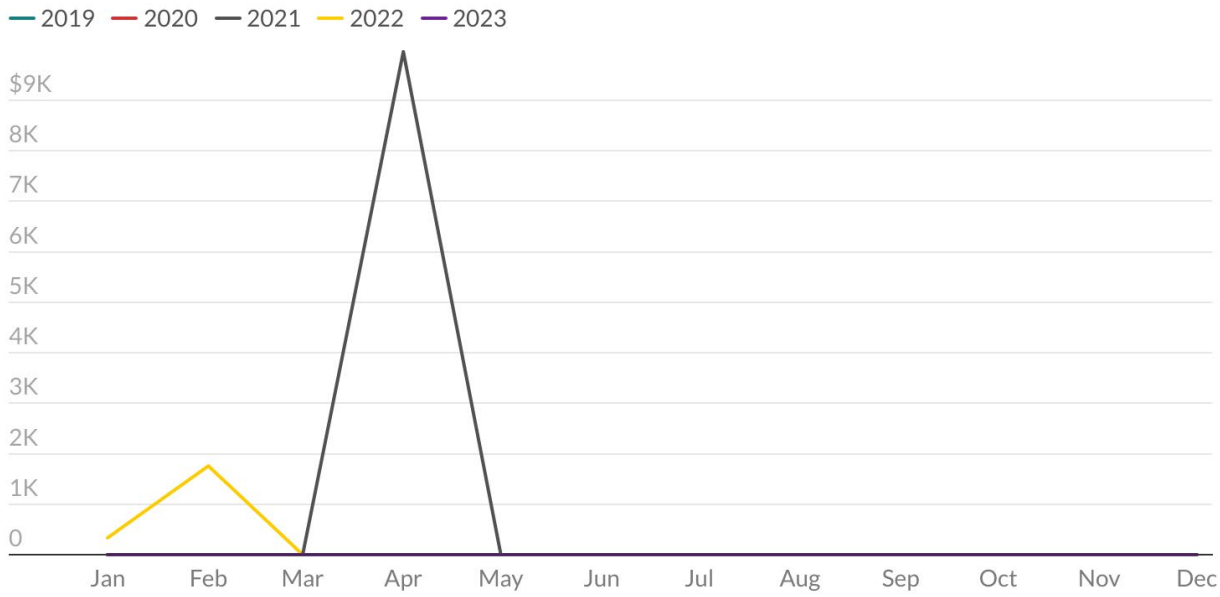
Source: City of Fayetteville, https://www.datawrapper.de/_/ZiPhQ/

Figure 75. NAICS 3324: Boiler, Tank, and Shipping Container Manufacturing



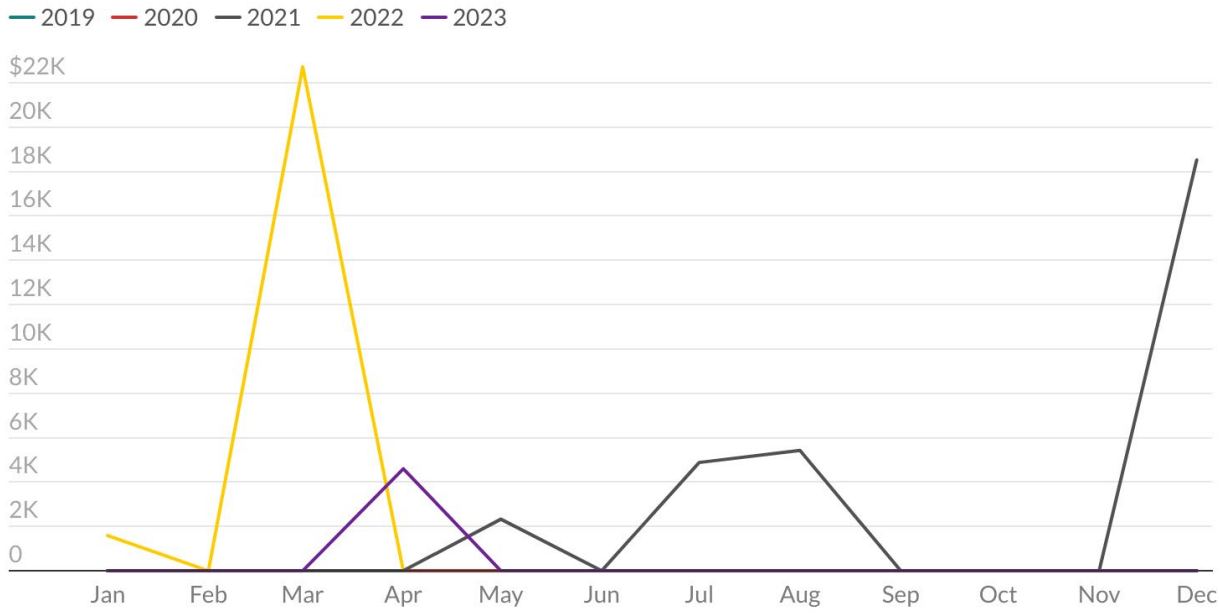
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Figure 76. NAICS 3325: Hardware Manufacturing



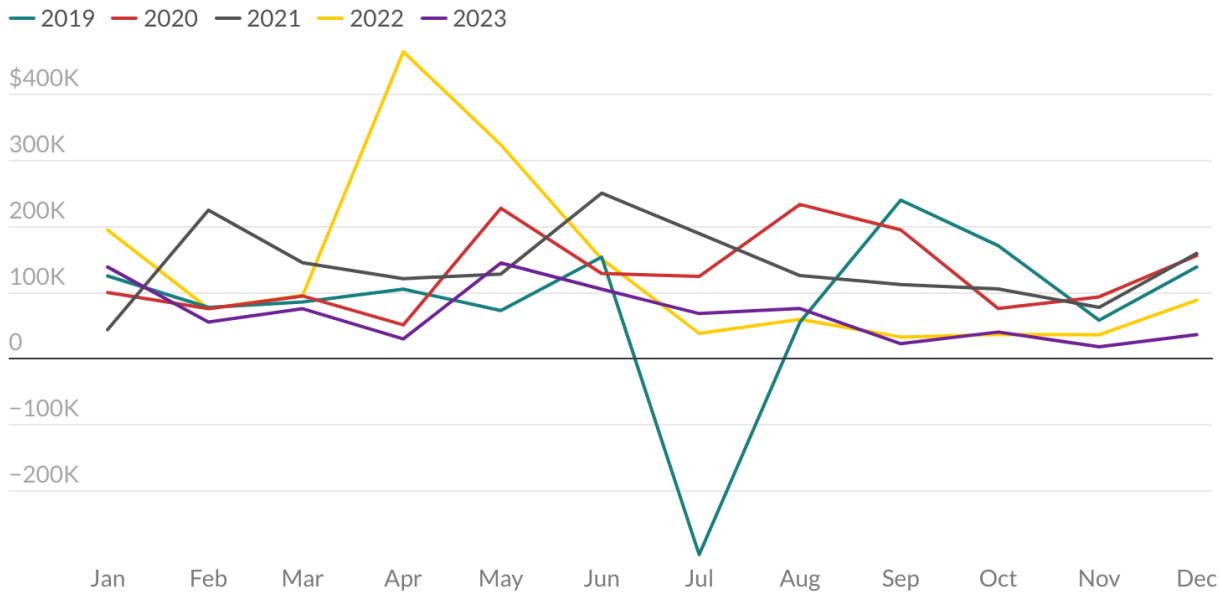
Source: City of Fayetteville, https://www.datawrapper.de/_/A3AN4/

Figure 77. NAICS 3326: Spring and Wire Product Manufacturing



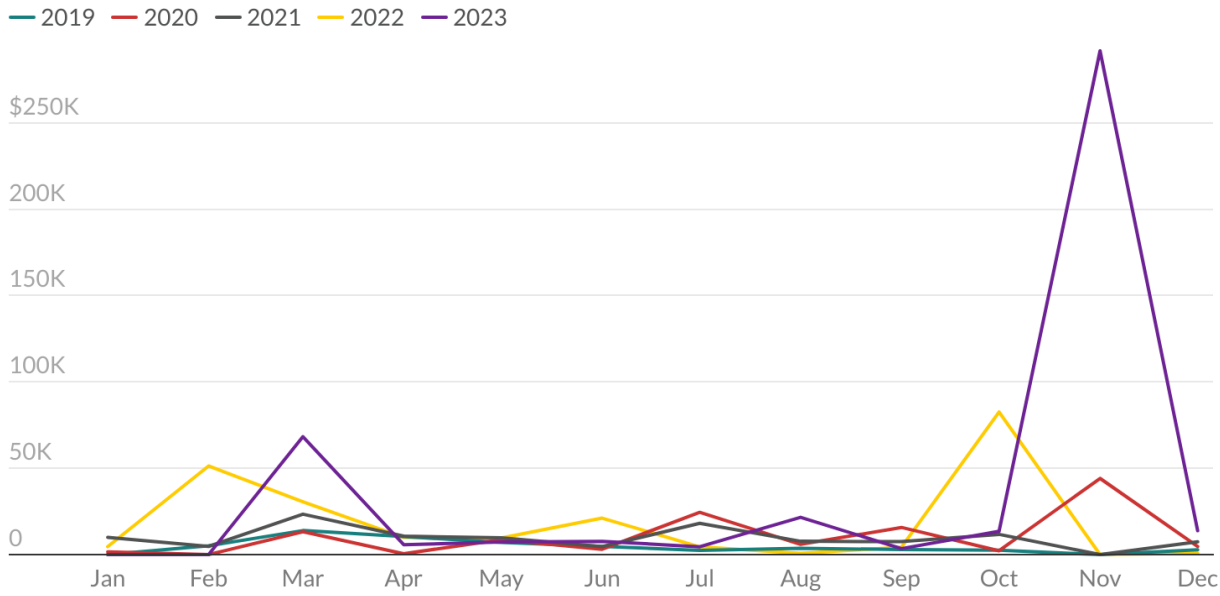
Source: City of Fayetteville, https://www.datawrapper.de/_/pUcj/

Figure 78. NAICS 3329: Other Fabricated Metal Product Manufacturing



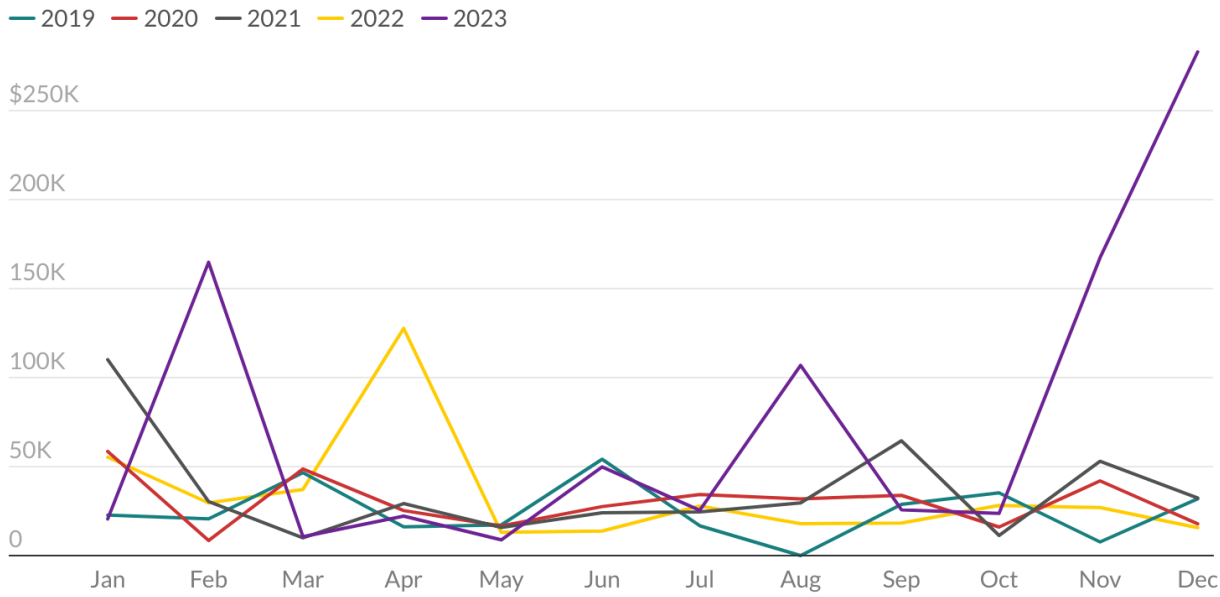
Source: City of Fayetteville, https://www.datawrapper.de/_/Ojo70/

Figure 79. NAICS 3331: Agriculture, Construction, and Mining Machinery Manufacturing



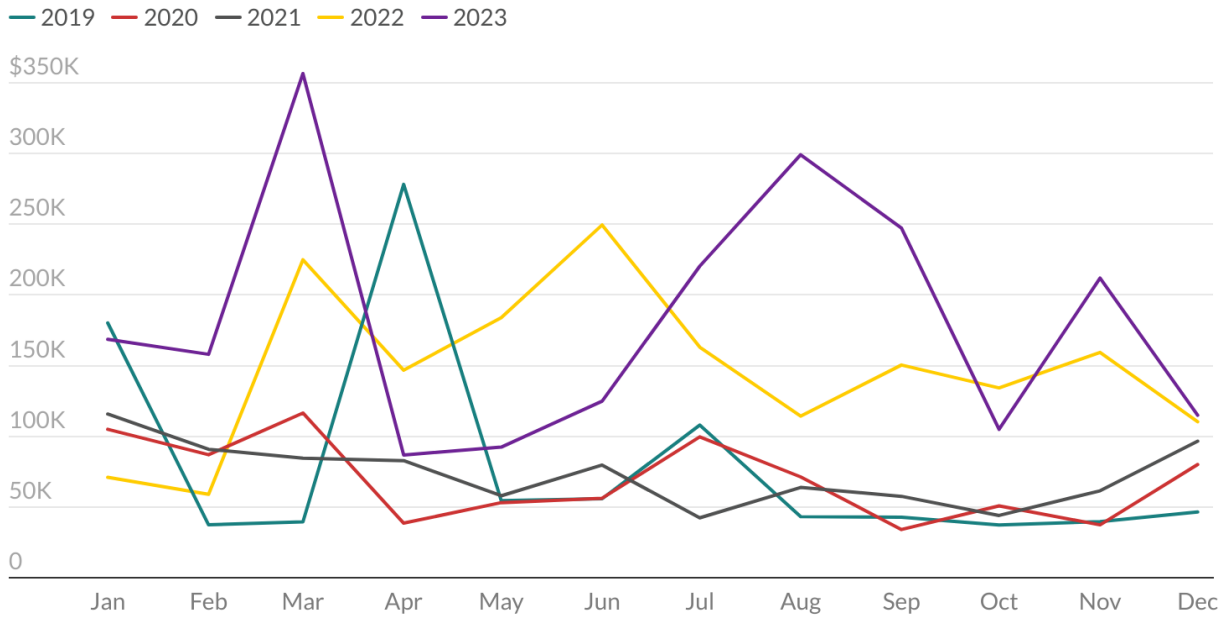
Source: City of Fayetteville, https://www.datawrapper.de/_/ahdqs/

Figure 80. NAICS 3332: Industrial Machine Manufacturing



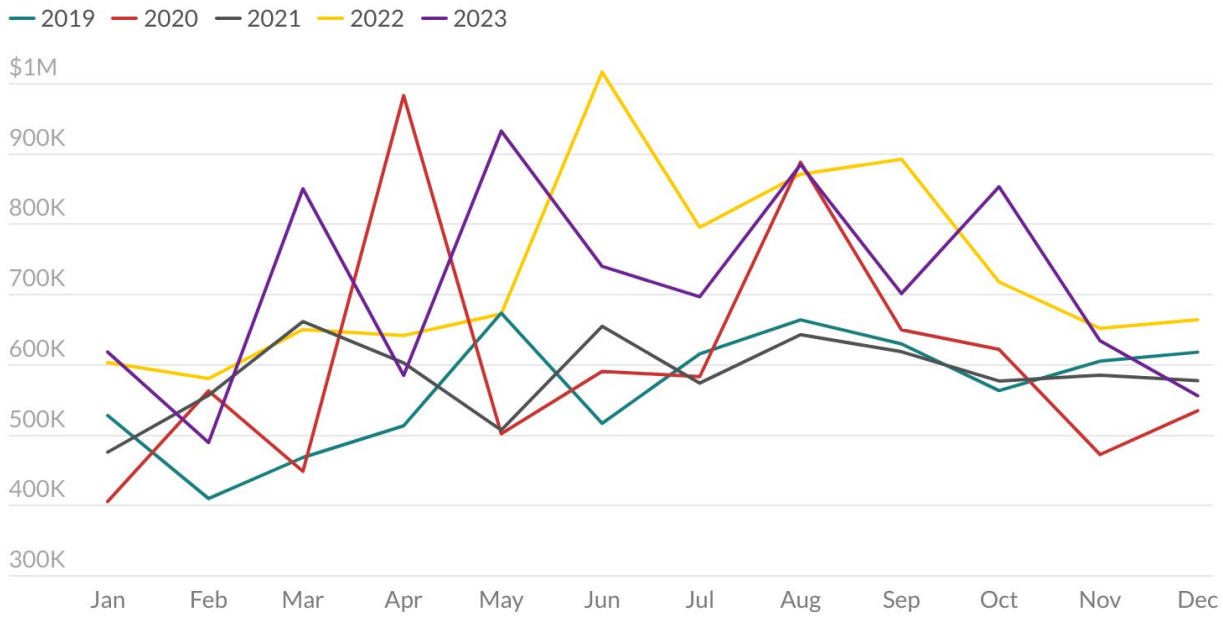
Source: City of Fayetteville, https://www.datawrapper.de/_/dGVLN/

Figure 81. NAICS 3333: Commercial and Service Industry Machinery Manufacturing



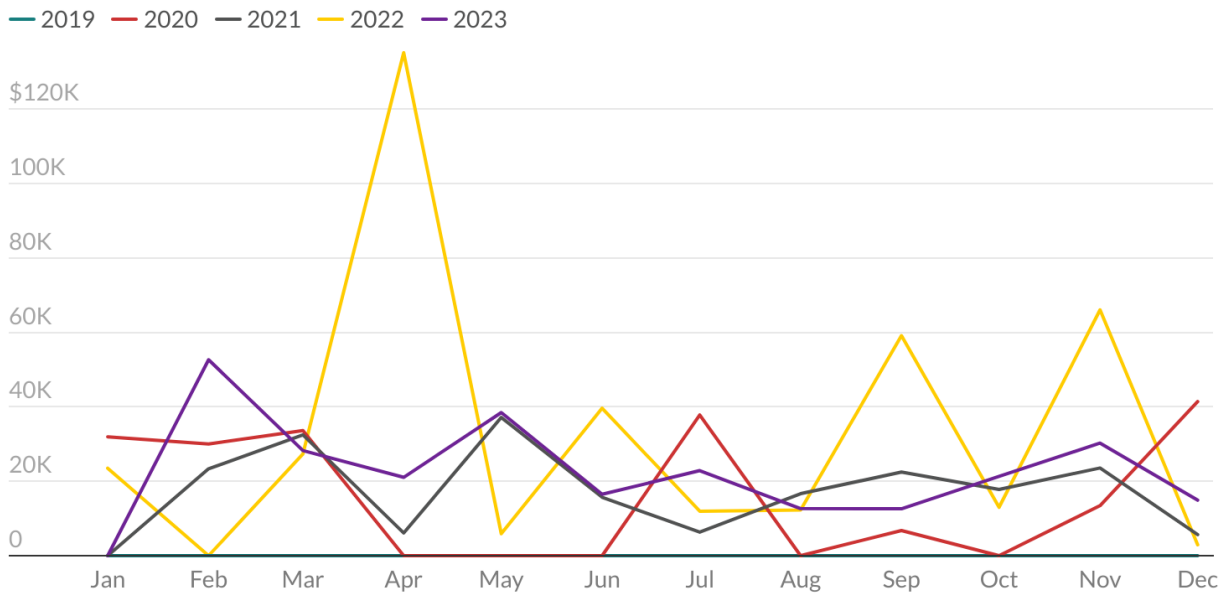
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Figure 82. NAICS 3334: Ventilation, Heating, Air-Conditioning, and Commercial Refrigeration Equipment Manufacturing



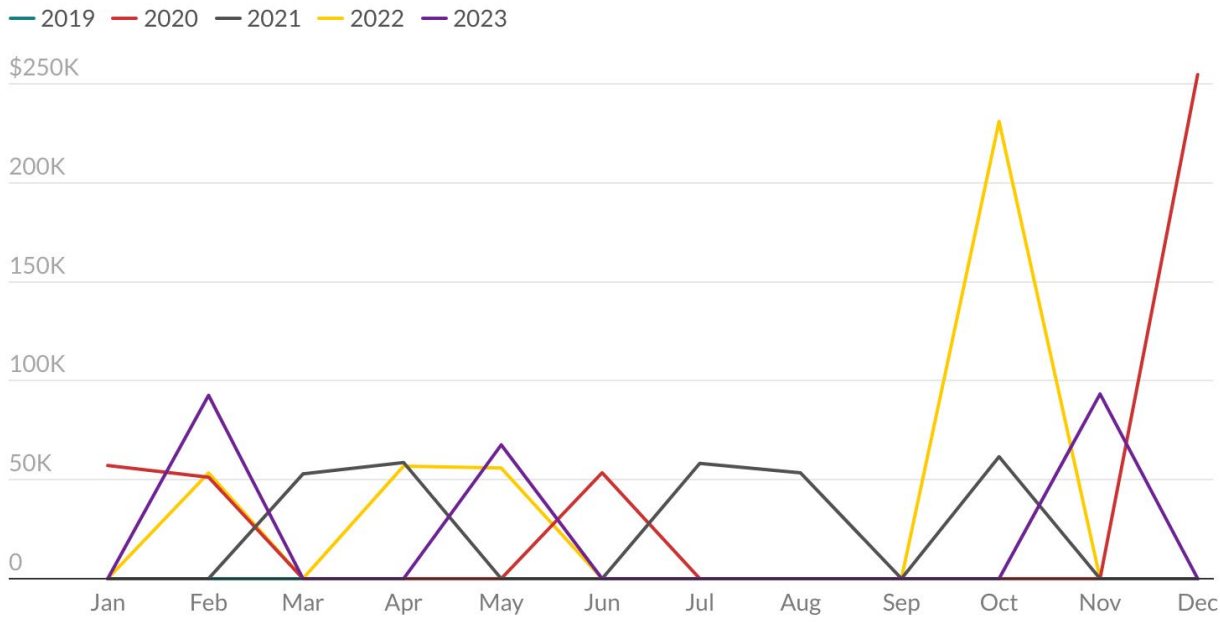
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Figure 83. NAICS 3335: Metalworking Machinery Manufacturing



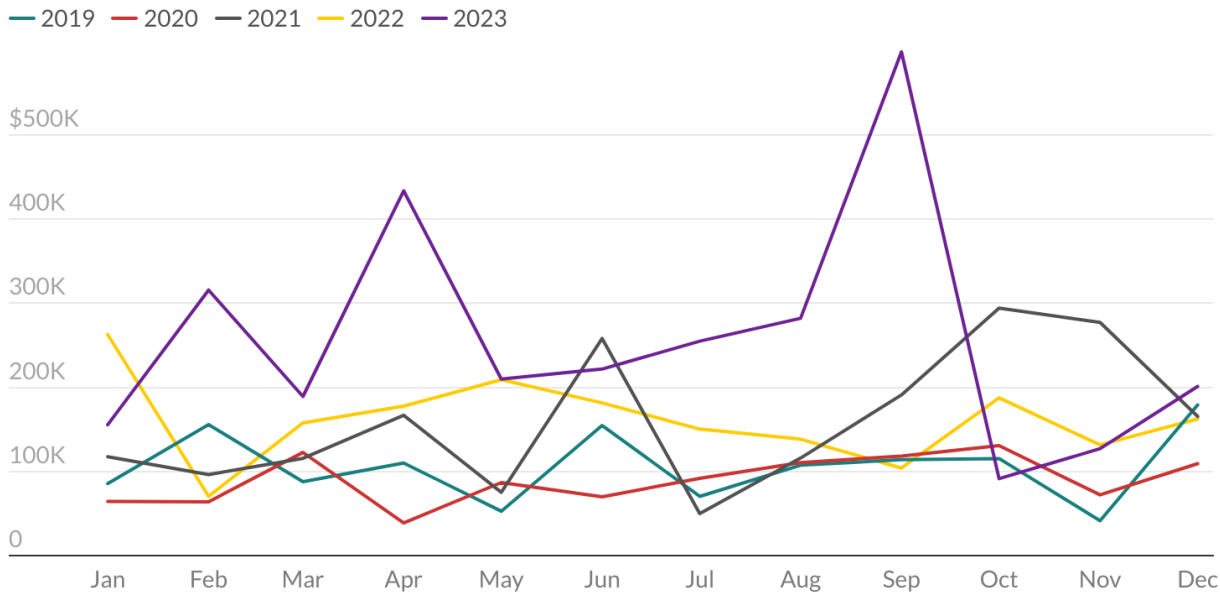
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Figure 84. NAICS 3336: Engine, Turbine, and Power Transmission Equipment Manufacturing



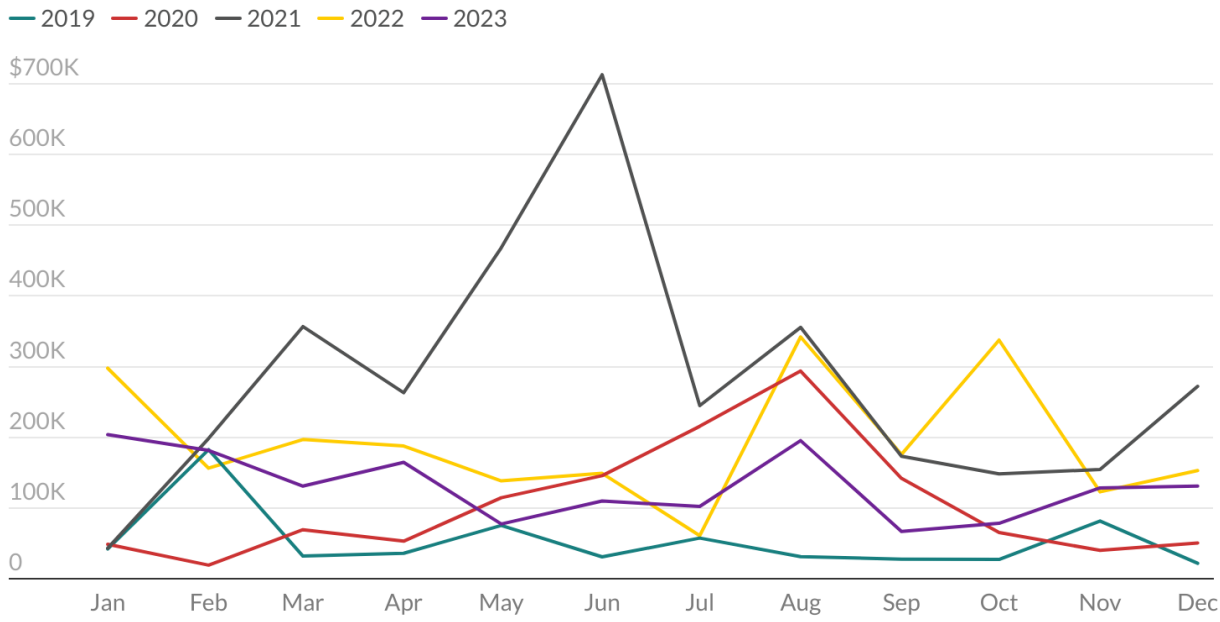
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Figure 85. NAICS 3339: Other General Purpose Machine Manufacturing



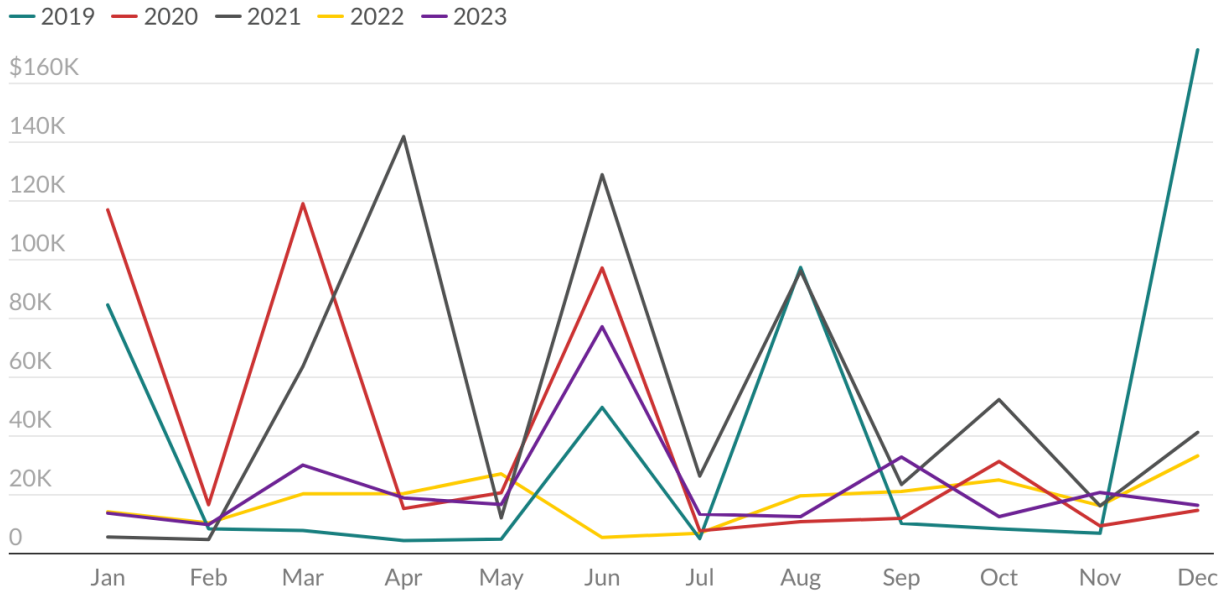
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Figure 86. NAICS 3340: Communications Equipment Manufacturing



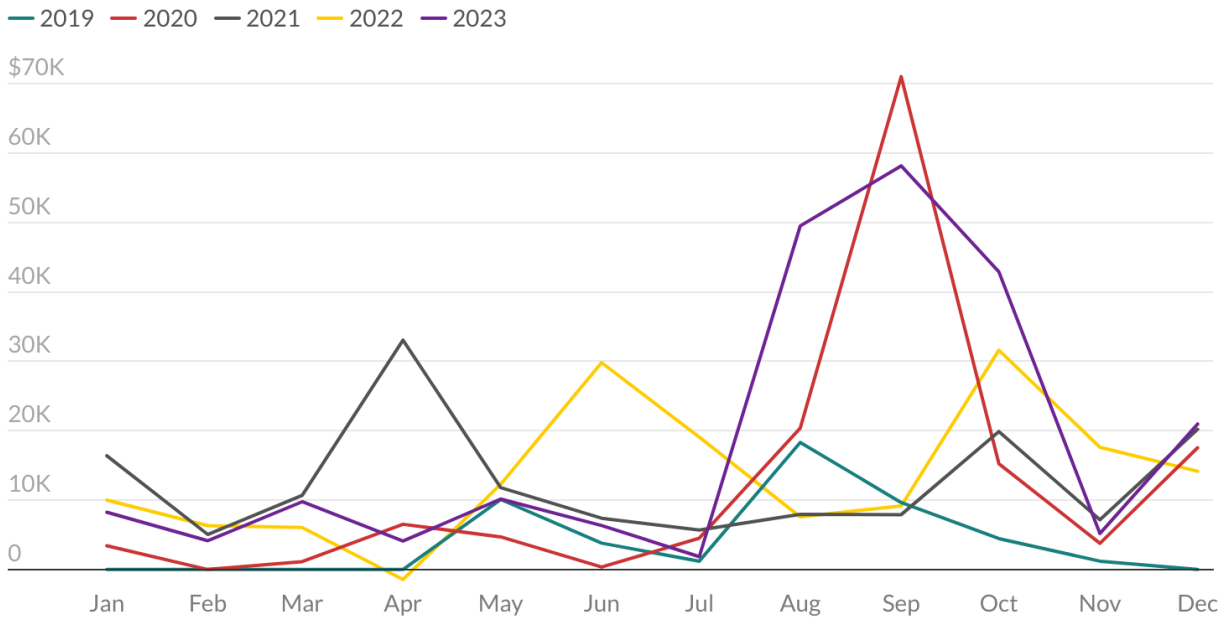
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Figure 87. NAICS 3341: Computer and Peripheral Equipment



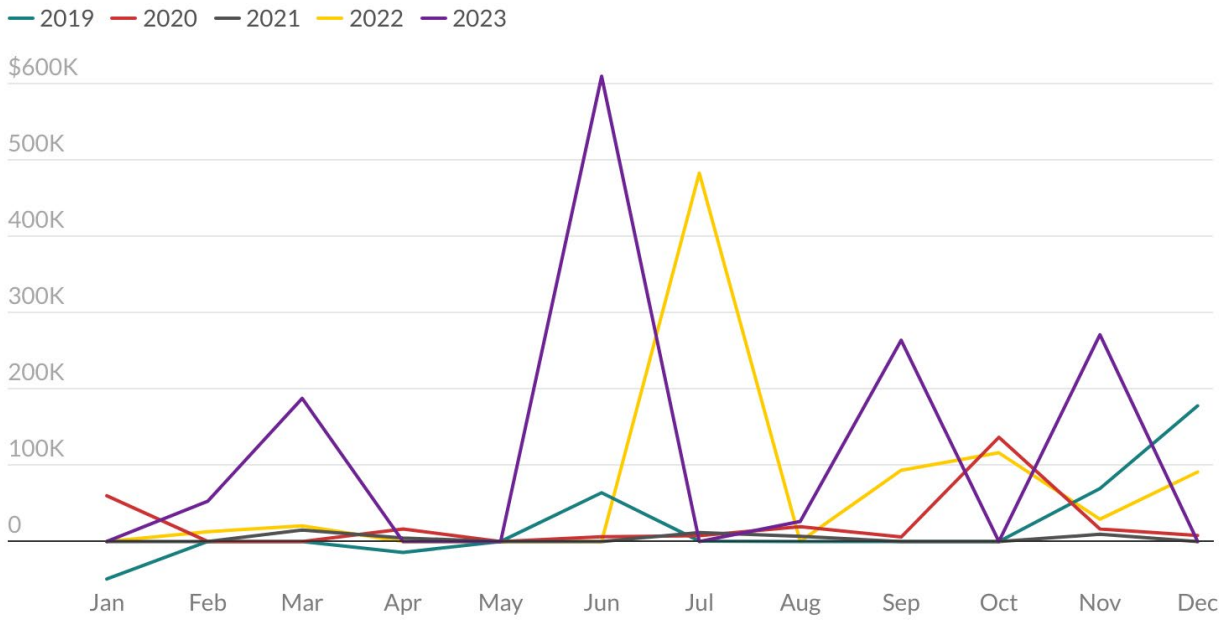
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Figure 88. NAICS 3343: Audio and Video Equipment Manufacturing



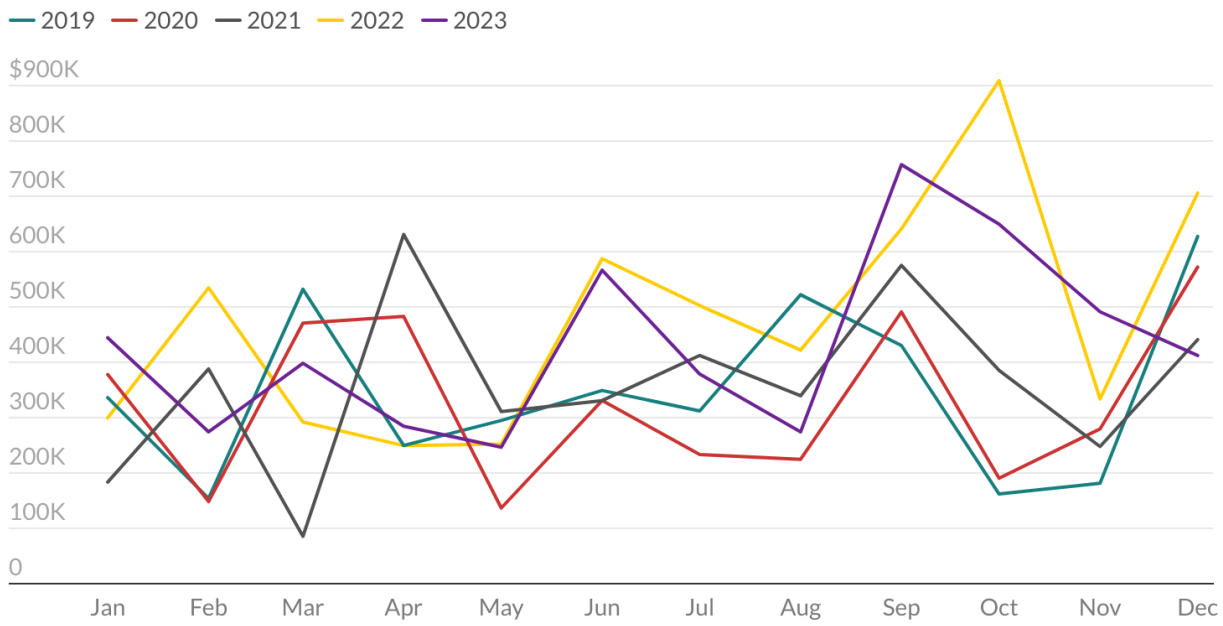
Source: City of Fayetteville, https://www.datawrapper.de/_/bgsPt/

Figure 89. NAICS 3344: Semiconductor and Other Electronic Component Manufacturing



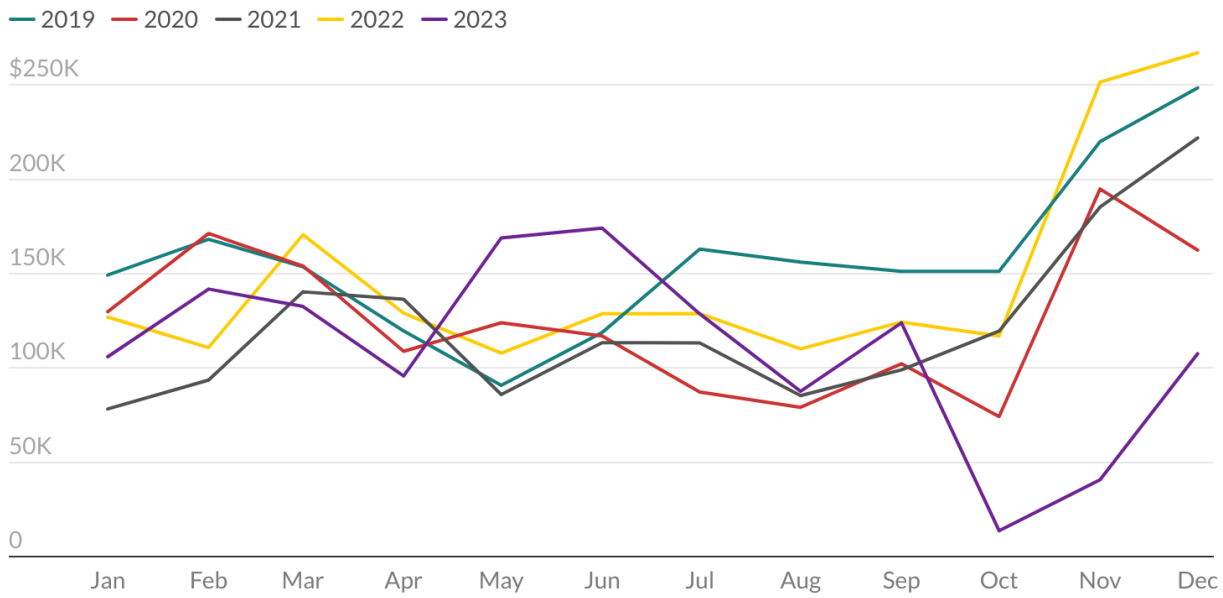
Source: City of Fayetteville, https://www.datawrapper.de/_/38CNF/

Figure 90. NAICS 3345: Navigational, Measuring, Electromedical, and Control Instruments Manufacturing



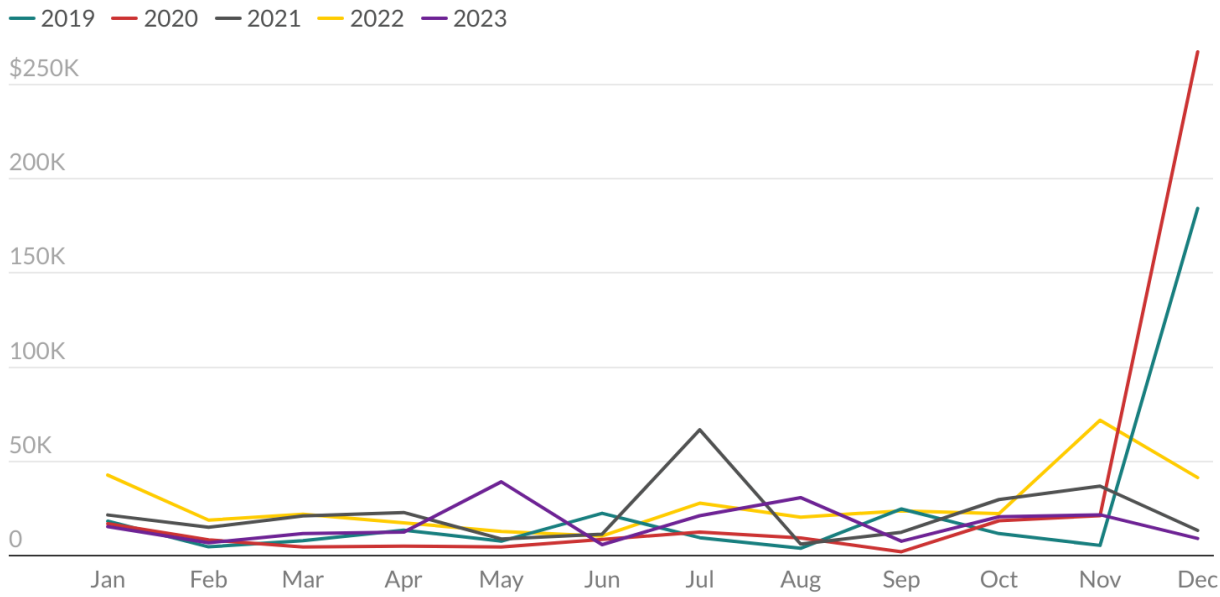
Source: City of Fayetteville, https://www.datawrapper.de/_/wi58X/

Figure 91. NAICS 3346: Manufacturing and Reproducing Magnetic and Optical Media



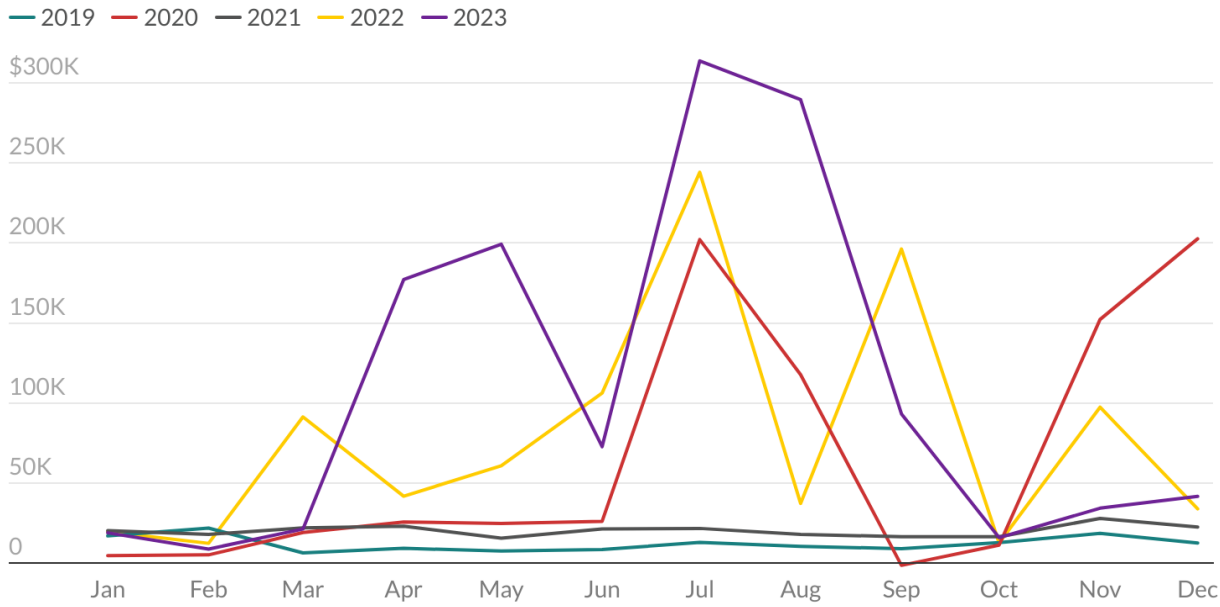
Source: City of Fayetteville, https://www.datawrapper.de/_/KyPDp/

Figure 92. NAICS 3351: Electric Lighting Equipment Manufacturing



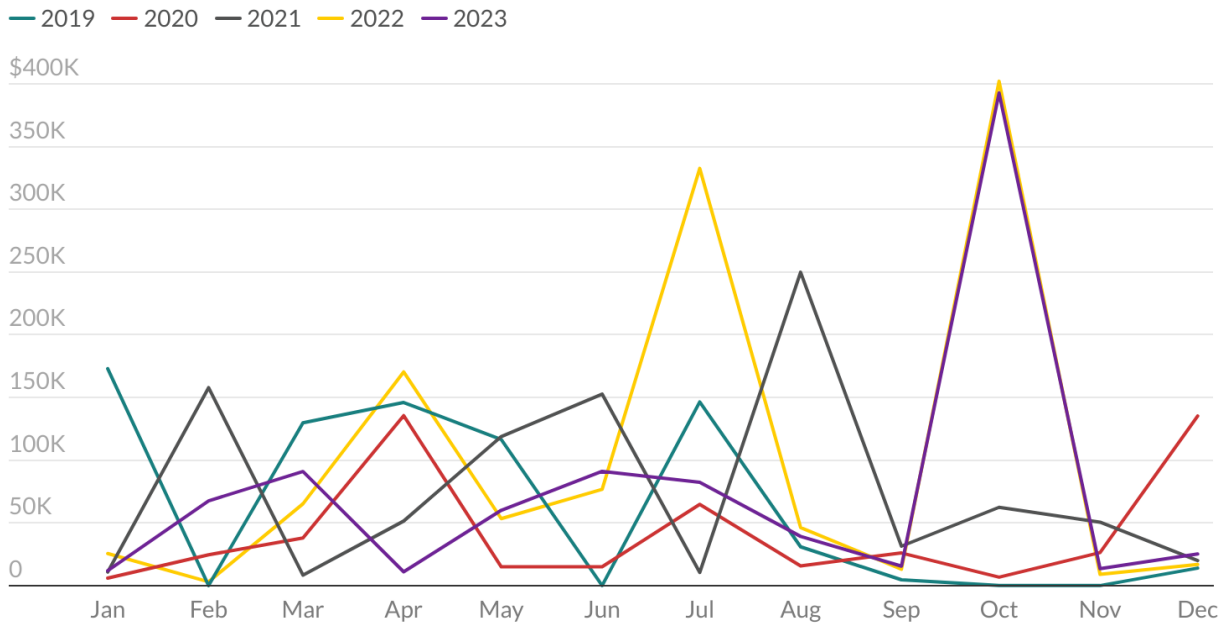
Source: City of Fayetteville, https://www.datawrapper.de/_/Lwxmv/

Figure 93. NAICS 3352: Household Appliance Manufacturing



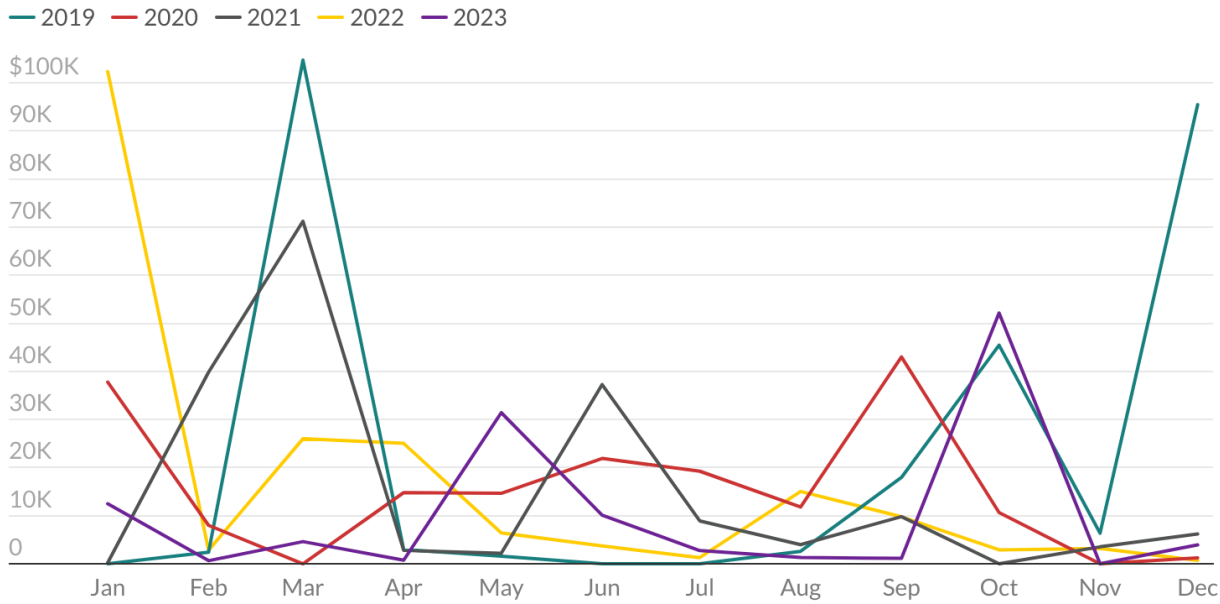
Source: City of Fayetteville, https://www.datawrapper.de/_/xKc2L/

Figure 94. NAICS 3353: Electrical Equipment Manufacturing



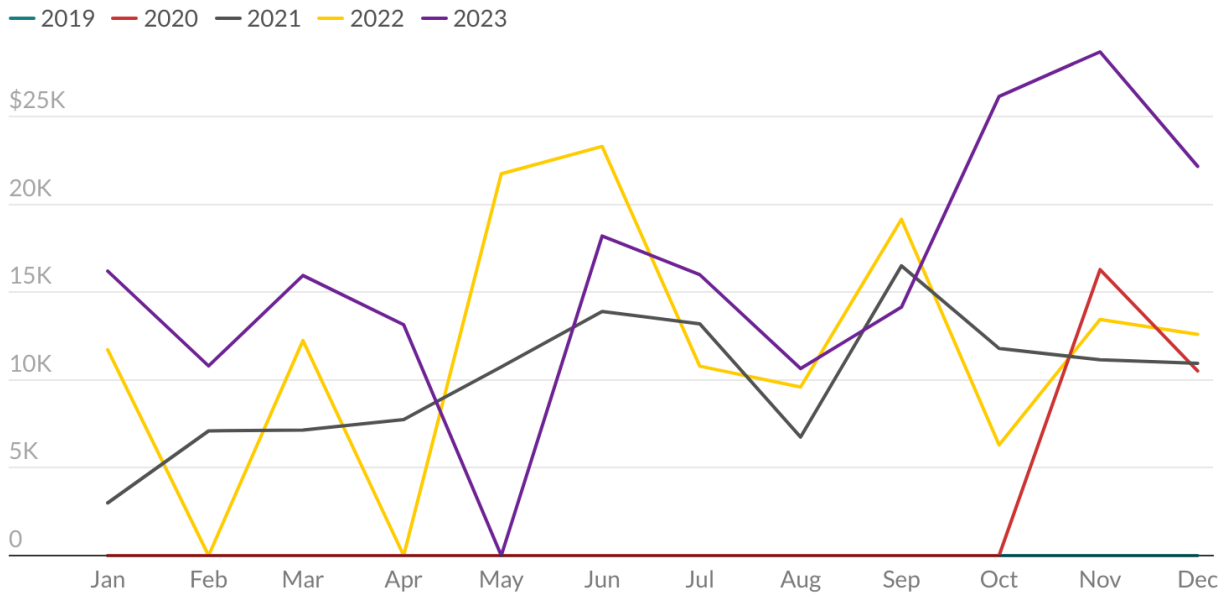
Source: City of Fayetteville, https://www.datawrapper.de/_/kUEBM/

Figure 95. NAICS 3359: Other Electrical Equipment and Component Manufacturing



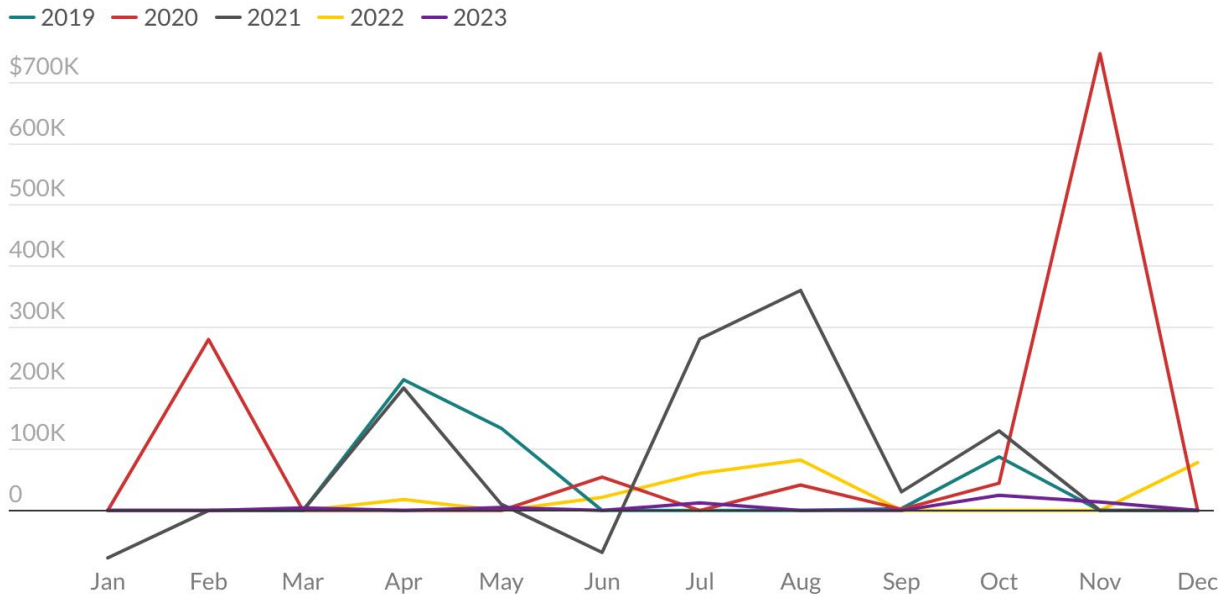
Source: City of Fayetteville, https://www.datawrapper.de/_/zY6hy/

Figure 96. NAICS 3361: Motor Vehicle Manufacturing



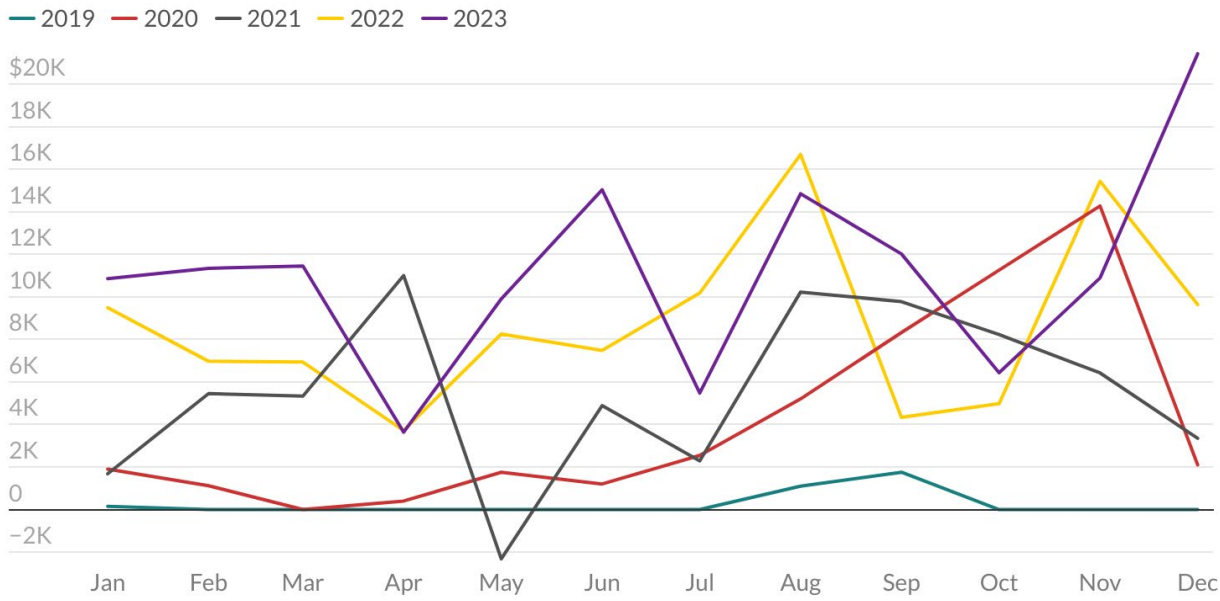
Source: City of Fayetteville, https://www.datawrapper.de/_/arrDH/

Figure 97. NAICS 3362: Motor Vehicle Body and Trailer Manufacturing



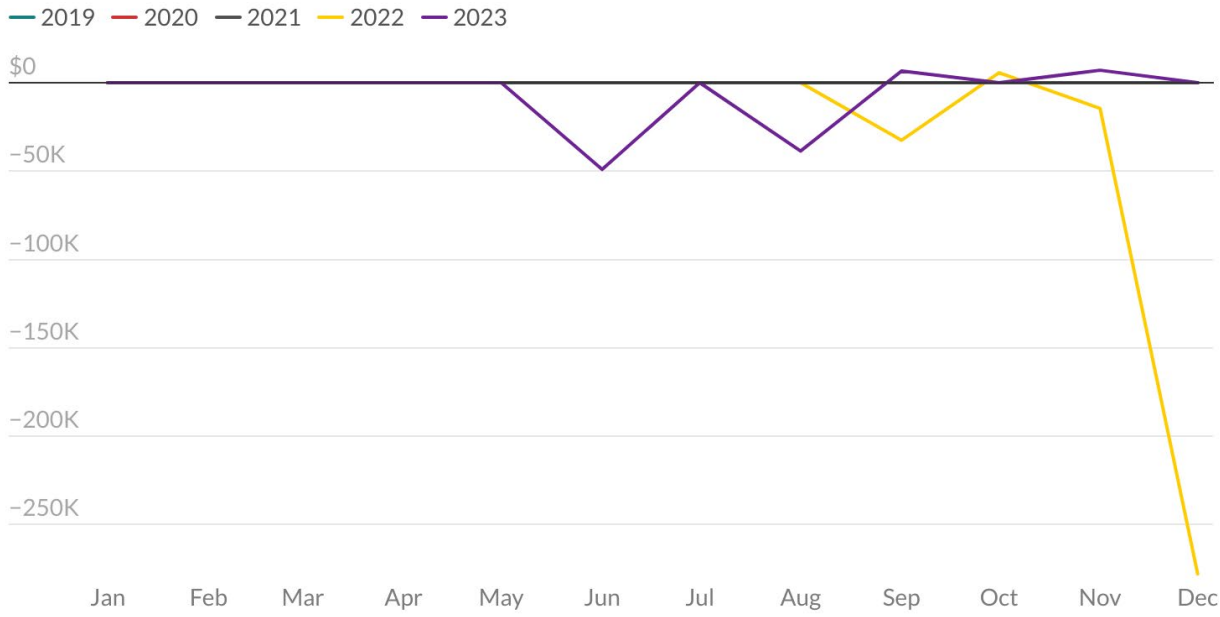
Source: City of Fayetteville, https://www.datawrapper.de/_/vYuFP/

Figure 98. NAICS 3363: Motor Vehicle Parts Manufacturing



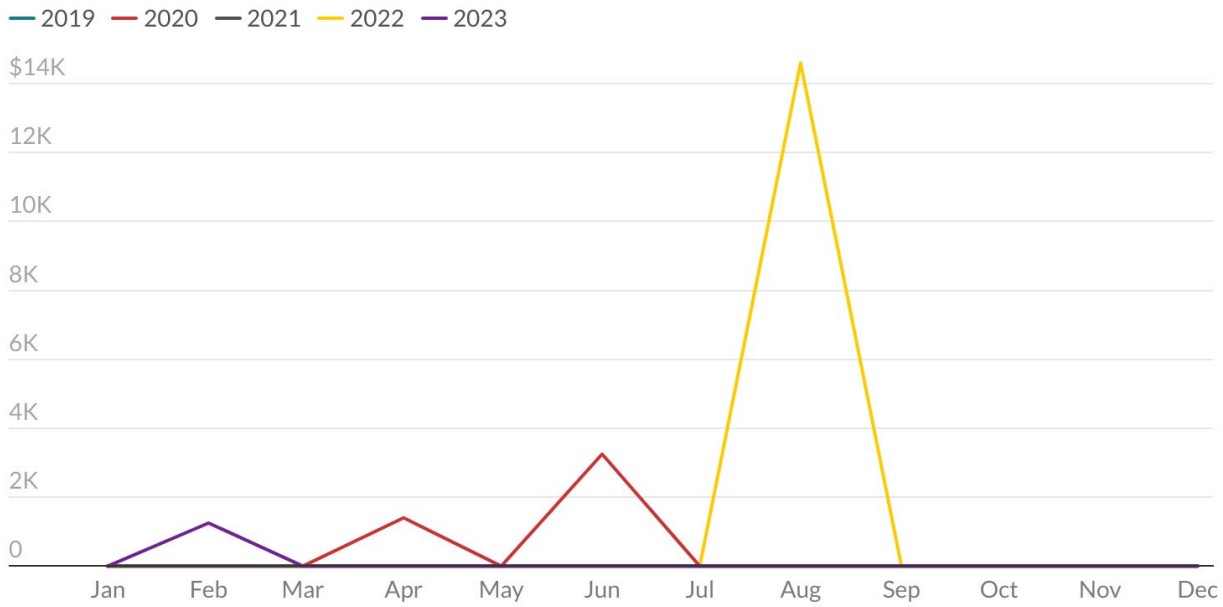
Source: City of Fayetteville, https://www.datawrapper.de/_/WQ6Lg/

Figure 99. NAICS 3364: Aerospace Production and Parts Manufacturing



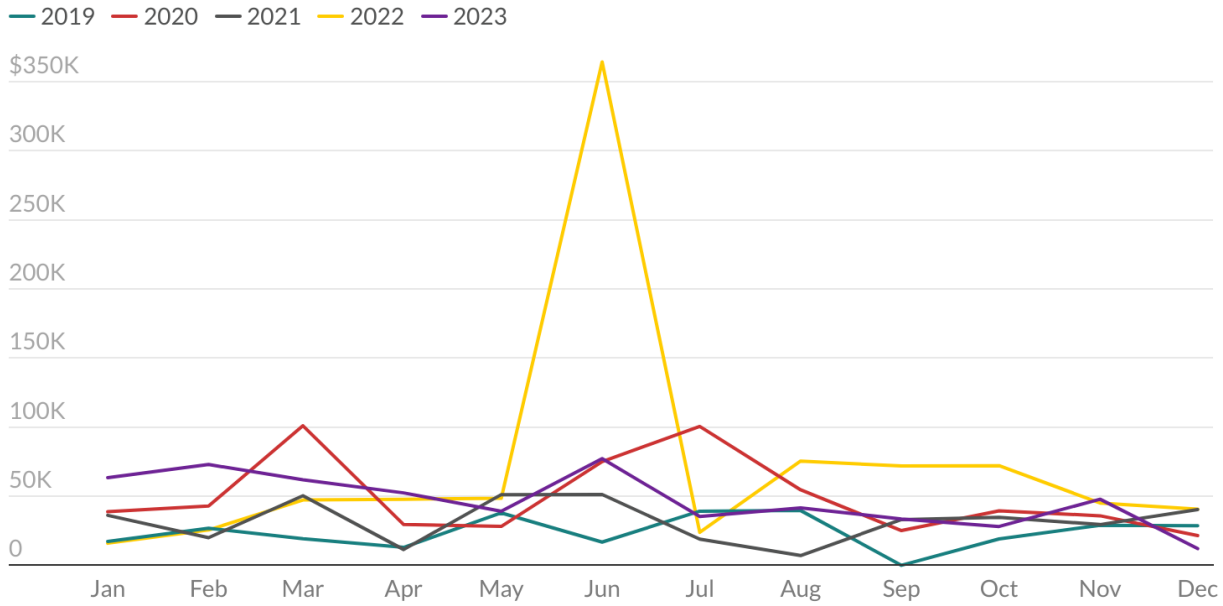
Source: City of Fayetteville, https://www.datawrapper.de/_/JgrKy/

Figure 100. NAICS 3366: Ship and Boat Making



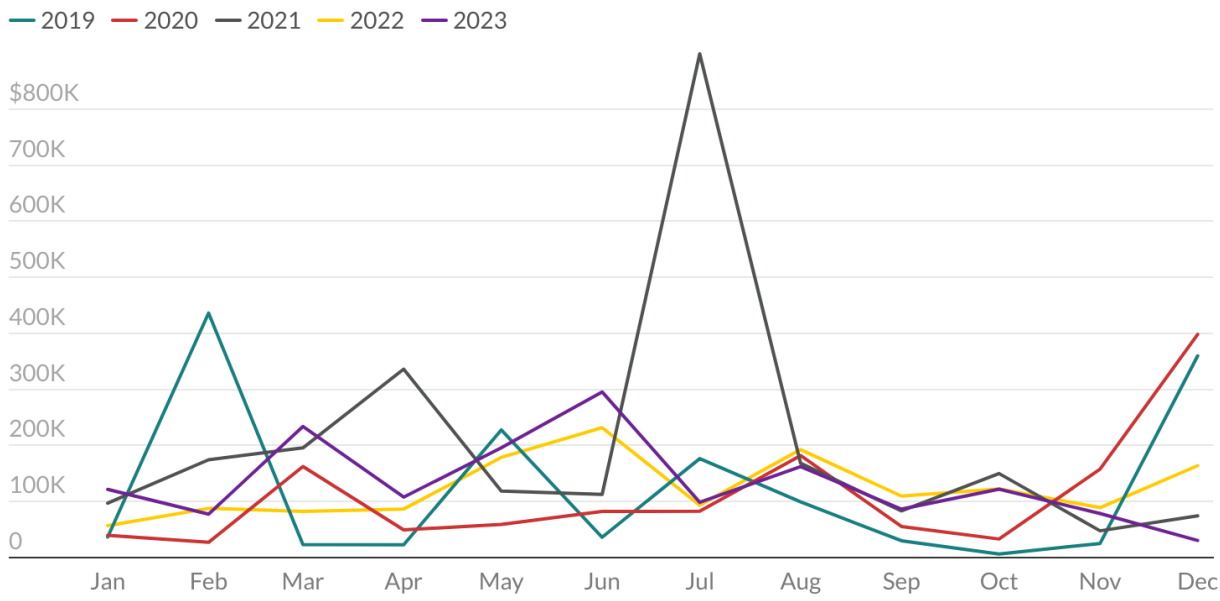
Source: City of Fayetteville, https://www.datawrapper.de/_/Ys0NT/

Figure 101. NAICS 3369: Other Transportation Equipment Manufacturing



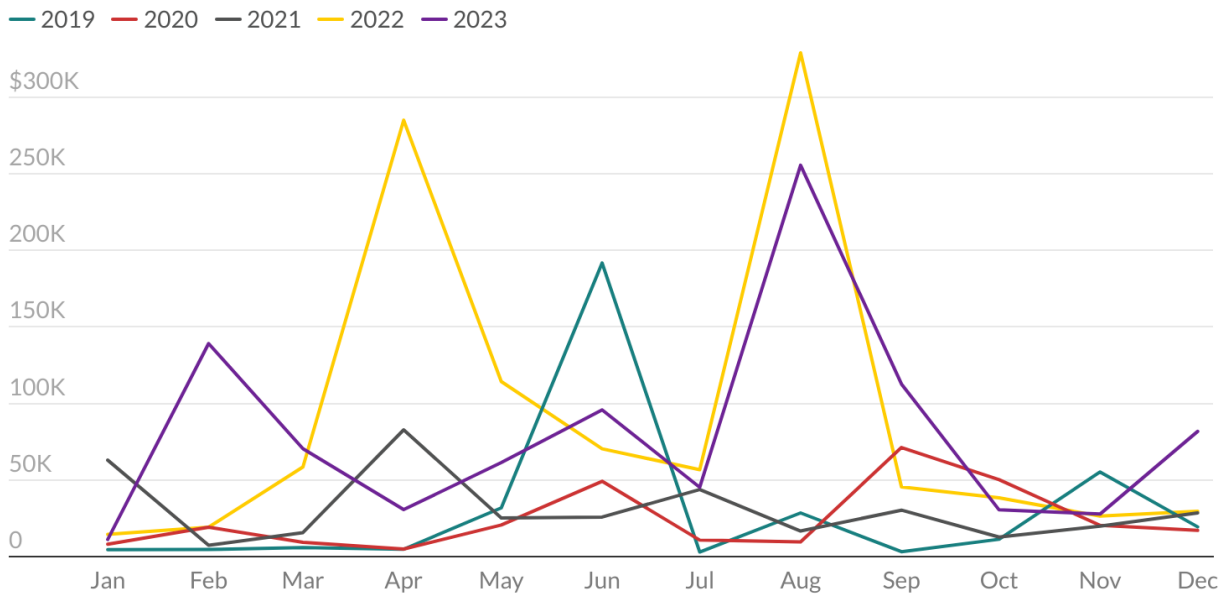
Source: City of Fayetteville, https://www.datawrapper.de/_/HIpjr/

Figure 102. NAICS 3371: Household and Institutional Furniture and Kitchen Cabinet Manufacturing



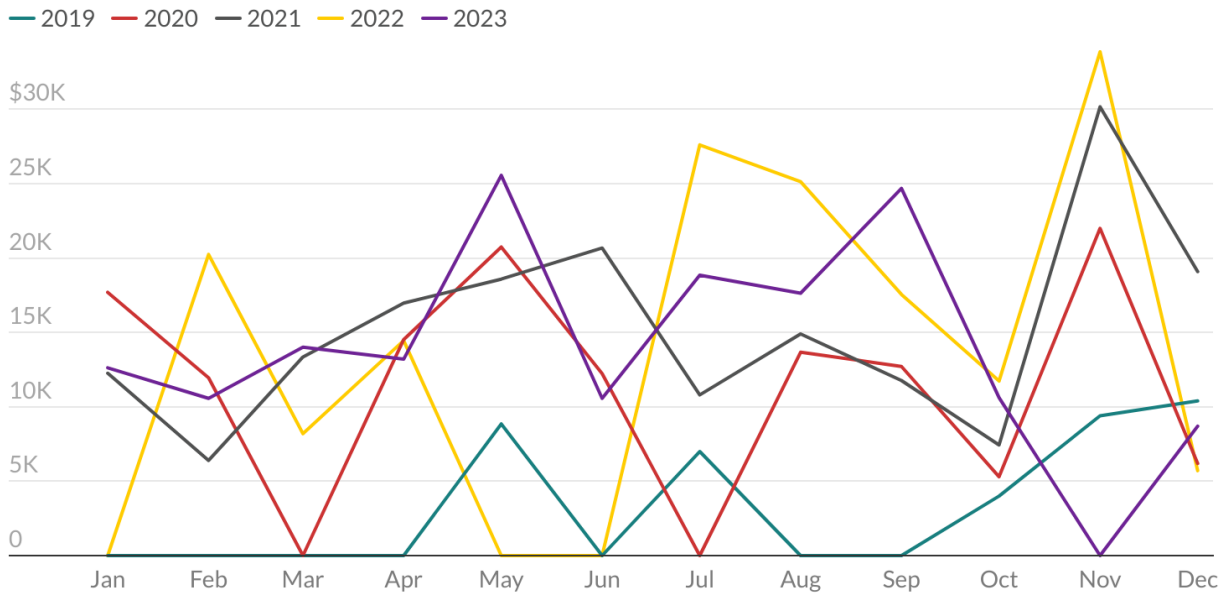
Source: City of Fayetteville, https://www.datawrapper.de/_/KND73/

Figure 103. NAICS 3372: Office Furniture (including Fixtures) Manufacturing



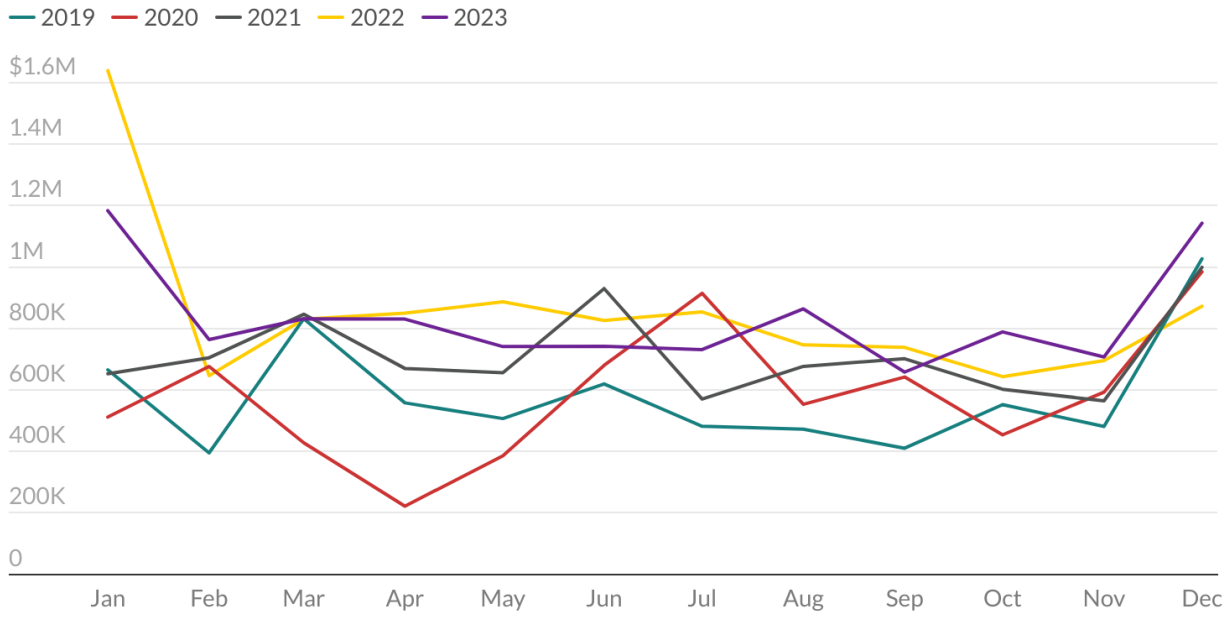
Source: City of Fayetteville, https://www.datawrapper.de/_/VJFB4/

Figure 104. NAICS 3379: Other Furniture Related Product Manufacturing



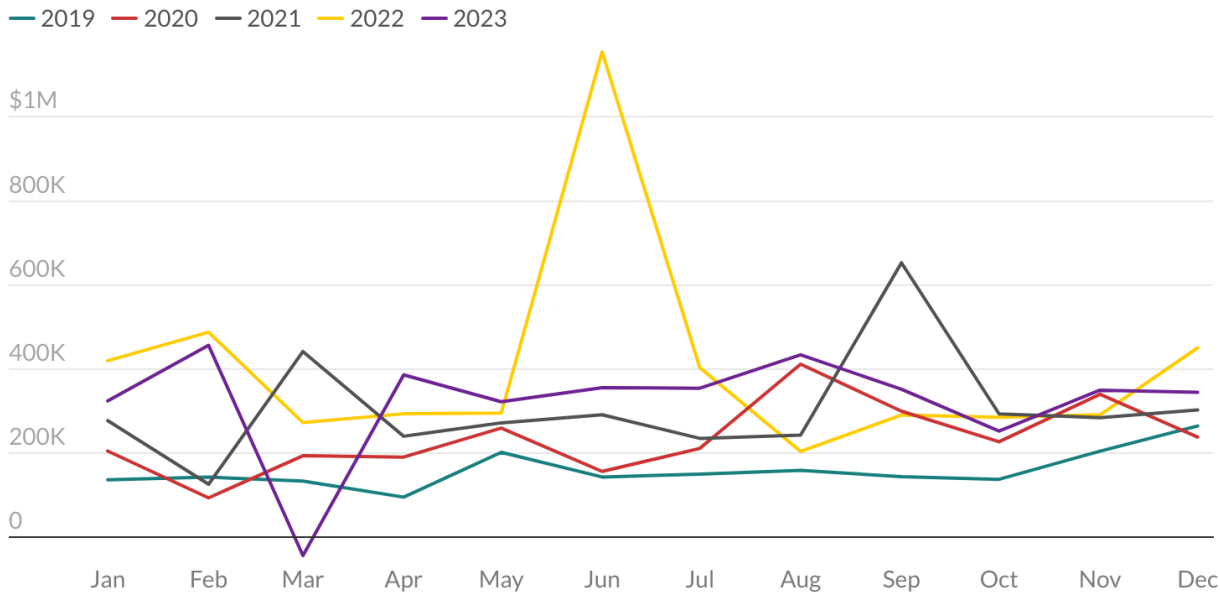
Source: City of Fayetteville, https://www.datawrapper.de/_/Gw6g6/

Figure 105. NAICS 3391: Medical Equipment and Supplies Manufacturing



Source: City of Fayetteville, https://www.datawrapper.de/_/lb48y/

Figure 106. NAICS 3399: Other Miscellaneous Manufacturing

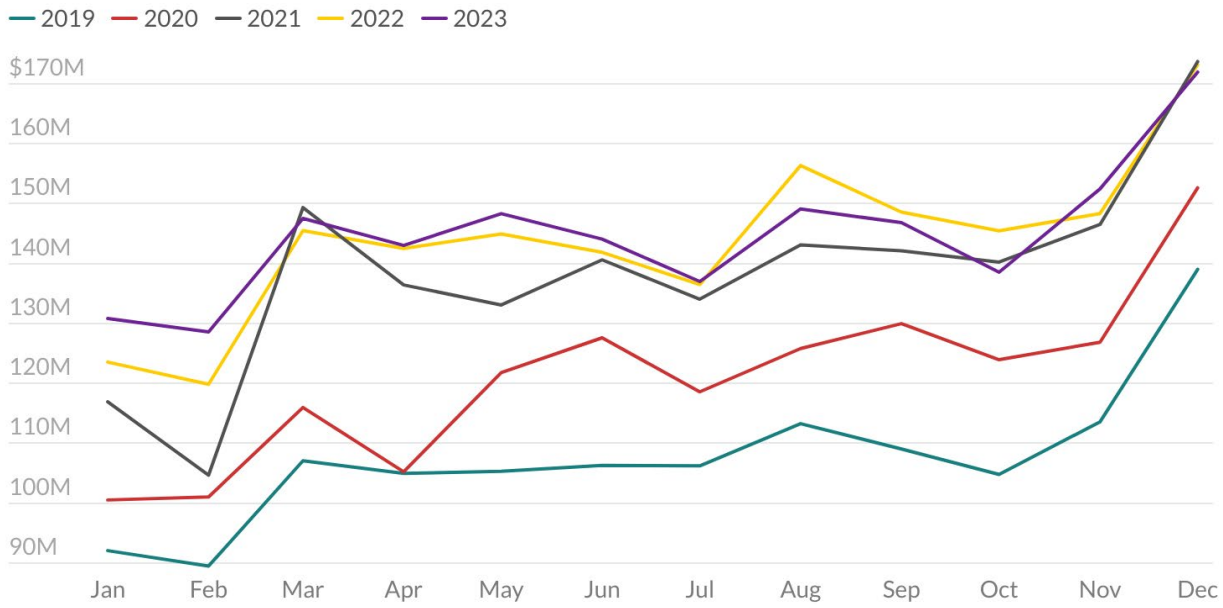


Source: City of Fayetteville, https://www.datawrapper.de/_/sgC16/

NAICS 44-45: Retail Trade

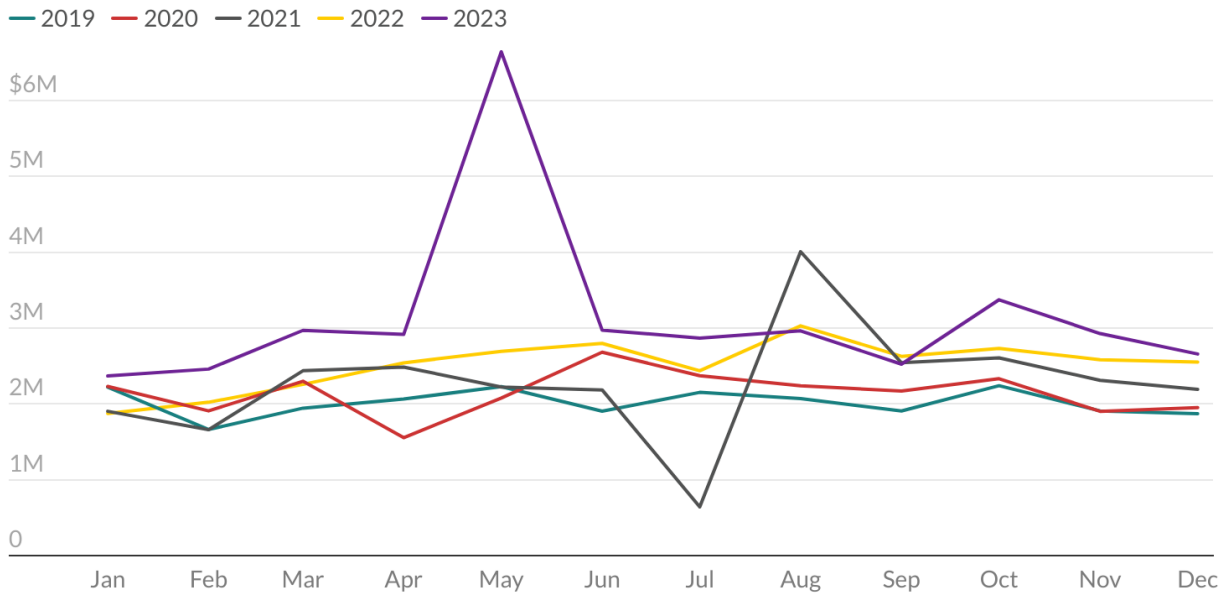
The Retail Trade sector comprises establishments engaged in retailing merchandise, generally without transformation of the goods. Retail trade is the final step in the distribution of merchandise.[7] The sector covers a wide range of categories from shoe sales and department stores to motorhomes. Within retail trade, e-commerce sales are also tracked under "electronic shopping," however, electronic shopping does not include all e-commerce activity; some e-commerce sales are reported within specific categories. An example would be purchasing furniture online, which may be recorded in NAICS 4421, "Furniture Stores," rather than "Electronic Shopping." Currently, it is not possible to separate brick-and-mortar sales and e-commerce sales. Retail Trade is Fayetteville's largest industry sector, surpassing $2 billion in sales each year.[8]

Figure 107. NAICS 44-45: Retail Trade



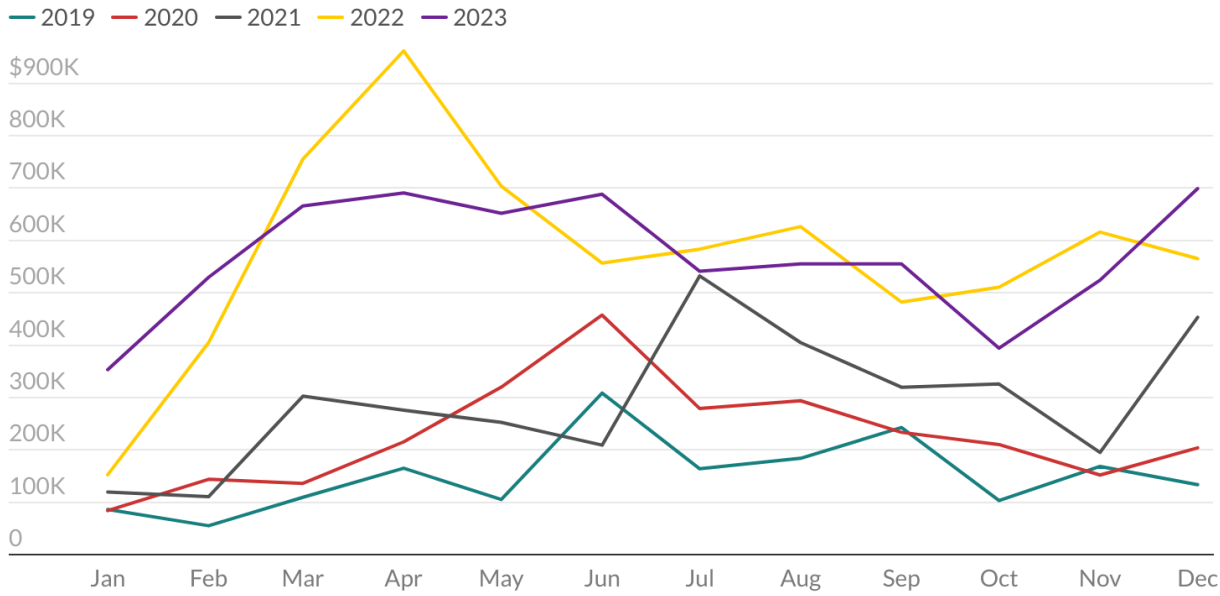
Source: City of Fayetteville, https://www.datawrapper.de/_/6k9TU/

Figure 108. NAICS 4411: Automobile Dealers



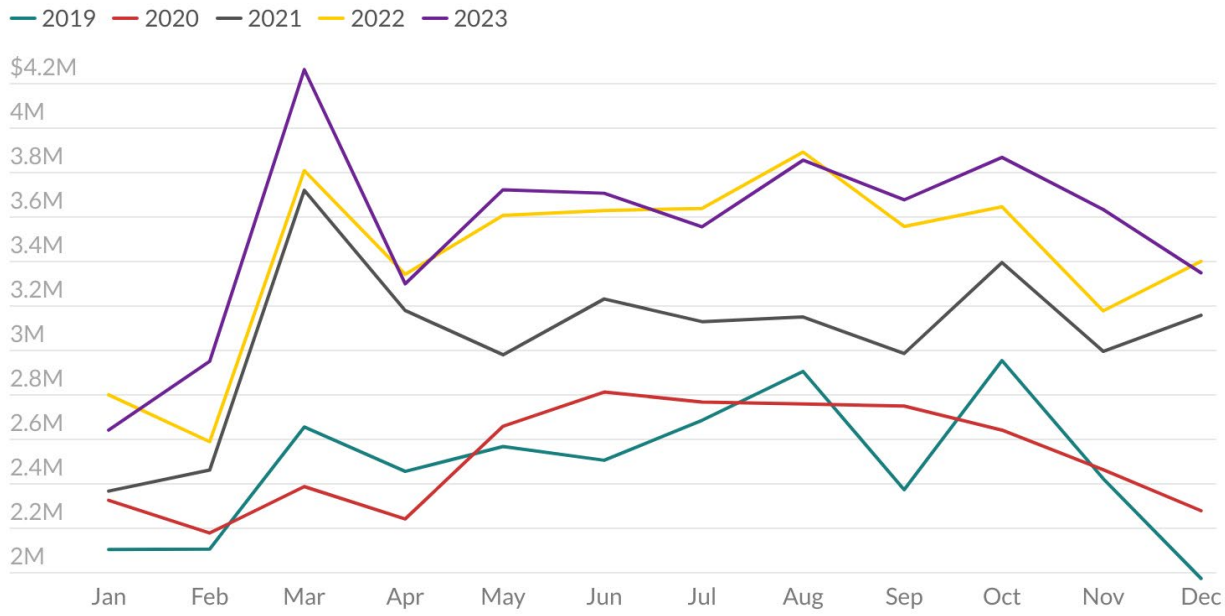
Source: City of Fayetteville, https://www.datawrapper.de/_/vH4Tb/

Figure 109. NAICS 4412: Other Motor Vehicle Dealers



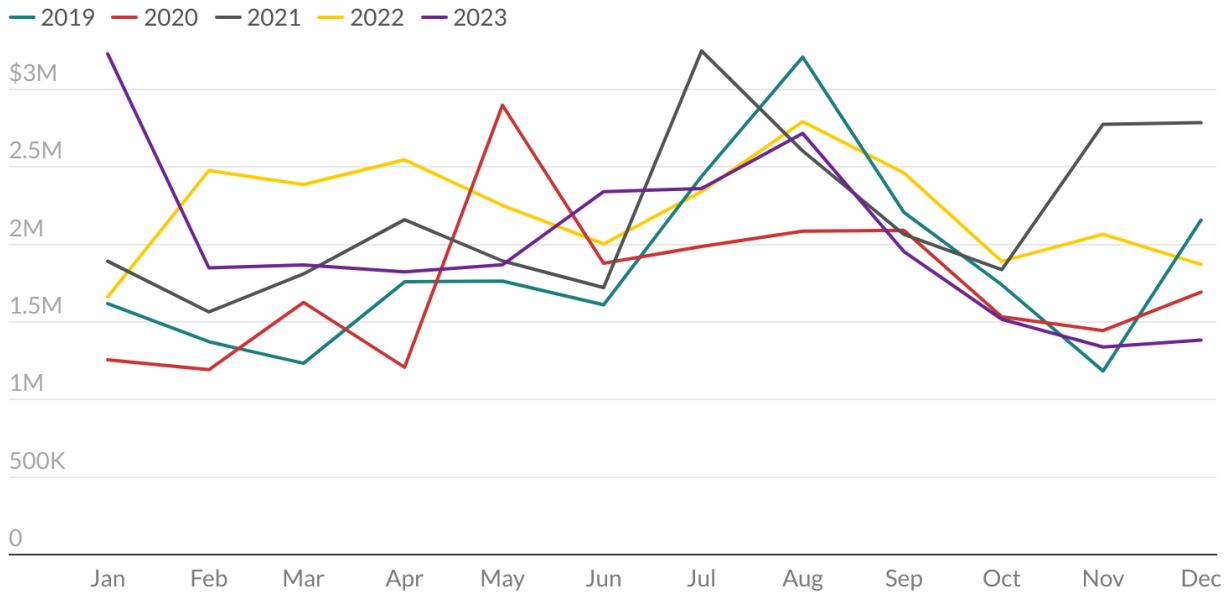
Source: City of Fayetteville, https://www.datawrapper.de/_/KPr3H/

Figure 110. NAICS 4413: Automobile Parts, Accessories, and Tire Stores



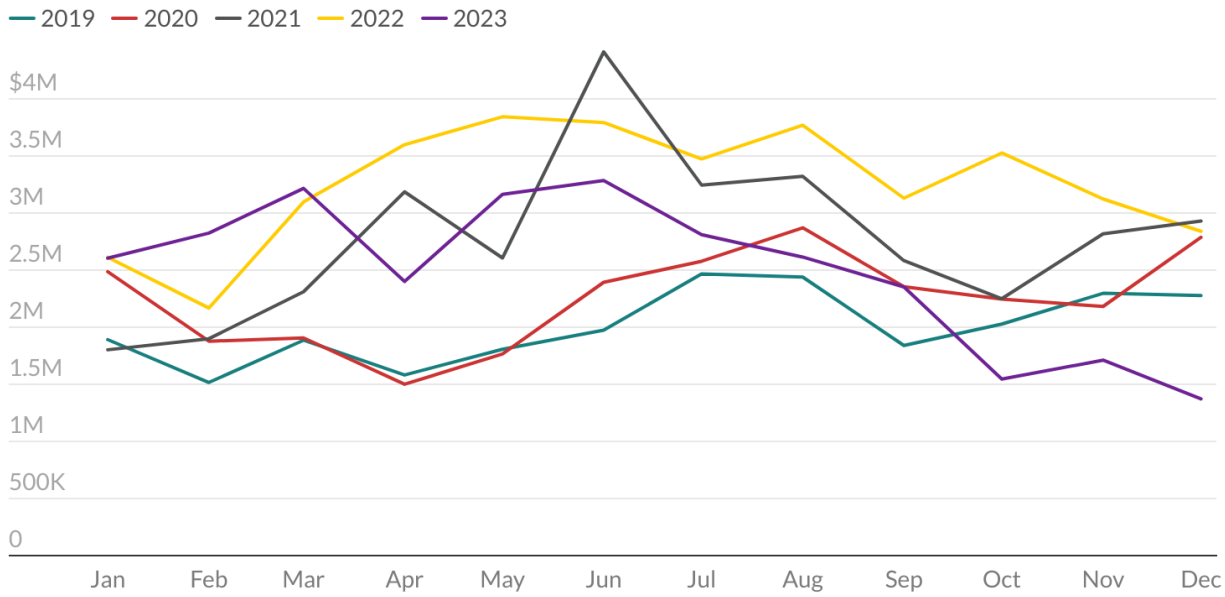
Source: City of Fayetteville, https://www.datawrapper.de/_/U9HMw/

Figure 111. NAICS 4421: Furniture Stores



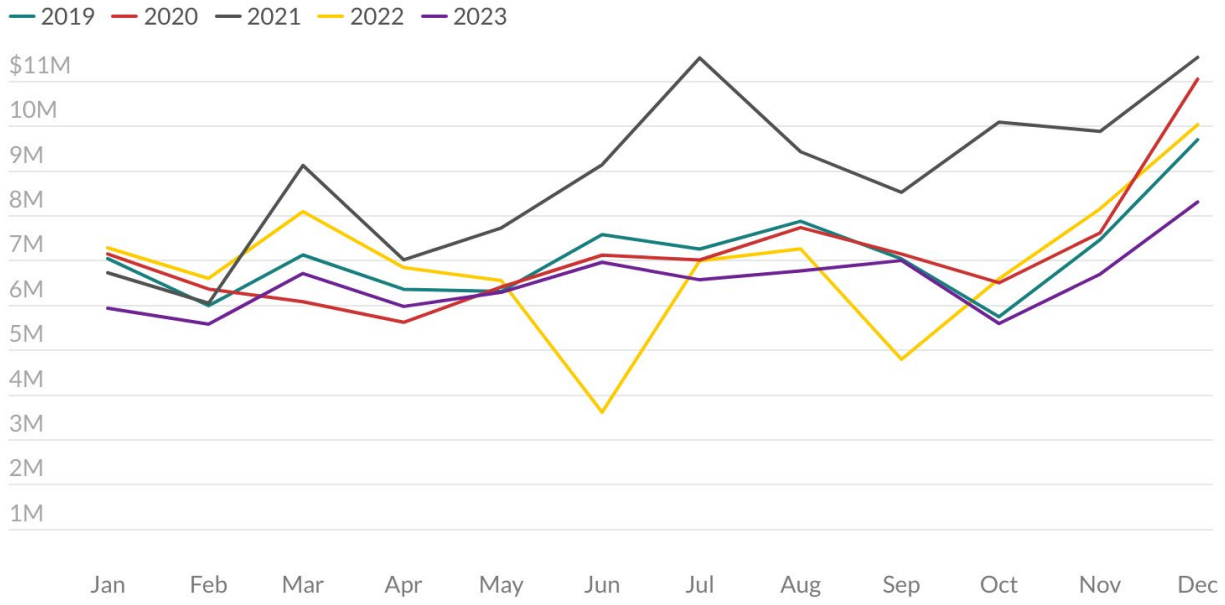
Source: City of Fayetteville, https://www.datawrapper.de/_/7aiag/

Figure 112. NAICS 4422: Home Furnishing Stores



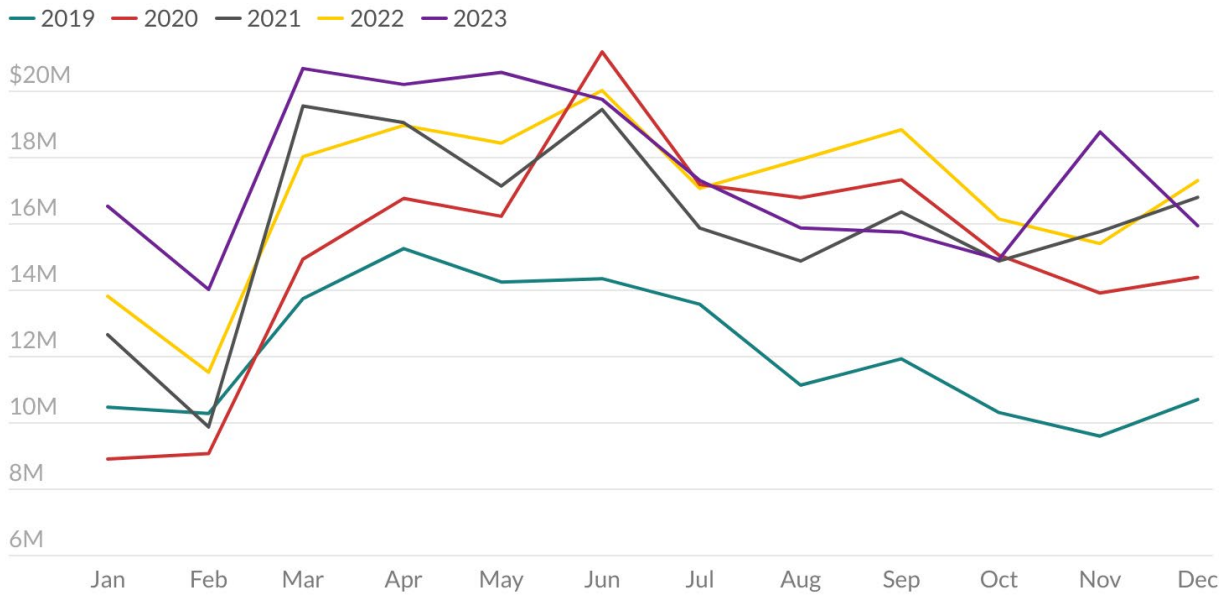
Source: City of Fayetteville, https://www.datawrapper.de/_/ULl7N/

Figure 113. NAICS 4431: Electronics and Appliance Stores



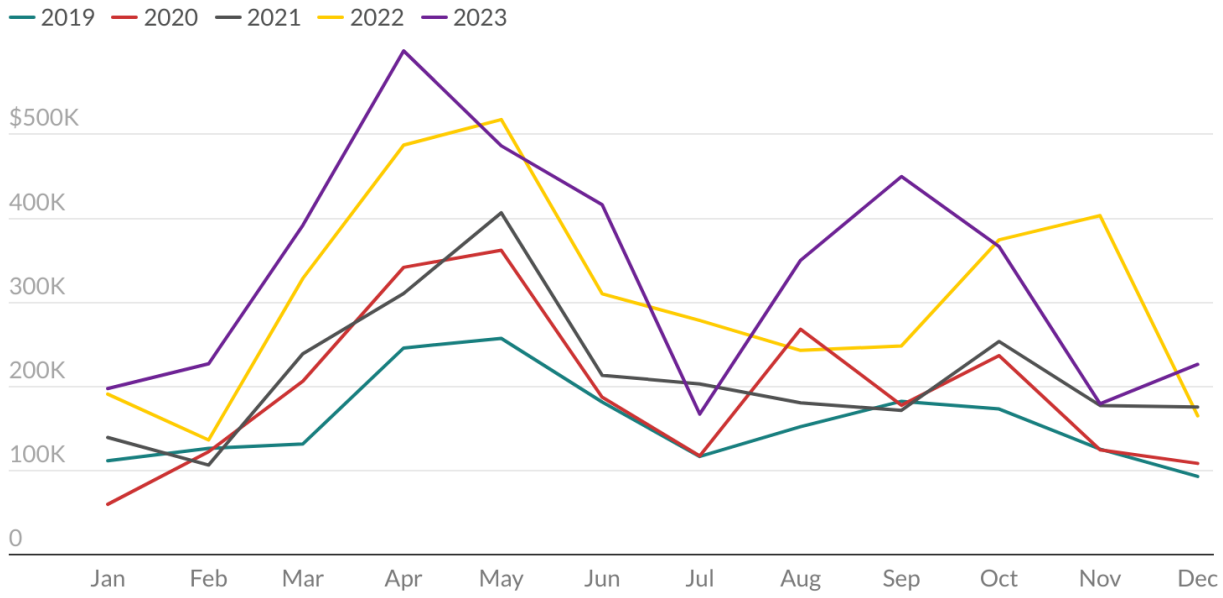
Source: City of Fayetteville, https://www.datawrapper.de/_/RksAB/

Figure 114. NAICS 4441: Building Materials and Supplies Dealers



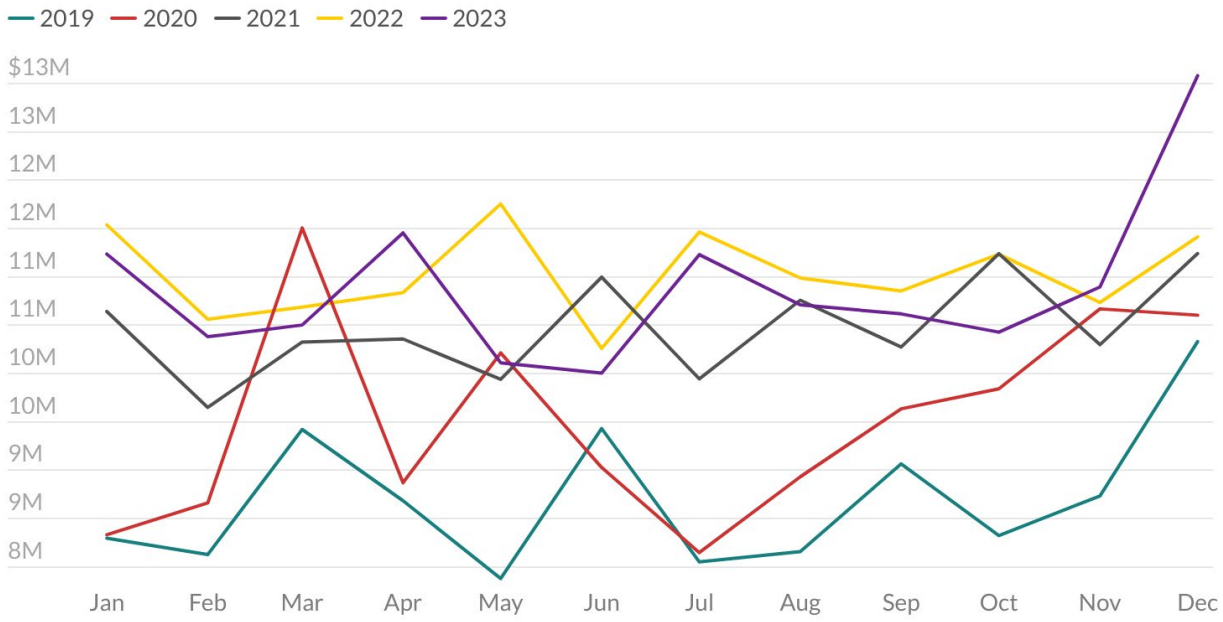
Source: City of Fayetteville, https://www.datawrapper.de/_/ILZKk/

Figure 115. NAICS 4442: Lawn and Garden Equipment and Supplies Stores



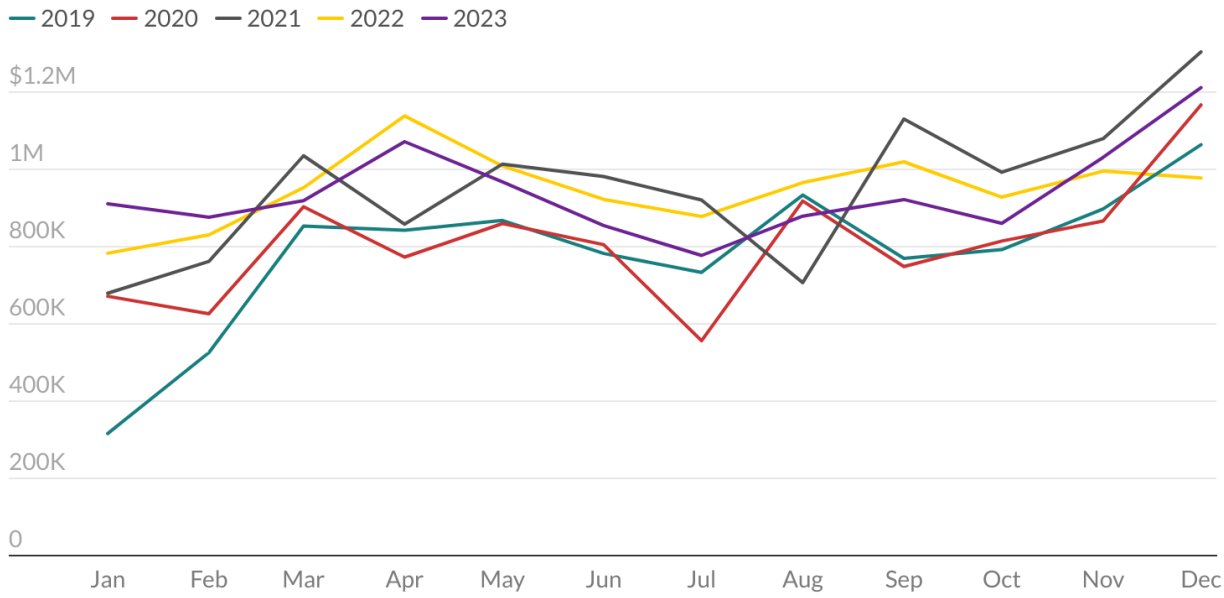
Source: City of Fayetteville, https://www.datawrapper.de/_/lBzHZ/

Figure 116. NAICS 4451: Grocery Stores



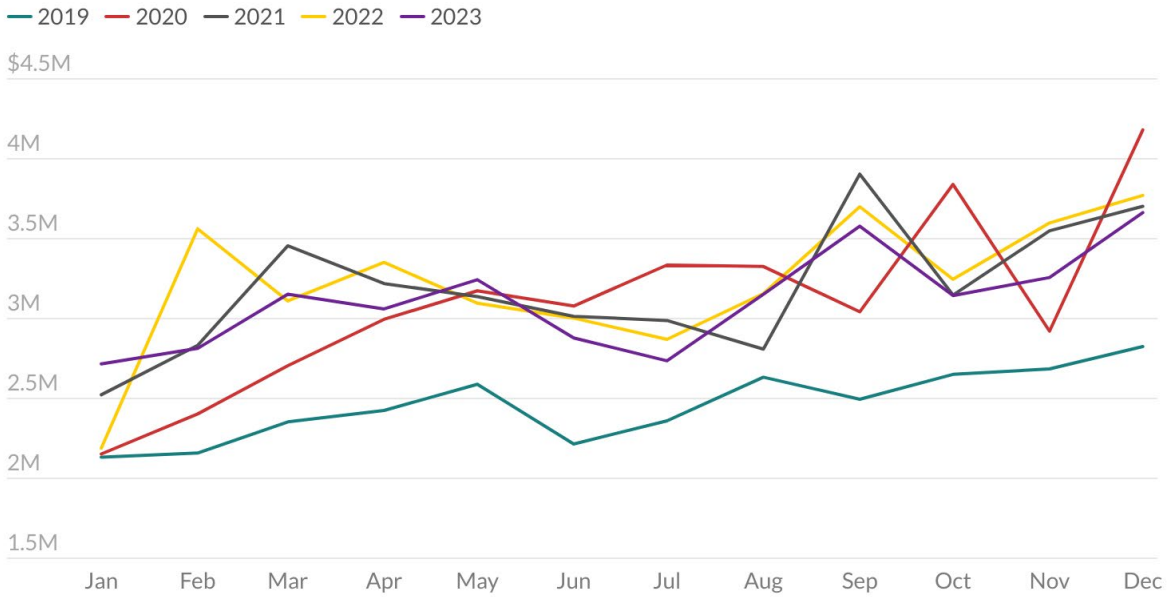
Source: City of Fayetteville, https://www.datawrapper.de/_/KayFX/

Figure 117. NAICS 4452: Specialty Food Stores



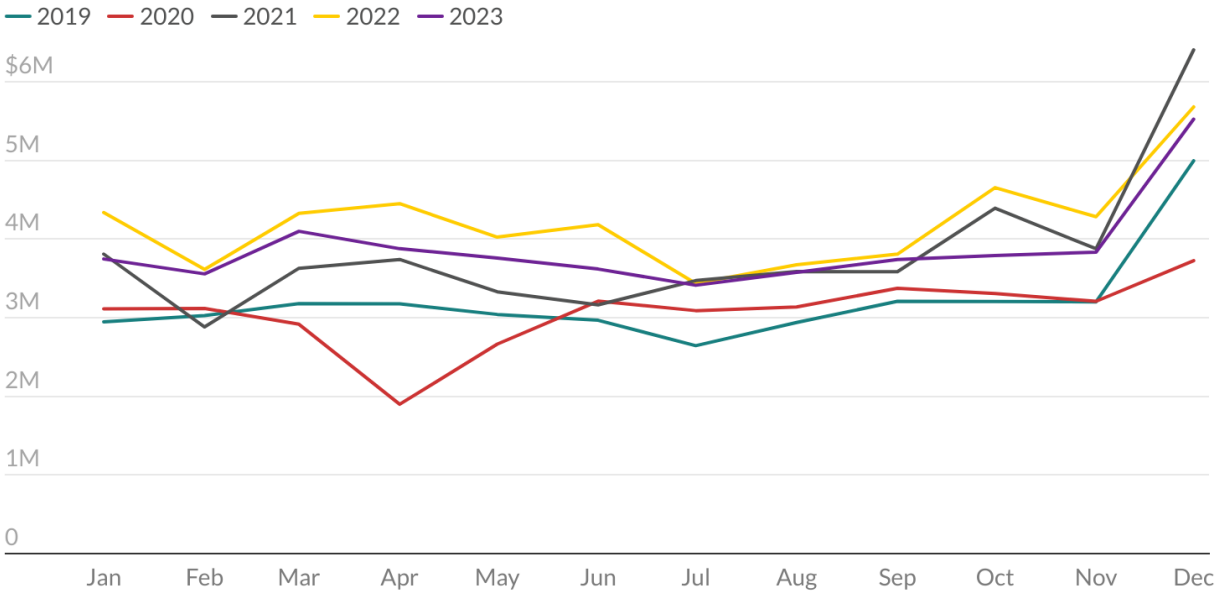
Source: City of Fayetteville, https://www.datawrapper.de/_/AZ8qY/

Figure 118. NAICS 4453: Beer, Wine, and Liquor Stores



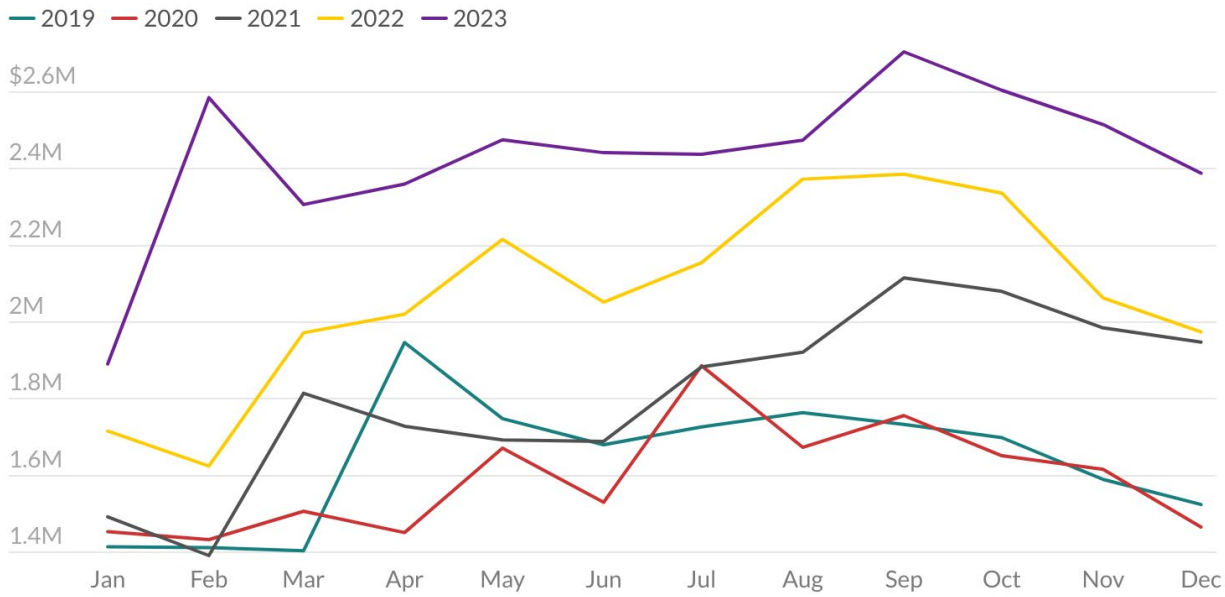
Source: City of Fayetteville, https://www.datawrapper.de/_/EYs1w/

Figure 119. NAICS 4461: Health and Personal Cares Stores



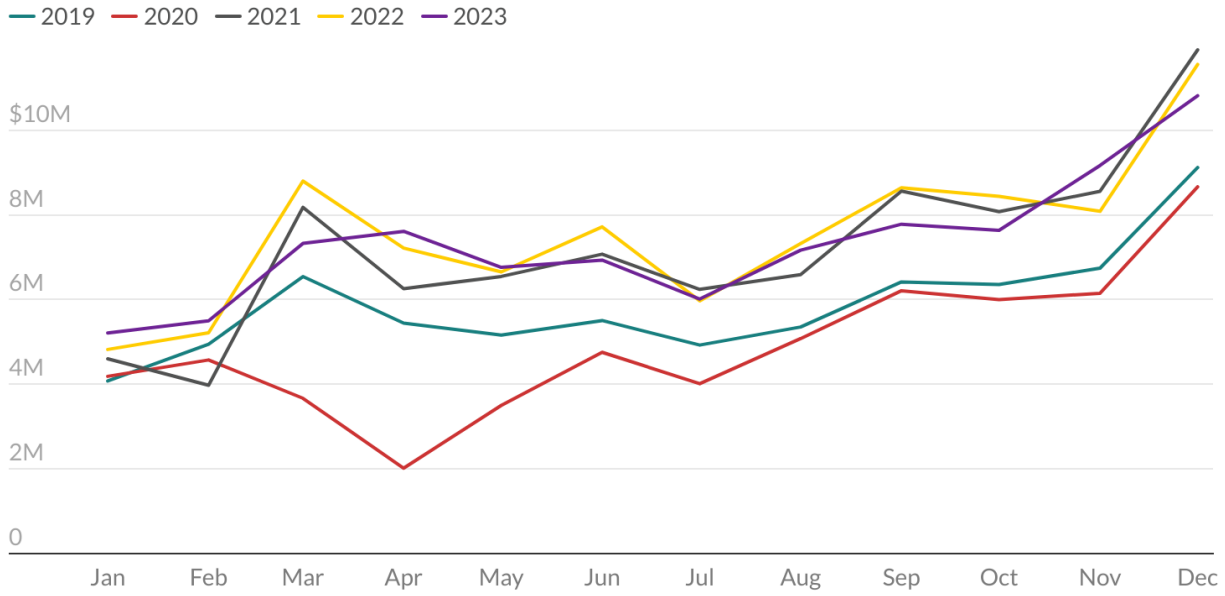
Source: City of Fayetteville, https://www.datawrapper.de/_/Ux3u0/

Figure 120. NAICS 4471: Gasoline Stations



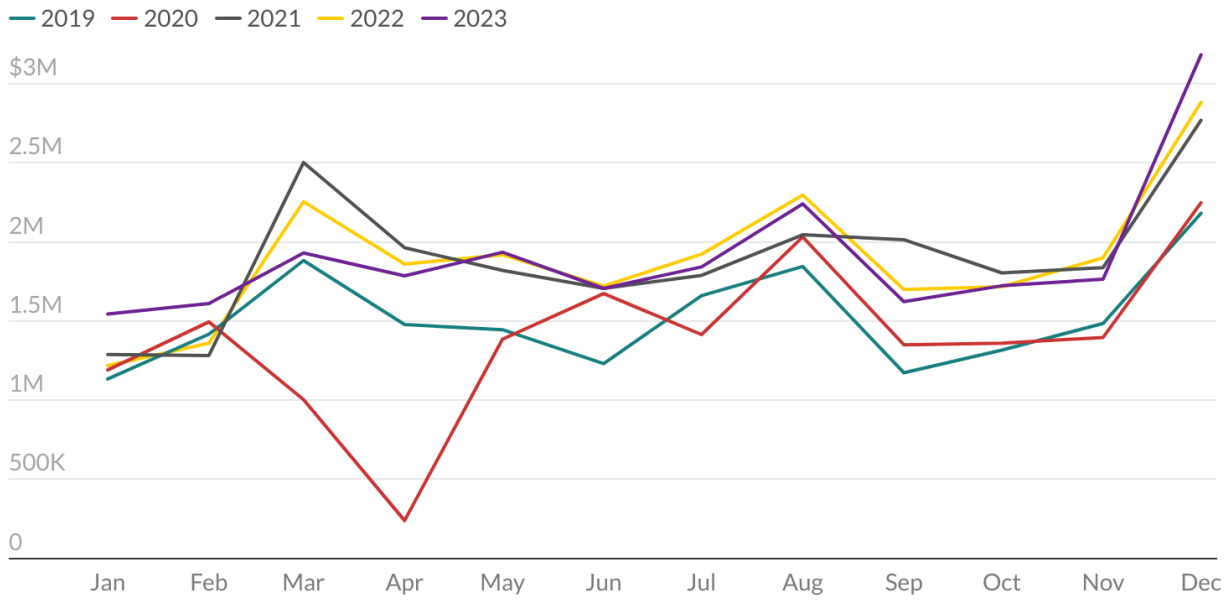
Source: City of Fayetteville, https://www.datawrapper.de/_/Xvzo5/

Figure 121. NAICS 4481: Clothing Stores



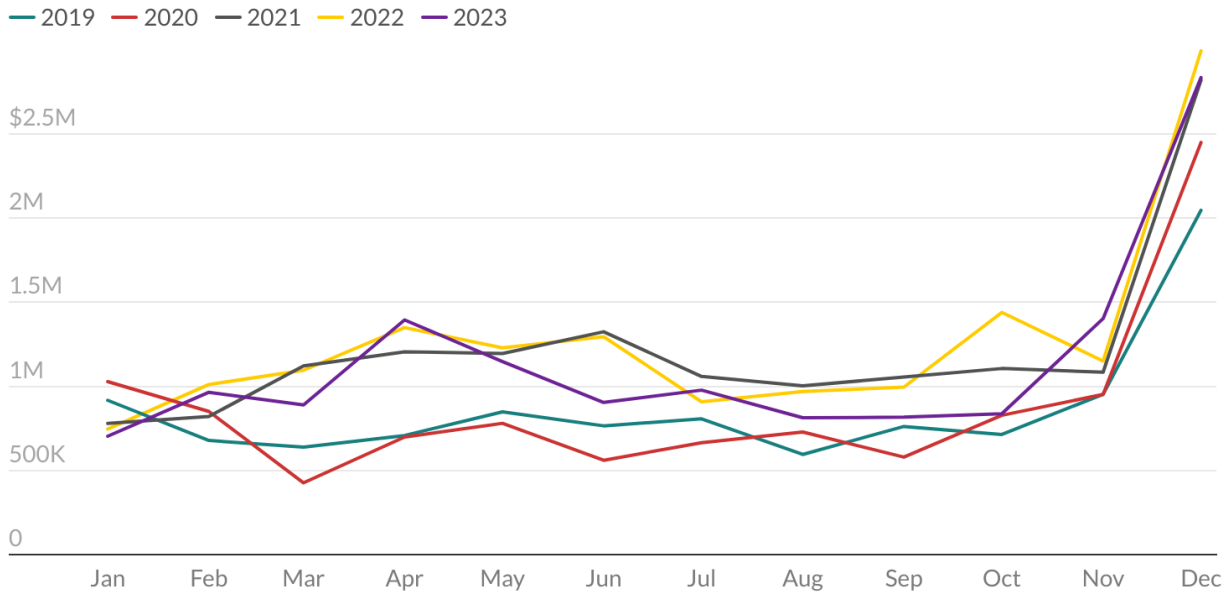
Source: City of Fayetteville, https://www.datawrapper.de/_/psUa/

Figure 122. NAICS 4482: Shoe Stores



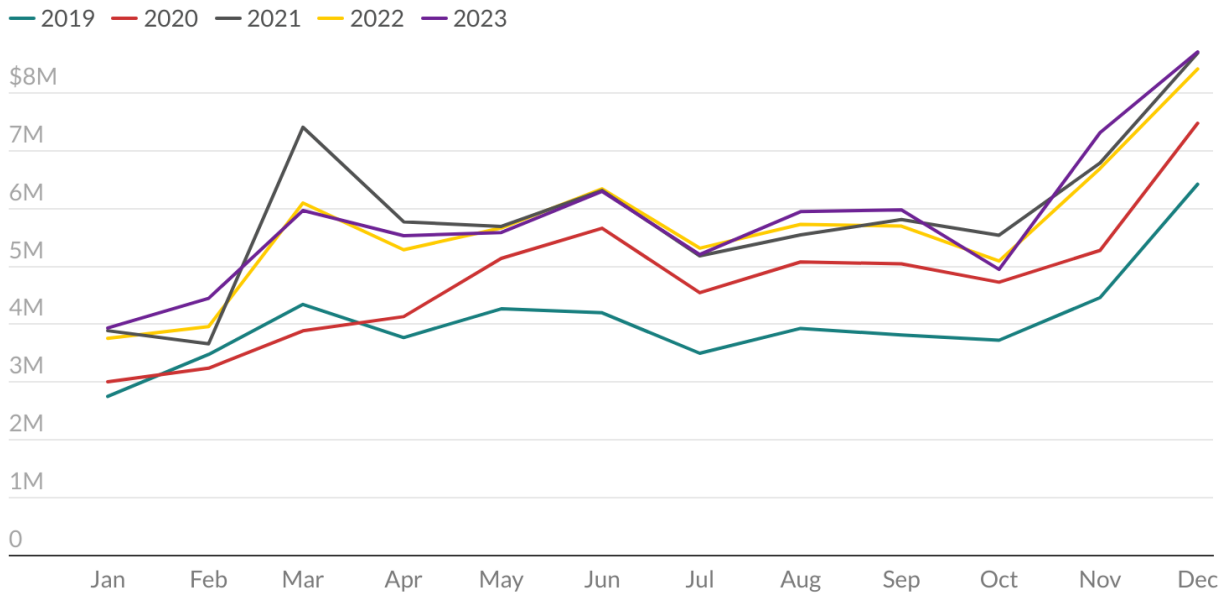
Source: City of Fayetteville, https://www.datawrapper.de/_/XrE5o/

Figure 123. NAICS 4483: Jewelry, Luggage, and Leather Goods Stores



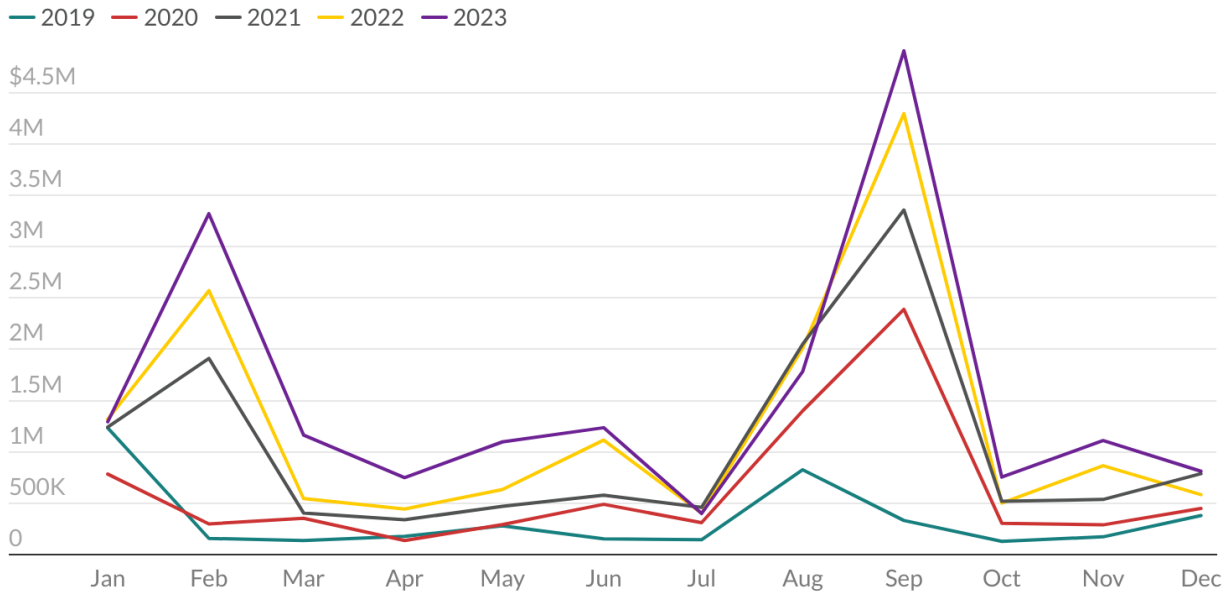
Source: City of Fayetteville, https://www.datawrapper.de/_/QTOYC/

Figure 124. NAICS 4511: Sporting Goods Stores



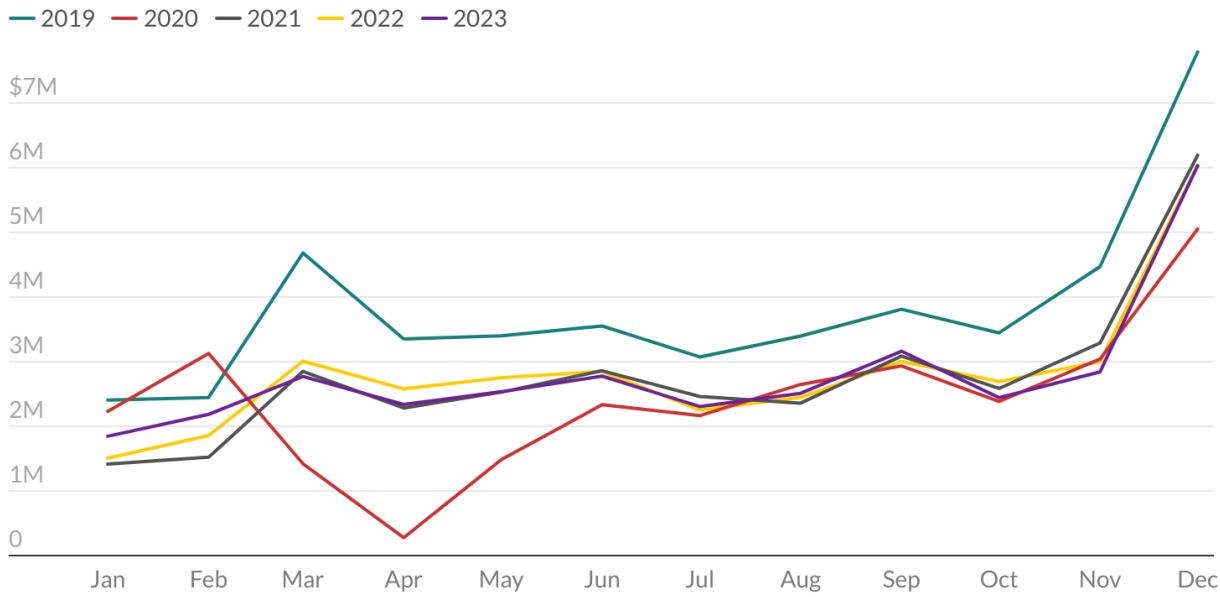
Source: City of Fayetteville, https://www.datawrapper.de/_/2f8vt/

Figure 125. NAICS 4512: Book Stores and News Dealers



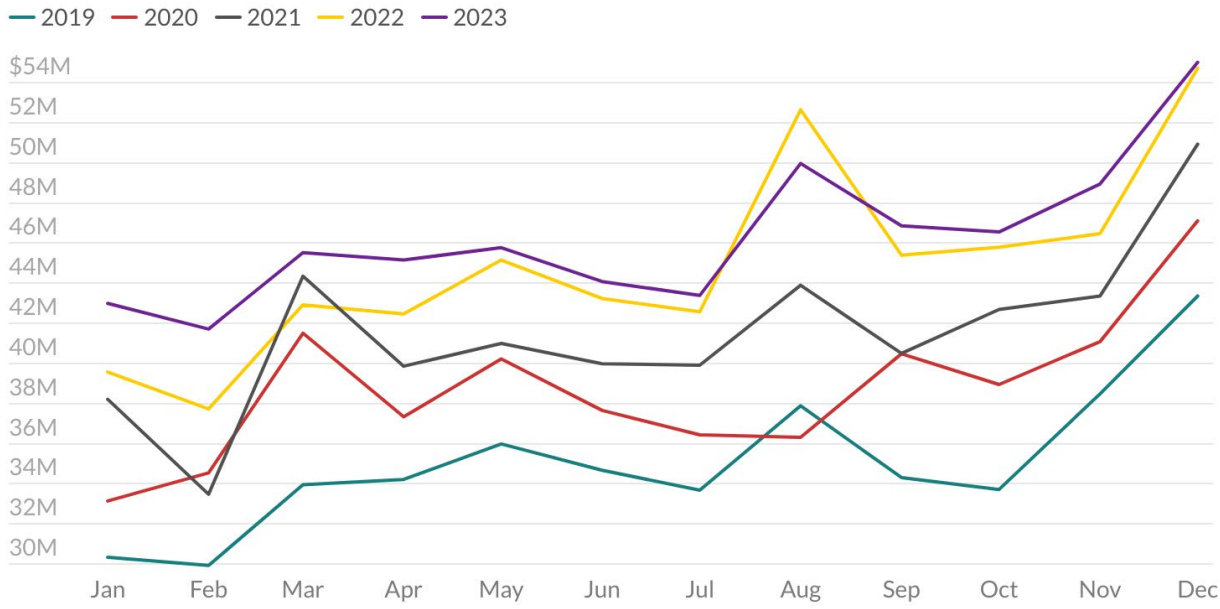
Source: City of Fayetteville, https://www.datawrapper.de/_/qJz1v/

Figure 126. NAICS 4522: Department Stores



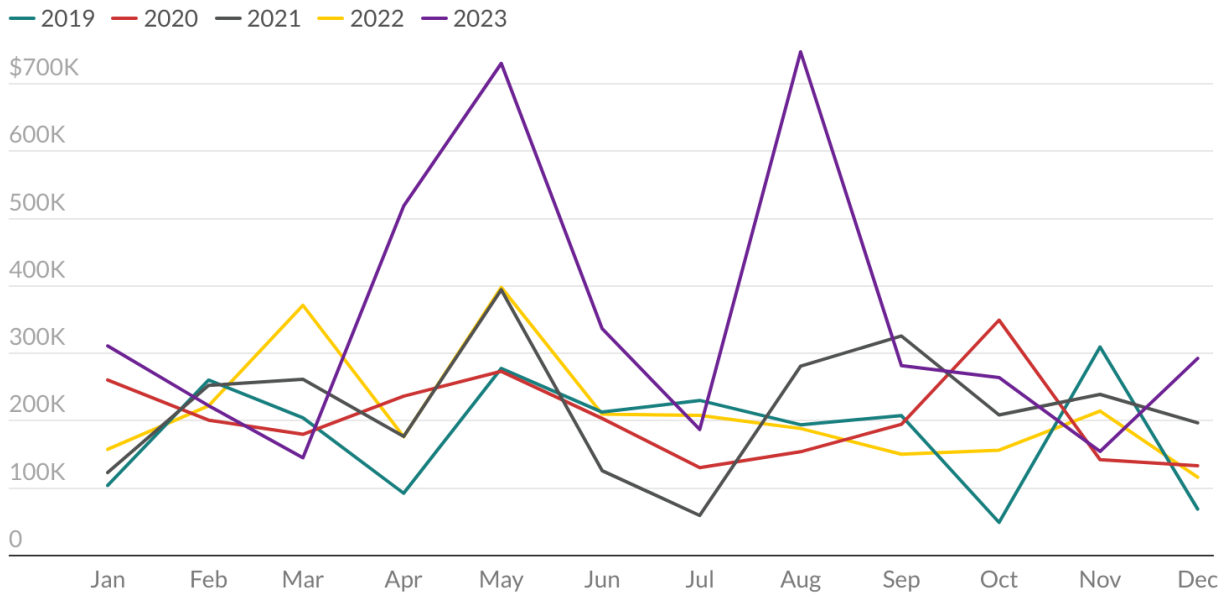
Source: City of Fayetteville, https://www.datawrapper.de/_/teWnh/

Figure 127. NAICS 4523: Other General Merchandise Stores



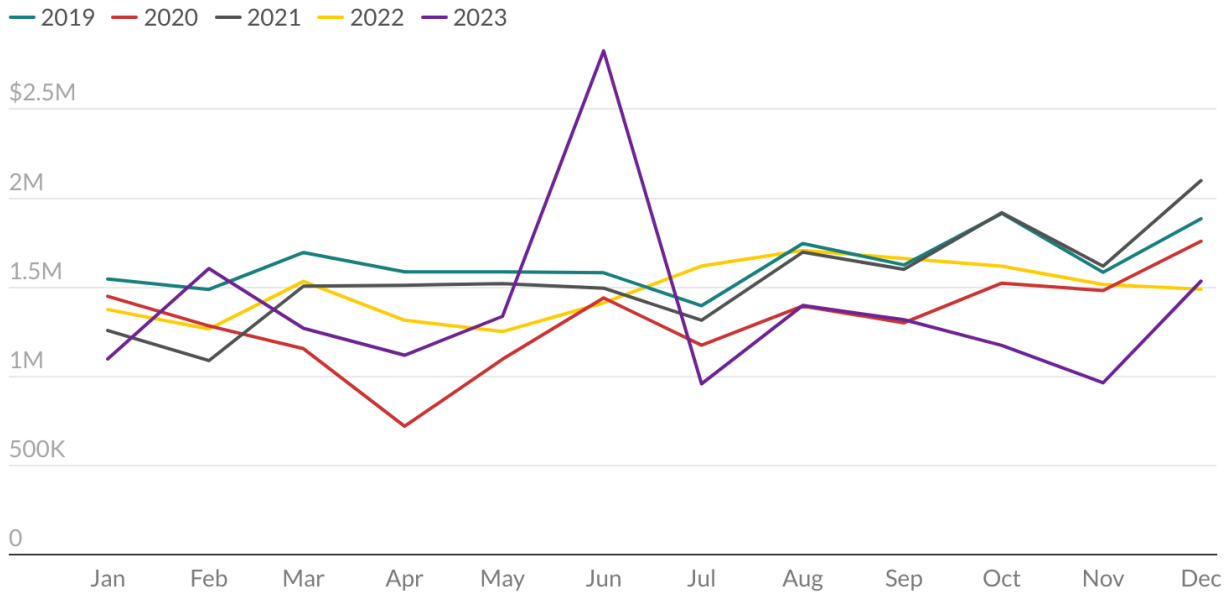
Source: City of Fayetteville, https://www.datawrapper.de/_/s4GVv/

Figure 128. NAICS 4531: Florists



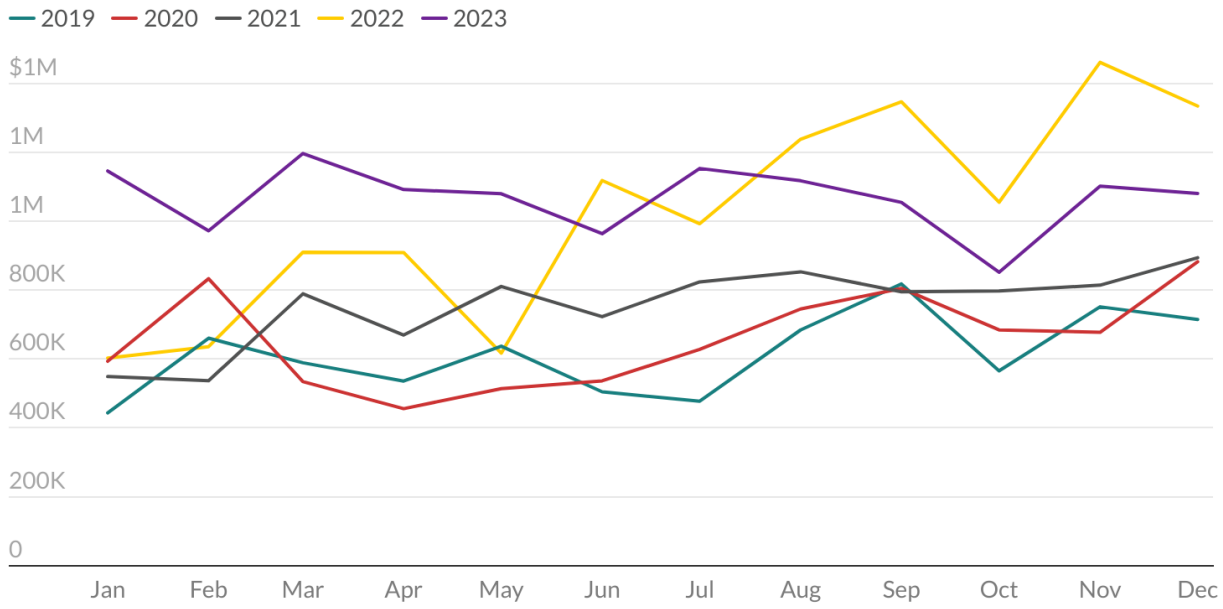
Source: City of Fayetteville, https://www.datawrapper.de/_/S26Ca/

Figure 129. NAICS 4532: Offices Supplies, Stationary, and Gift Stores



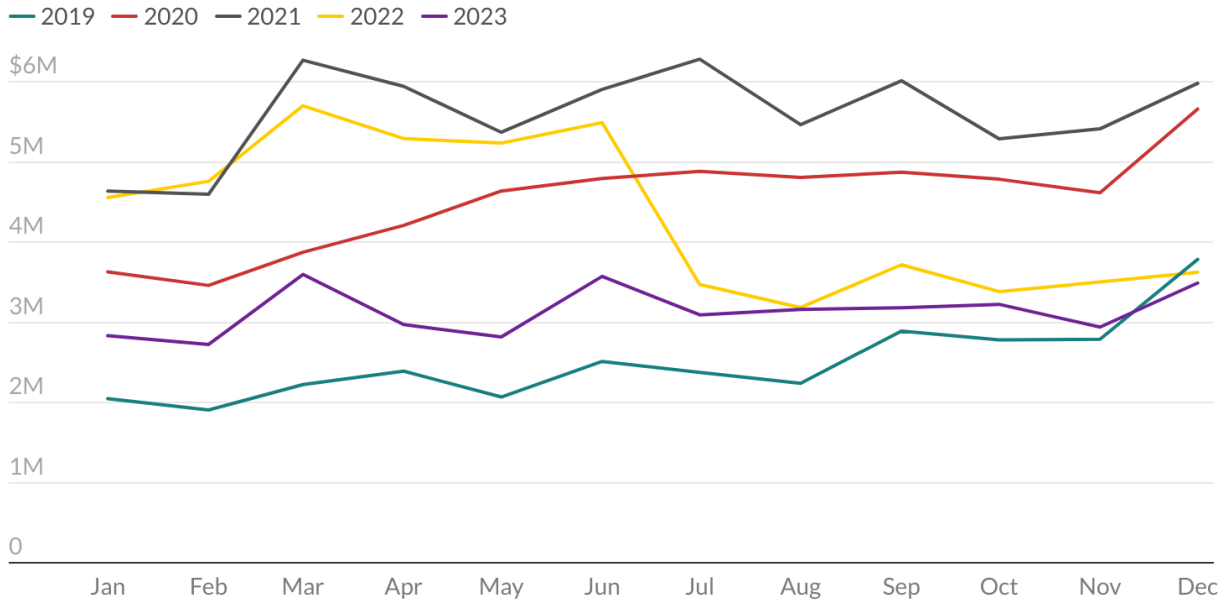
Source: City of Fayetteville, https://www.datawrapper.de/_/cD9CG/

Figure 130. NAICS 4533: Used Merchandise Stores



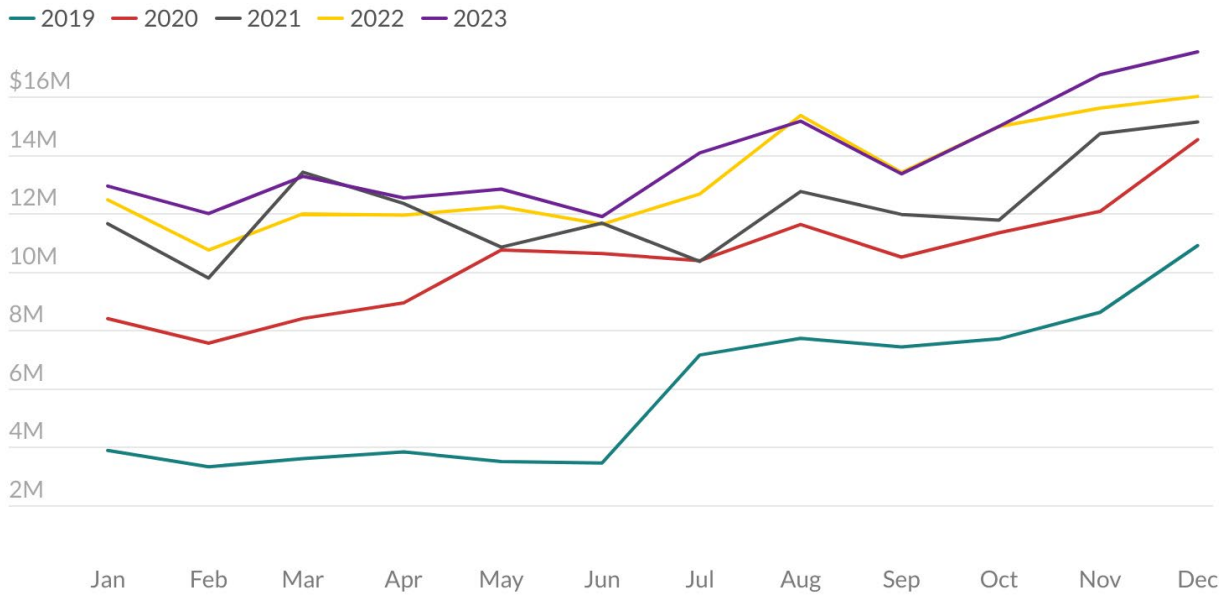
Source: City of Fayetteville, https://www.datawrapper.de/_/kj4G8/

Figure 131. NAICS 4539: Other Miscellaneous Store Retailers



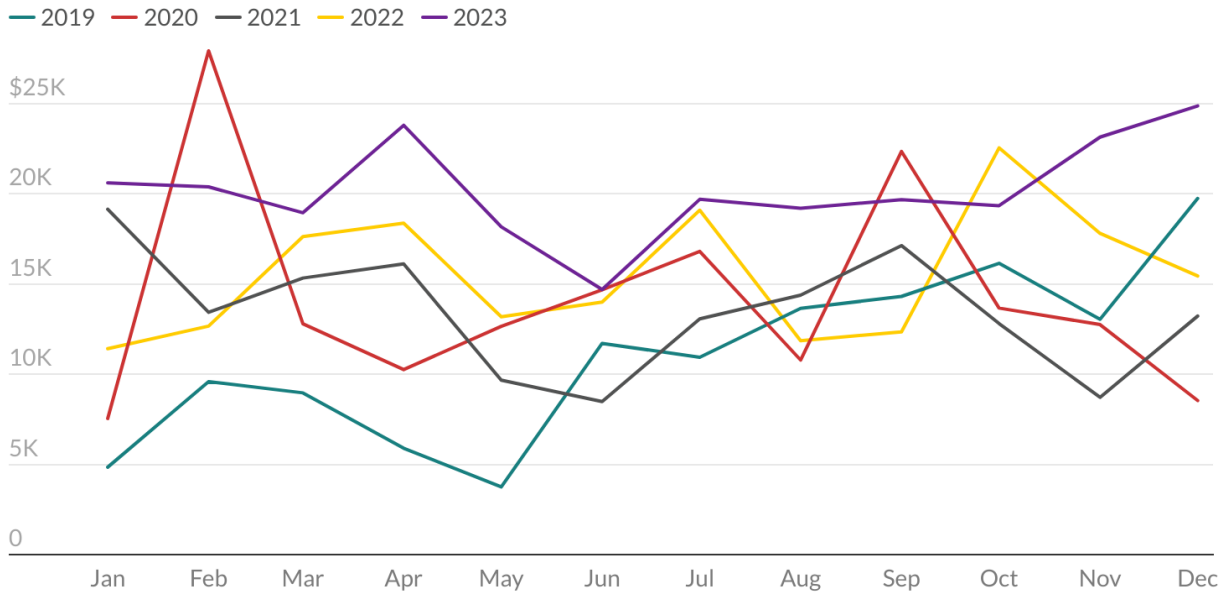
Source: City of Fayetteville, https://www.datawrapper.de/_/1aZiD/

Figure 132. NAICS 4541: Electronic Shopping (E-Commerce)



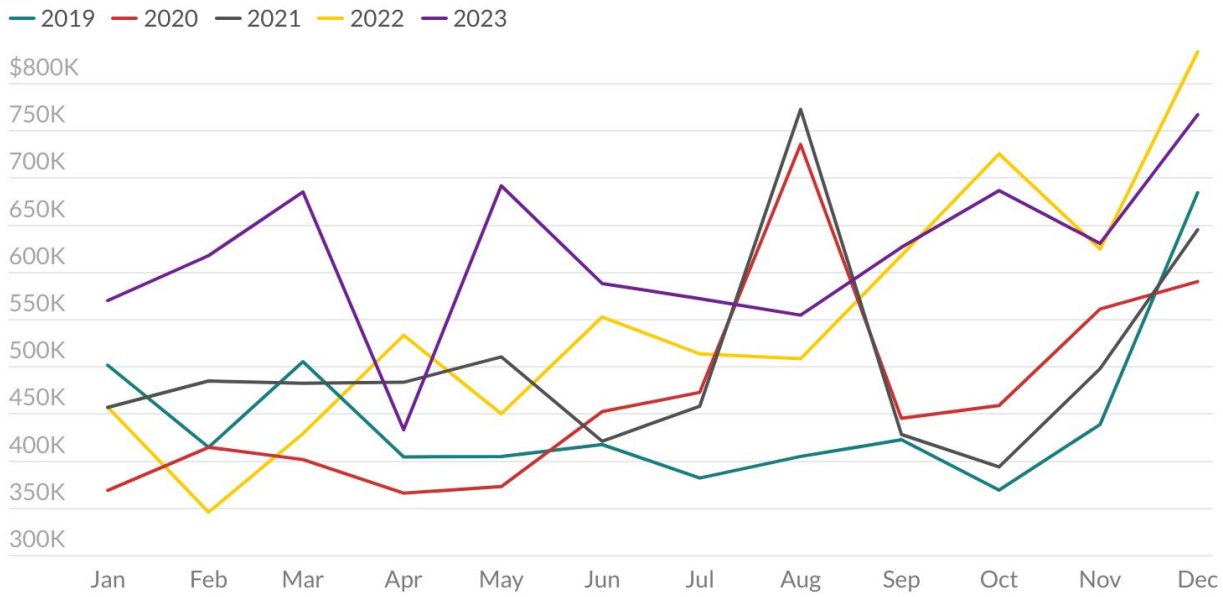
Source: City of Fayetteville, https://www.datawrapper.de/_/m5VLO/

Figure 133. NAICS 4542: Vending Machine Operators



Source: City of Fayetteville, https://www.datawrapper.de/_/Ek5xJ/

Figure 134. NAICS 4543: Direct Selling Establishments

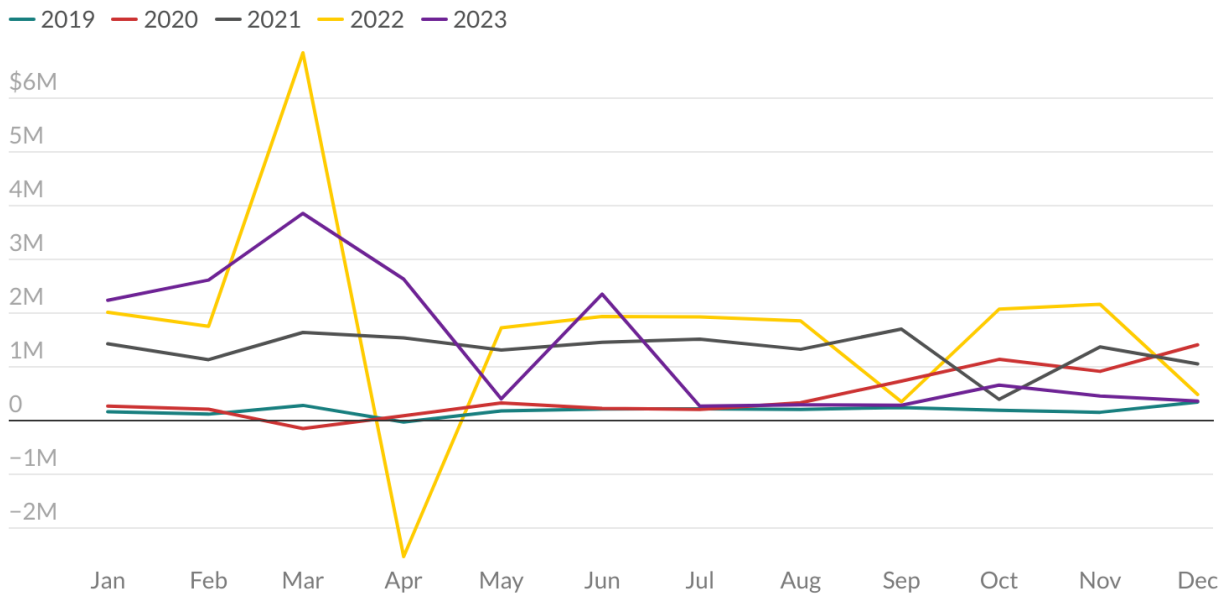


Source: City of Fayetteville, https://www.datawrapper.de/_/0ZeCT/

NAICS 48-49: Transportation and Warehousing

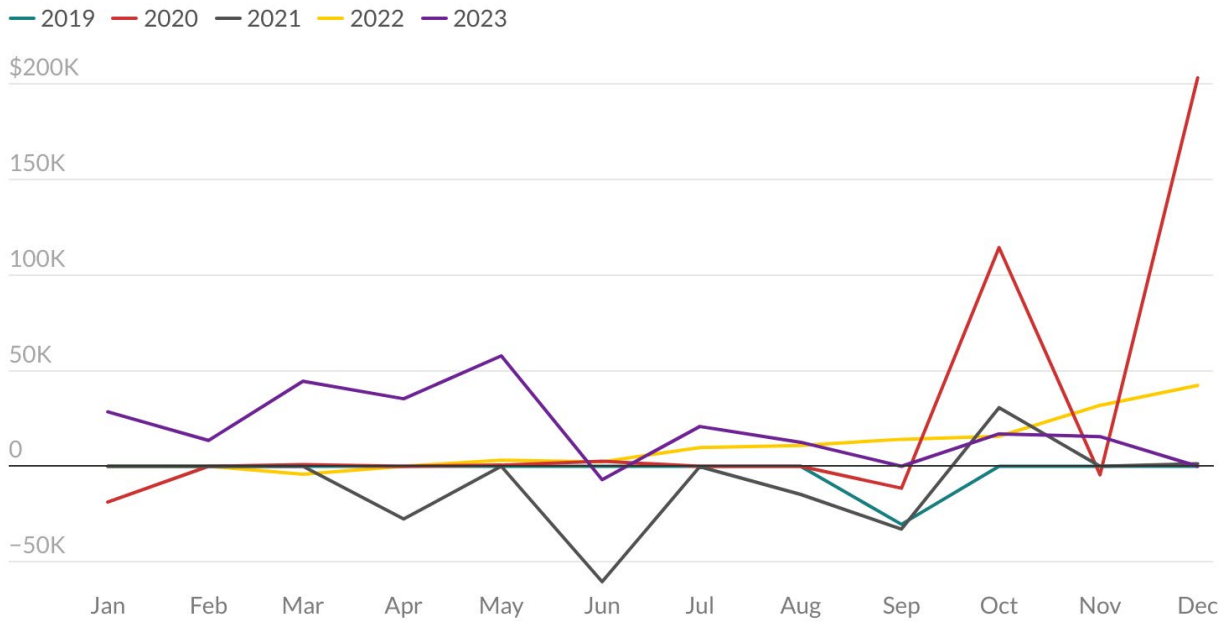
Transportation and Warehousing includes industries providing transportation of passengers and cargo, warehousing and storage for goods, scenic and sightseeing transportation, and support activities related to modes of transportation.[9] Annually, this sector does over $15 million of taxable sales activity.[10]

Figure 135. NAICS 48-49: Transportation and Warehousing



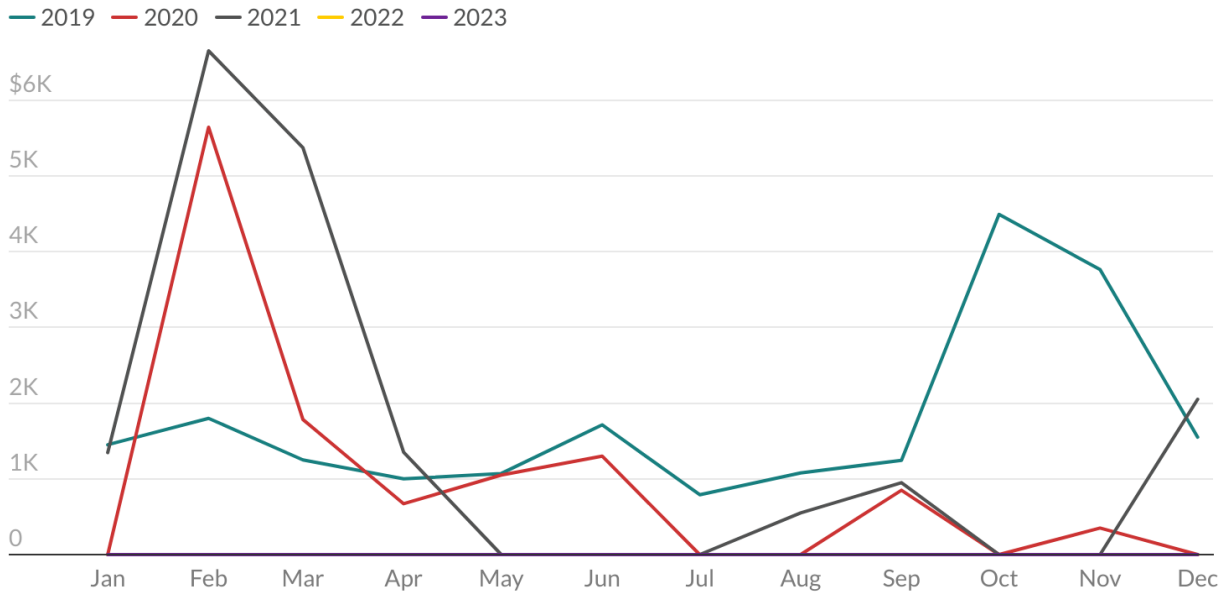
Source: City of Fayetteville, https://www.datawrapper.de/_/U74v0/

Figure 136. NAICS 4841: General Freight Trucking



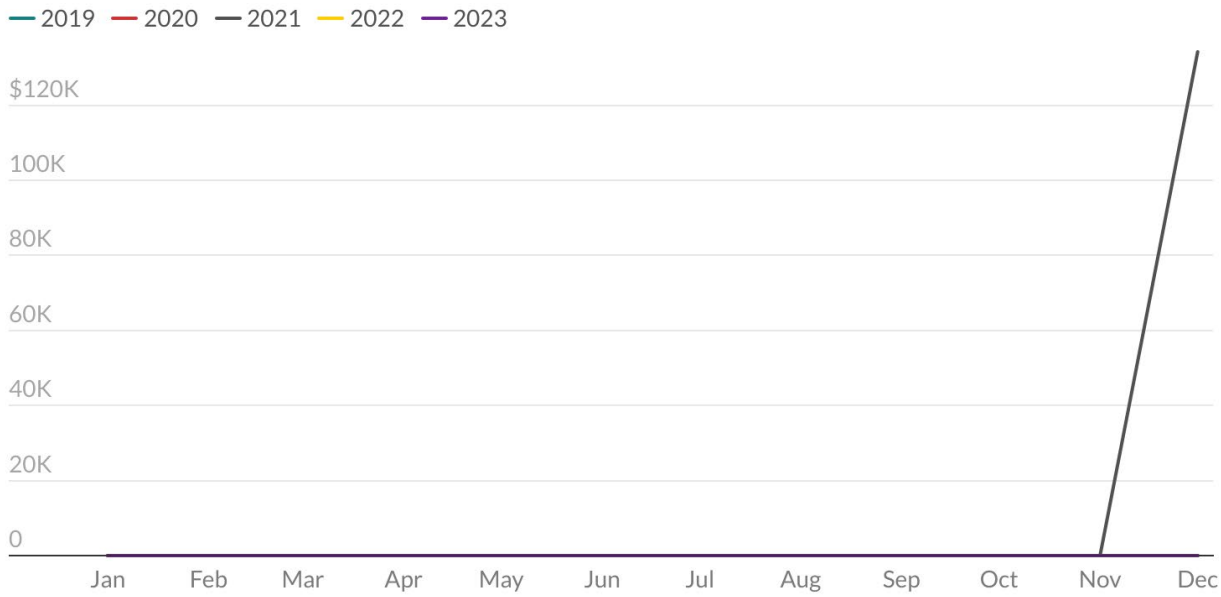
Source: City of Fayetteville, https://www.datawrapper.de/_/gU6xt/

Figure 137. NAICS 4853: Taxi and Limousine Service



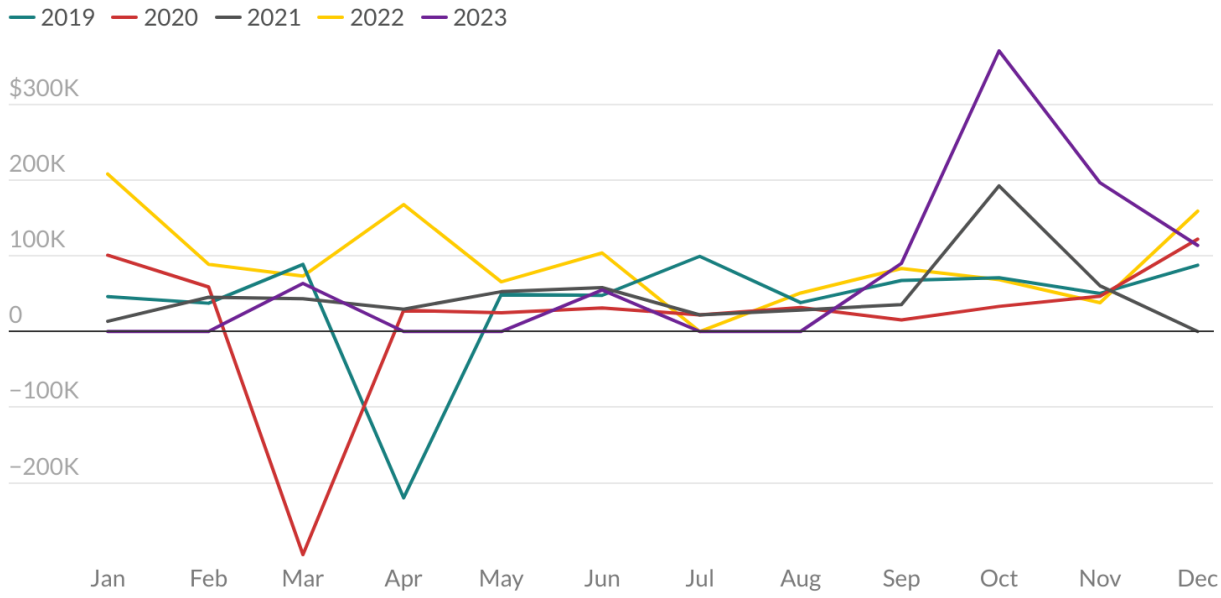
Source: City of Fayetteville, https://www.datawrapper.de/_/i26KY/

Figure 138. NAICS 4859: Other Transit and Ground Passenger Transportation



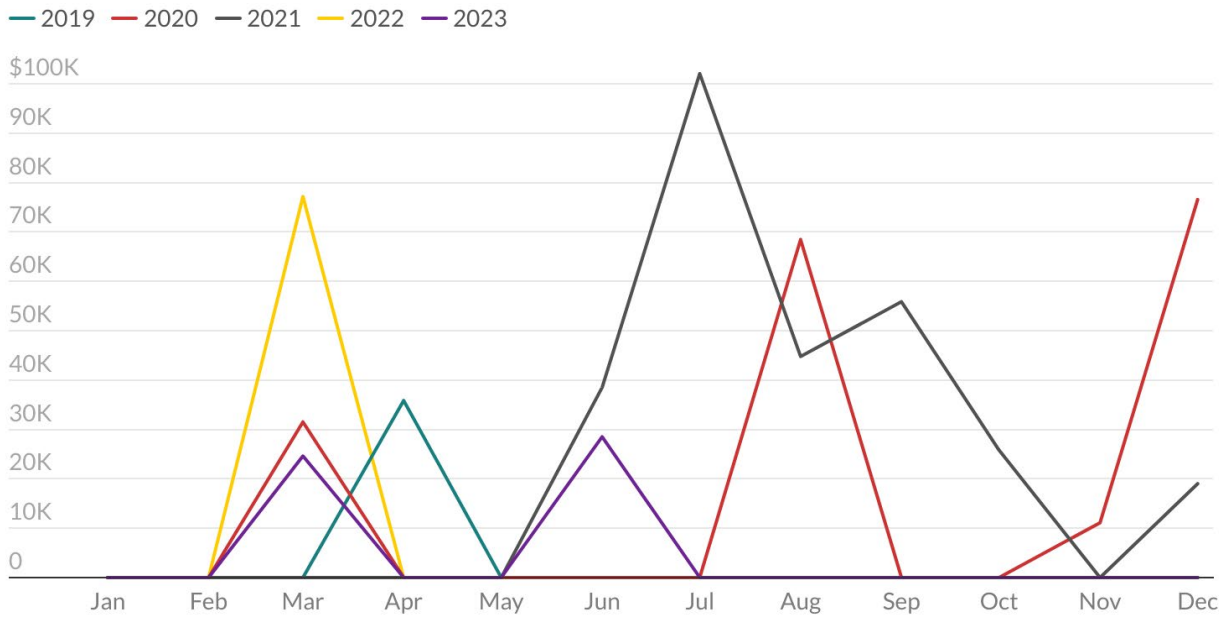
Source: City of Fayetteville, https://www.datawrapper.de/_/n1M7U/

Figure 139. NAICS 4871: Scenic and Sightseeing Transportation, Land



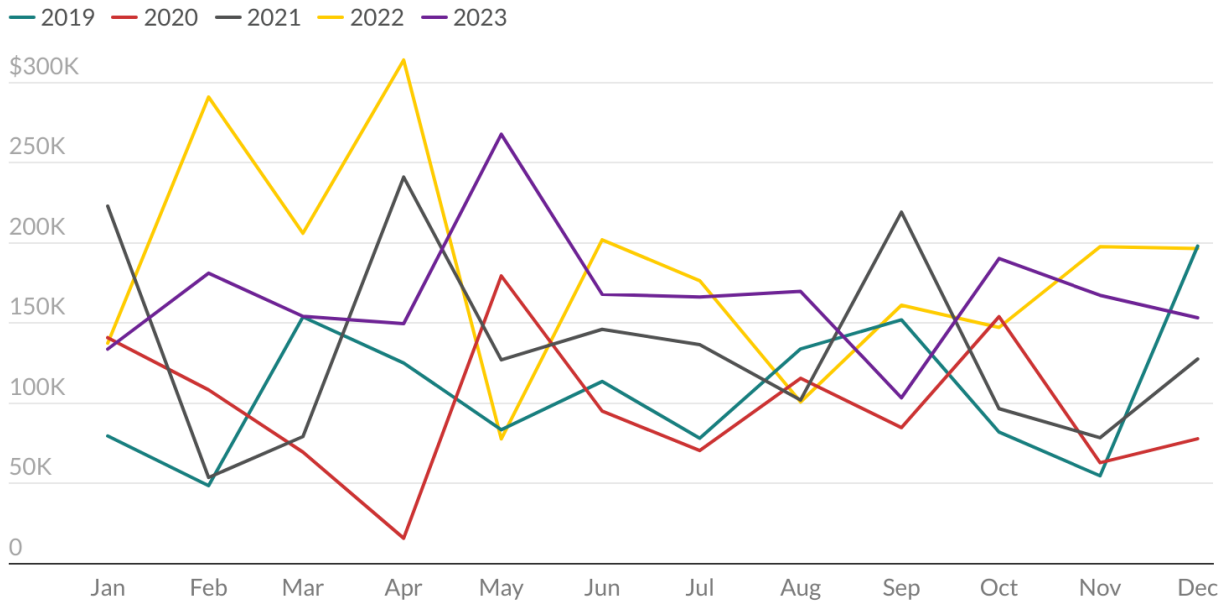
Source: City of Fayetteville, https://www.datawrapper.de/_/teLGi/

Figure 140. NAICS 4881: Support Activities for Air Transportation



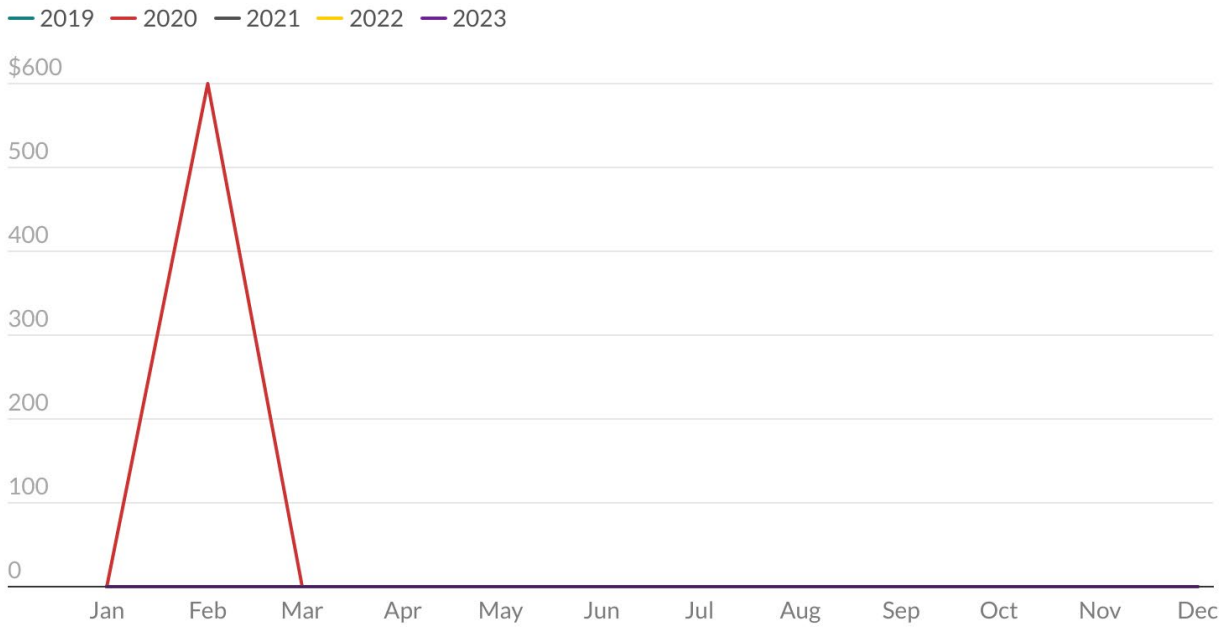
Source: City of Fayetteville, https://www.datawrapper.de/_/3nXwh/

Figure 141. NAICS 4884: Support Activities for Road Transportation



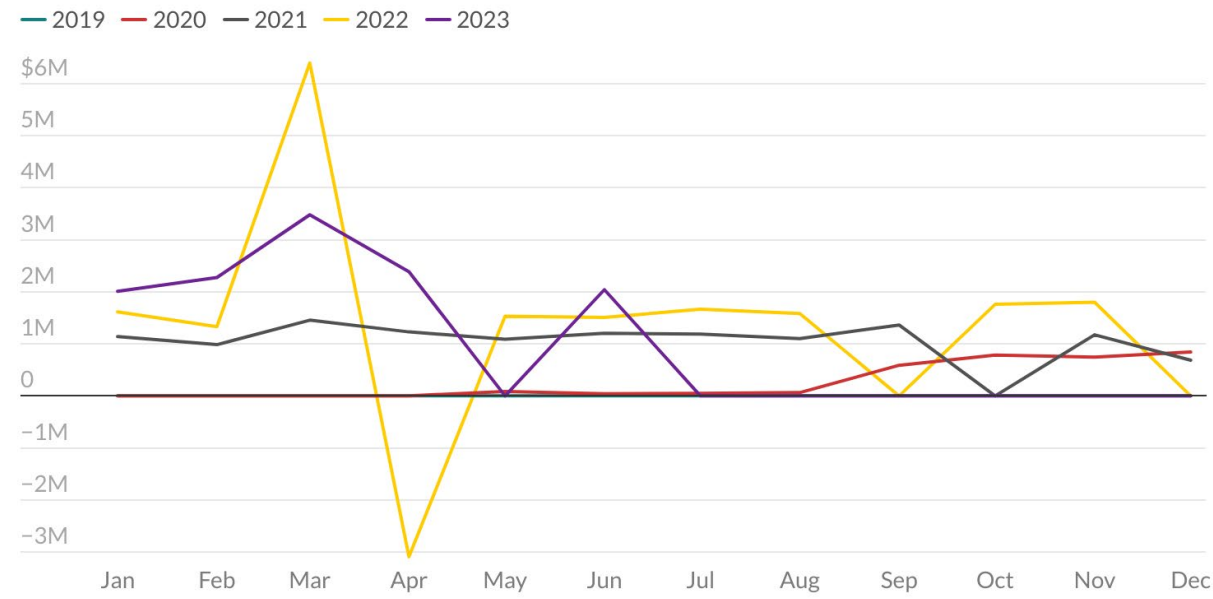
Source: City of Fayetteville, https://www.datawrapper.de/_/yOM6A/

Figure 142. NAICS 4889: Other Support Activities for Transportation



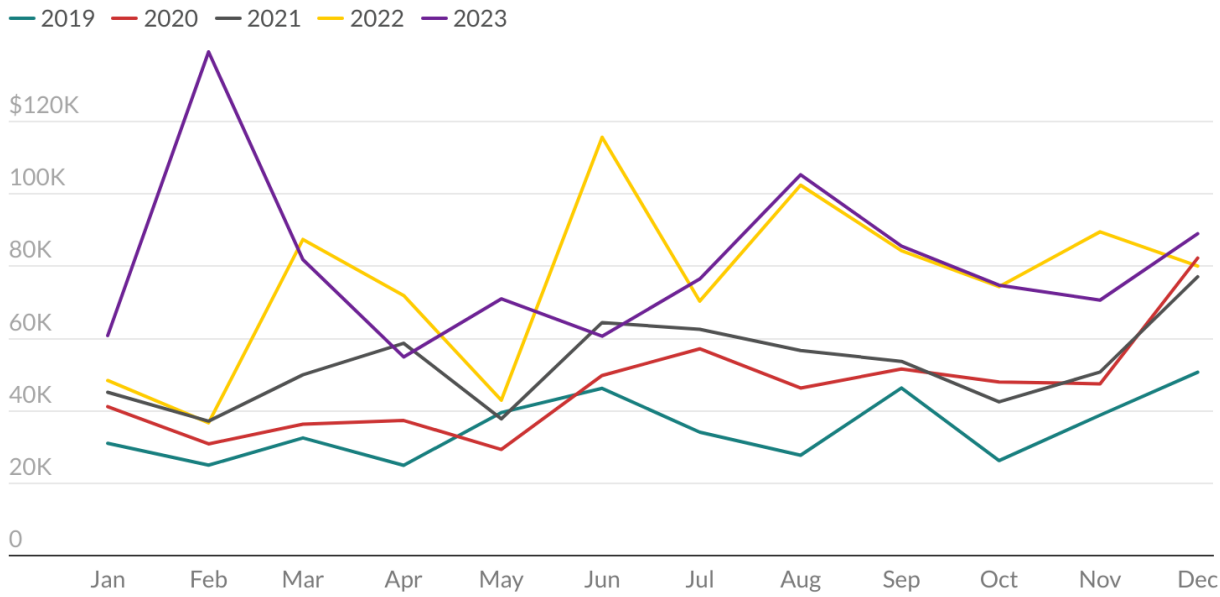
Source: City of Fayetteville, https://www.datawrapper.de/_/Ur7hS/

Figure 143. NAICS 4922: Local Messengers and Local Delivery



Source: City of Fayetteville, https://www.datawrapper.de/_/GHwLK/

Figure 144. NAICS 4931: Warehousing and Storage

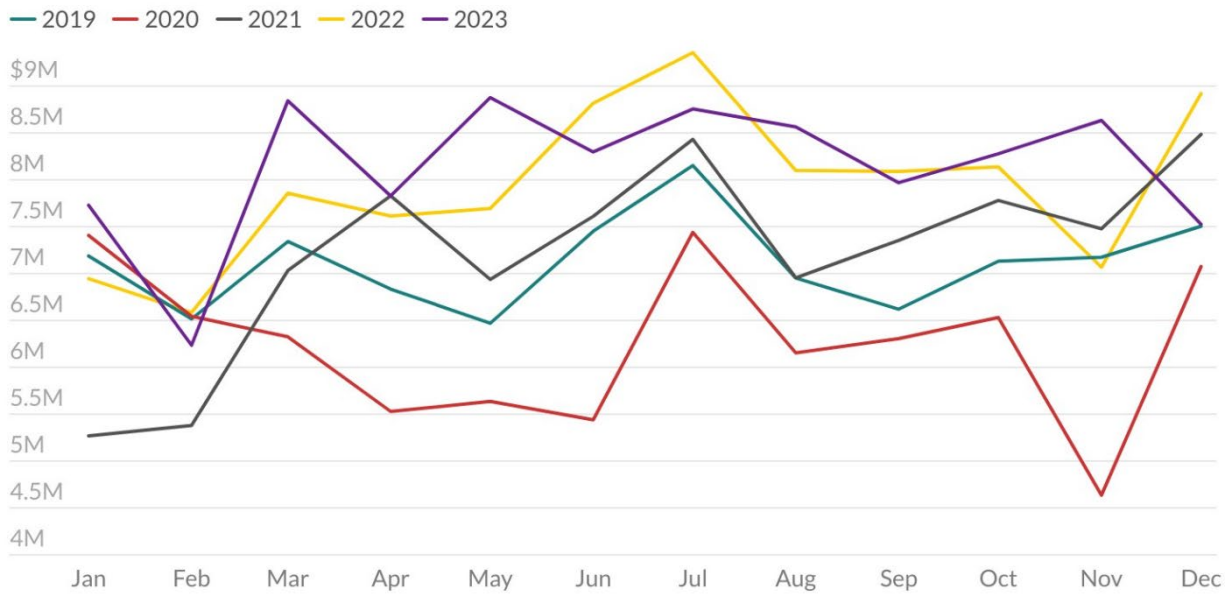


Source: City of Fayetteville, https://www.datawrapper.de/_/RSZsl/

NAICS 51: Information

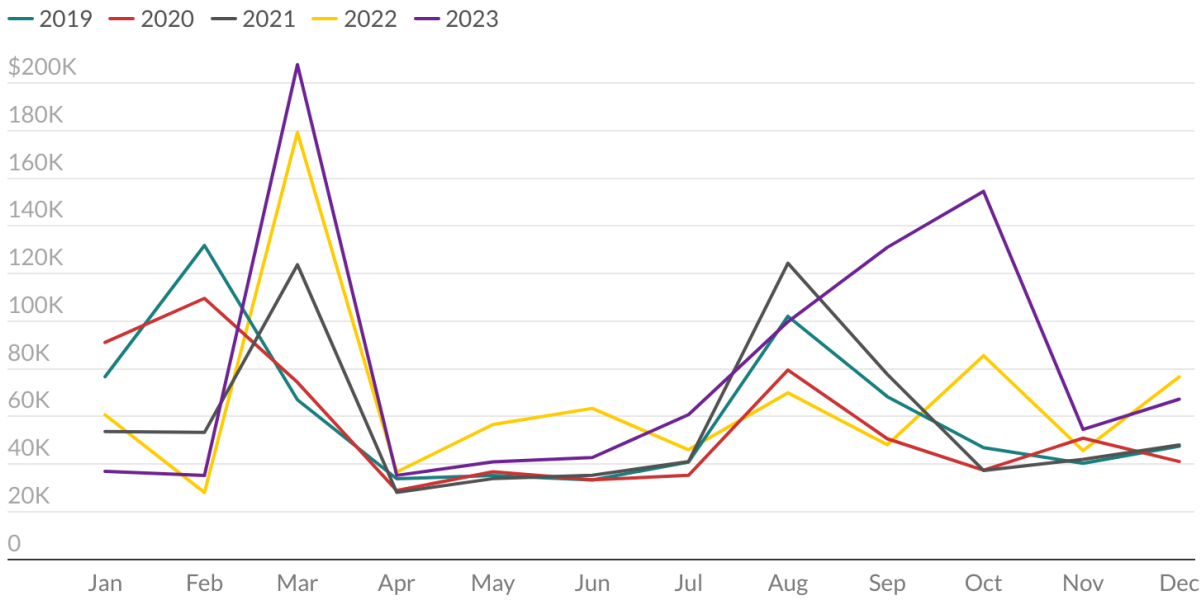
The information sector is comprised of establishments engaged in the following processes: producing and distributing information and cultural products, providing the means to transmit or distribute these products as well as data or communications and data processing.[11] Note that this sector is not one that engages heavily in taxable transactions, so the figures are not reflective of total economic activity for this sector.

Figure 145. NAICS 51: Information



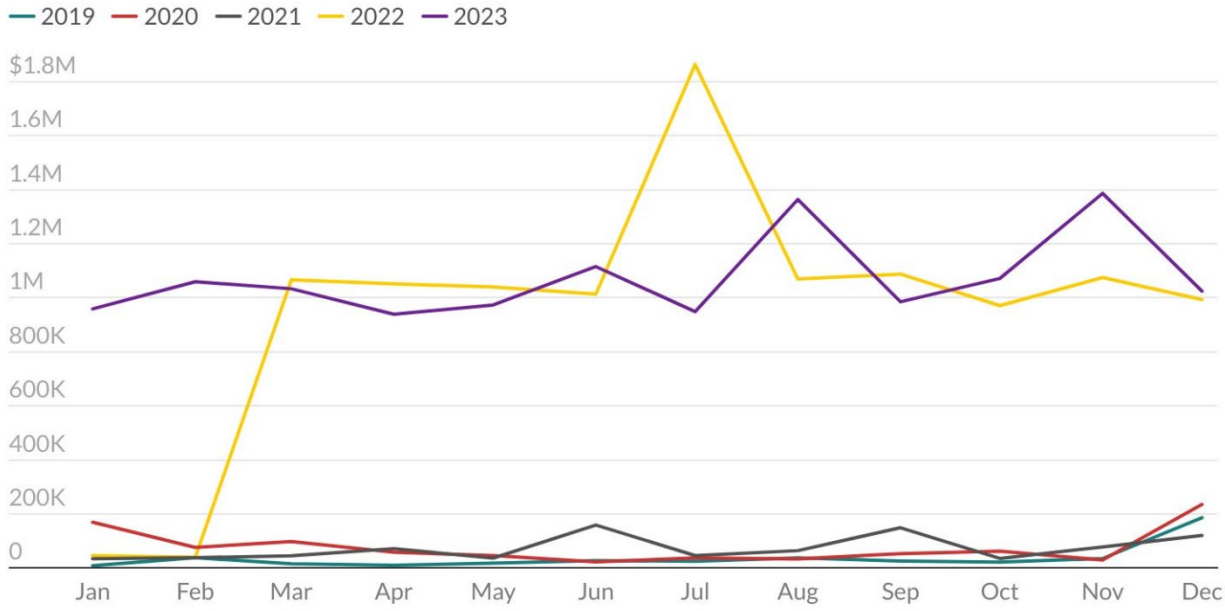
Source: City of Fayetteville, https://www.datawrapper.de/_/H9Jl7/

Figure 146. NAICS 5111: Newspaper, Periodical, Book, and Directory Publishers



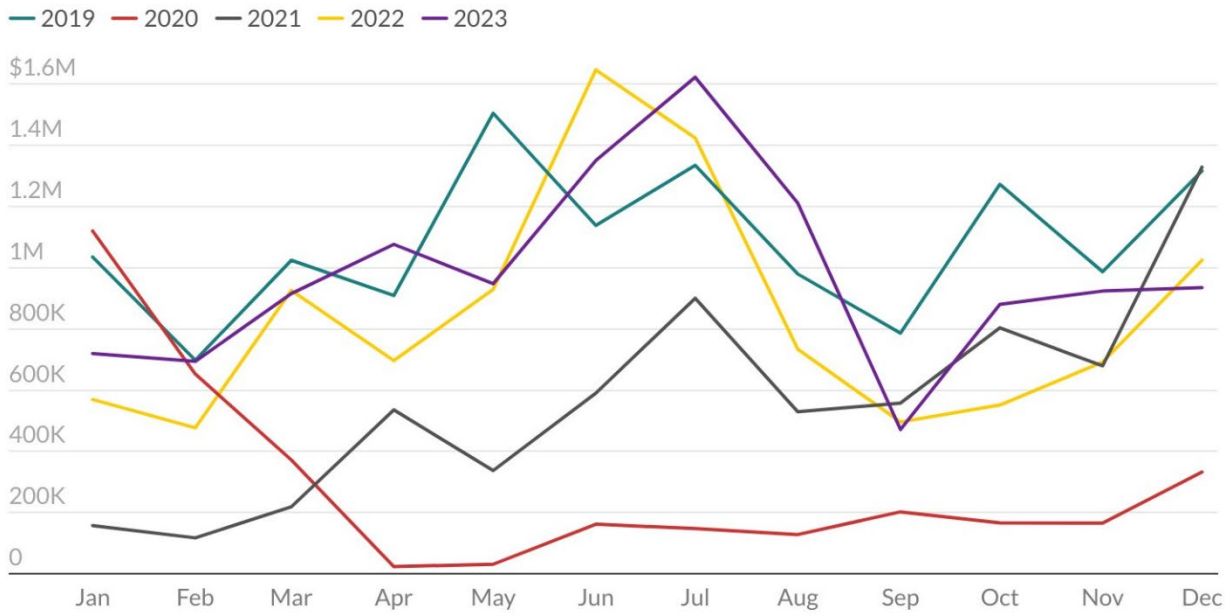
Source: City of Fayetteville, https://www.datawrapper.de/_/tC9eZ/

Figure 147. NAICS 5112: Software Publishers



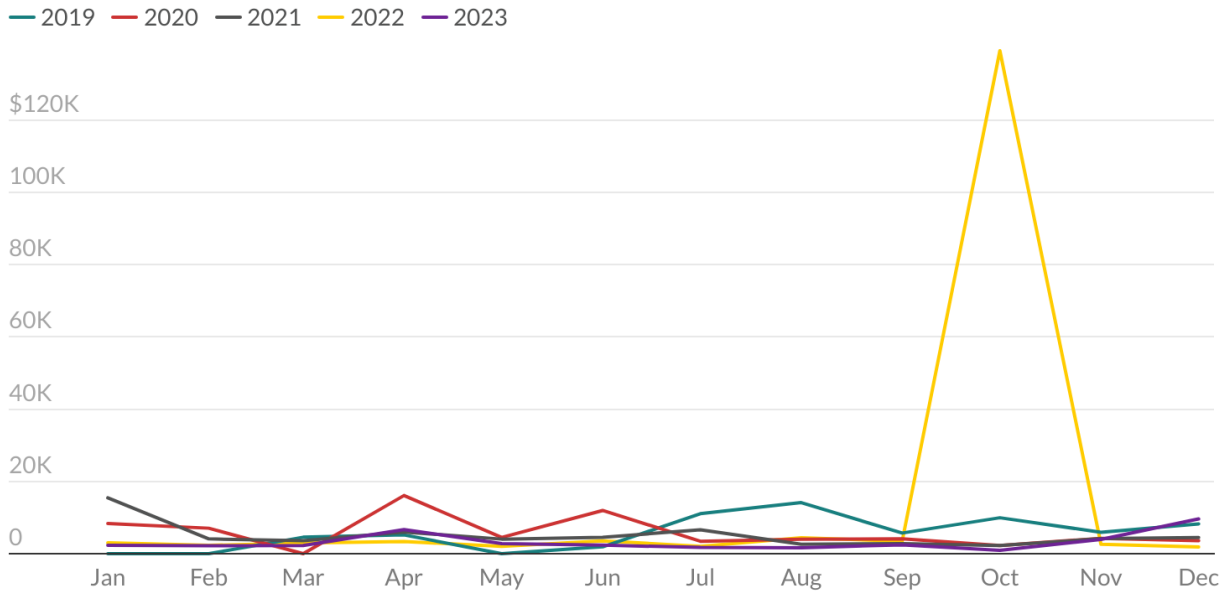
Source: City of Fayetteville, https://www.datawrapper.de/_/U4h6u/

Figure 148. NAICS 5121: Motion Picture and Video Industries



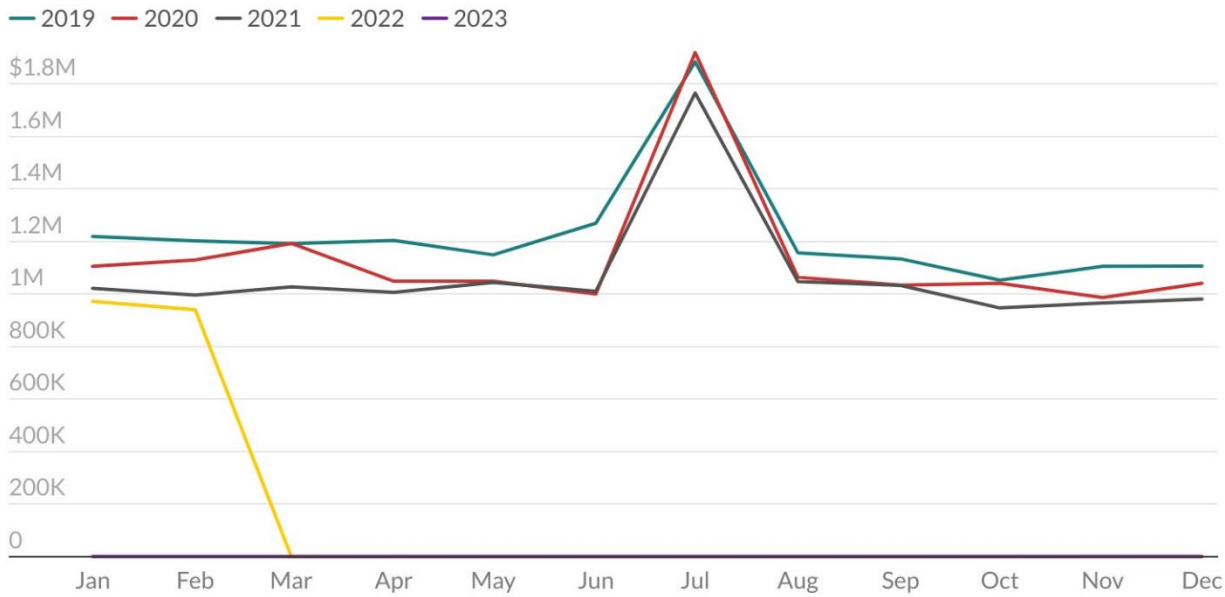
Source: City of Fayetteville, https://www.datawrapper.de/_/IzcHG/

Figure 149. NAICS 5122: Sound Recording Industries



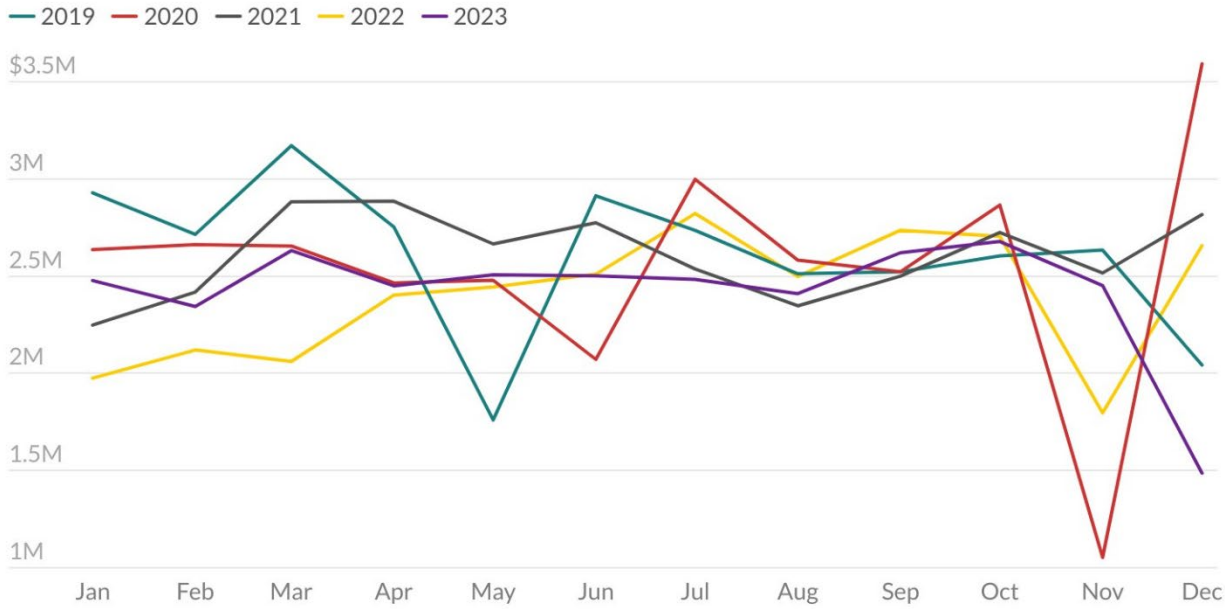
Source: City of Fayetteville, https://www.datawrapper.de/_/Q6jBI/

Figure 150. NAICS 5132: Cable Networks and Program Distribution



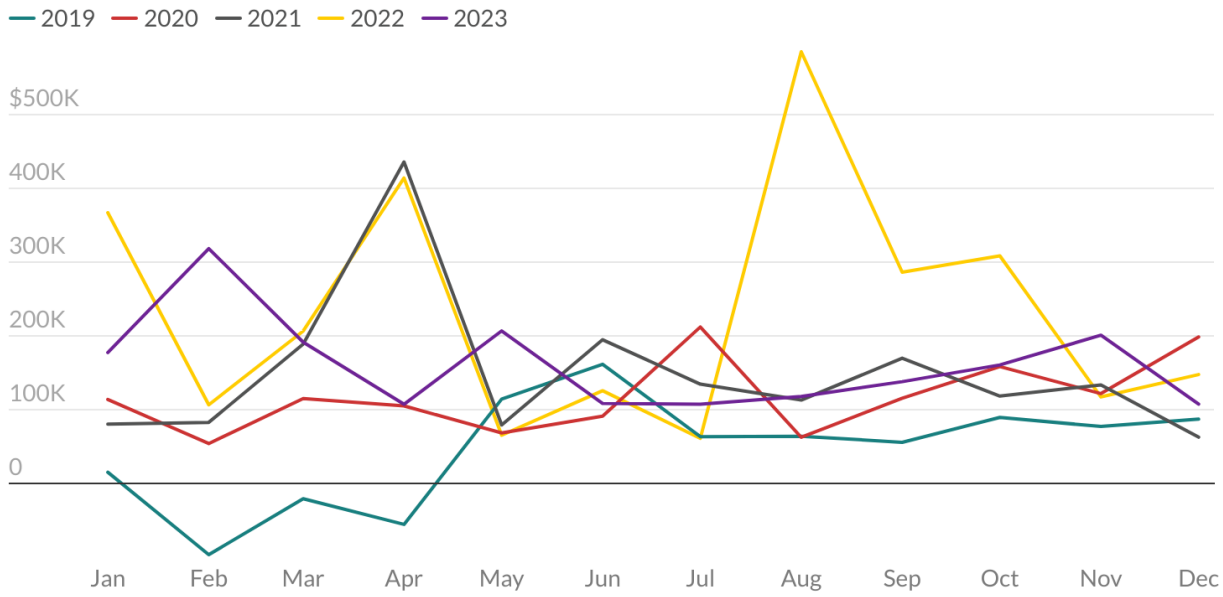
Source: City of Fayetteville, https://www.datawrapper.de/_/jHb0t/

Figure 151. NAICS 5133: Telecommunications



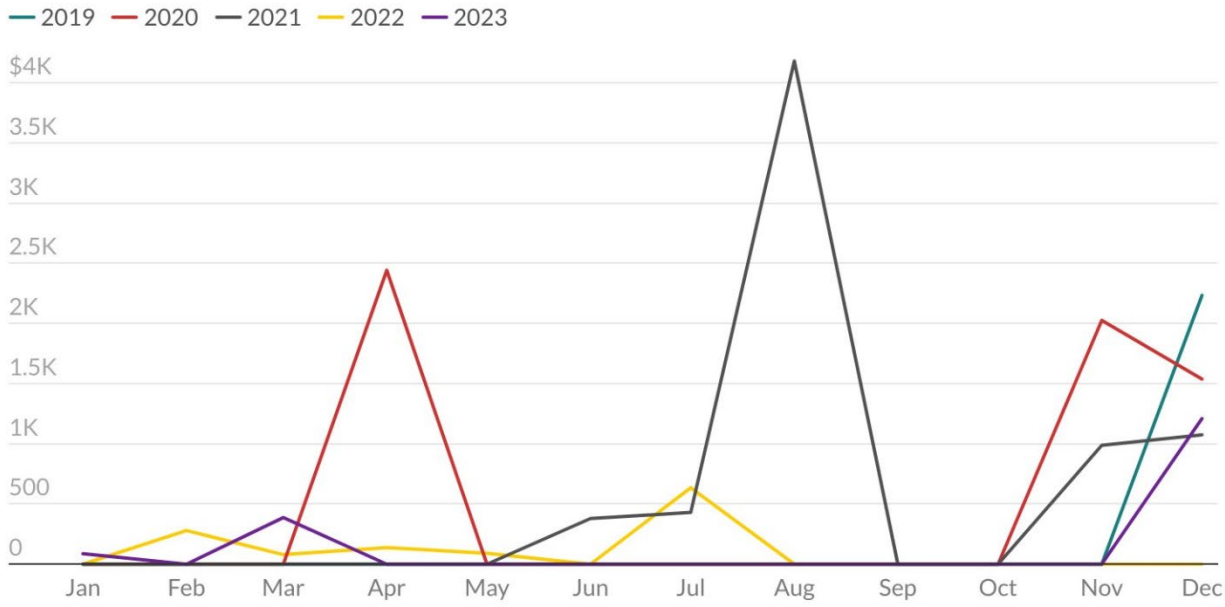
Source: City of Fayetteville, https://www.datawrapper.de/_/ikVBe/

Figure 152. NAICS 5142: Data Processing Services



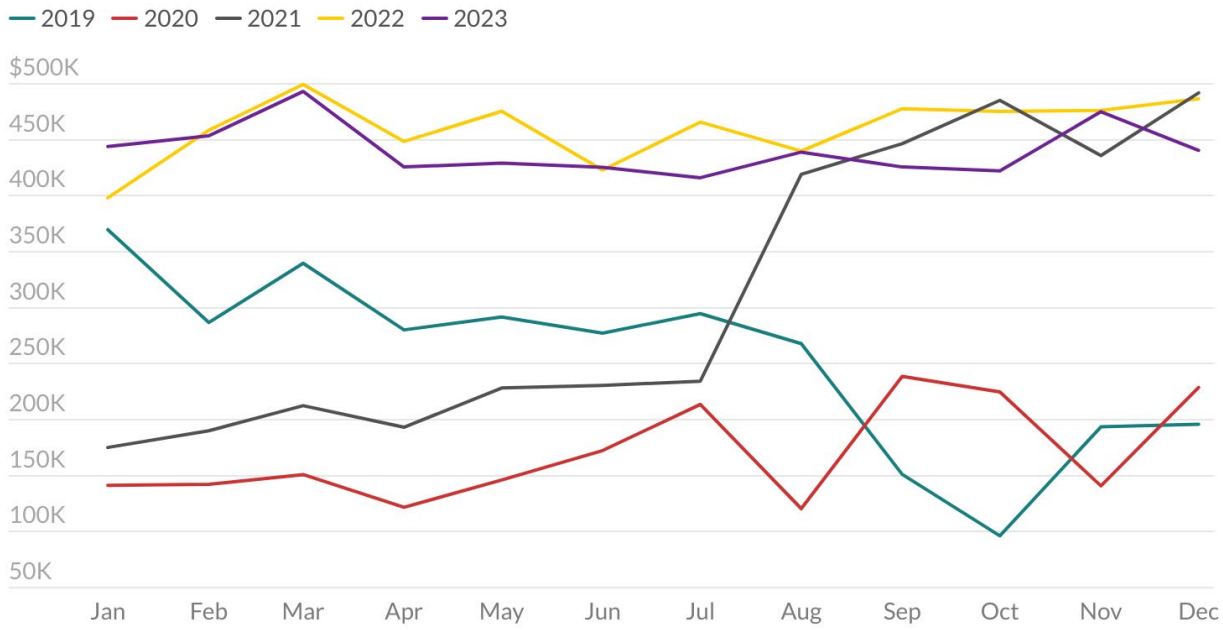
Source: City of Fayetteville, https://www.datawrapper.de/_/7rw99/

Figure 153. NAICS 5151: Radio and Television Broadcasting



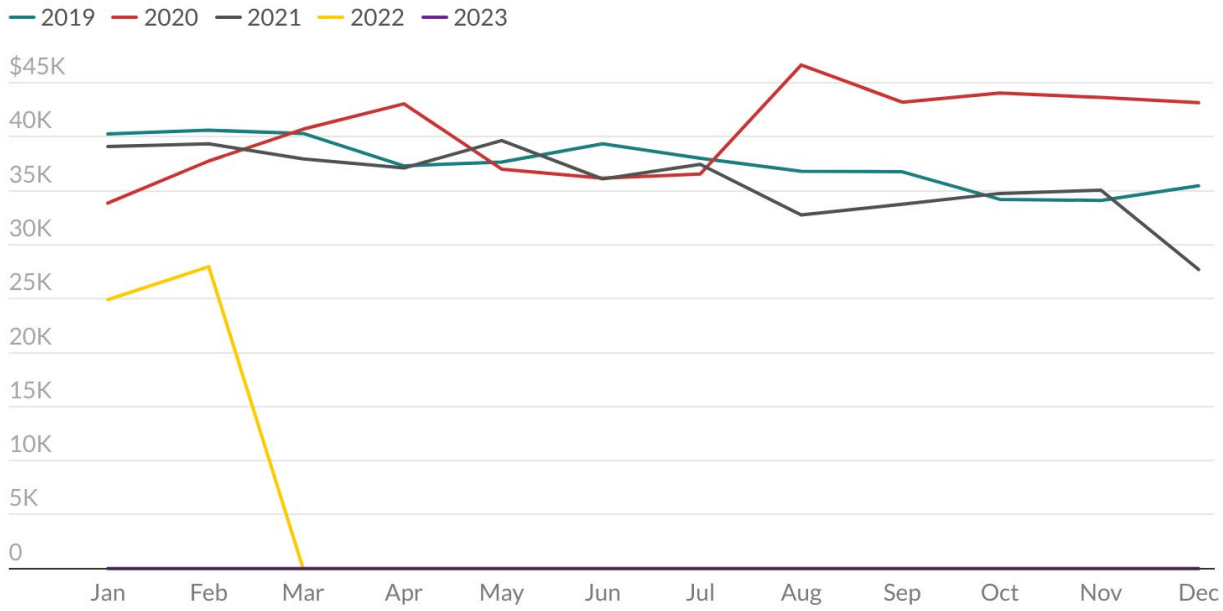
Source: City of Fayetteville, https://www.datawrapper.de/_/bHLgZ/

Figure 154. NAICS 5152: Cable and Other Subscription Programming



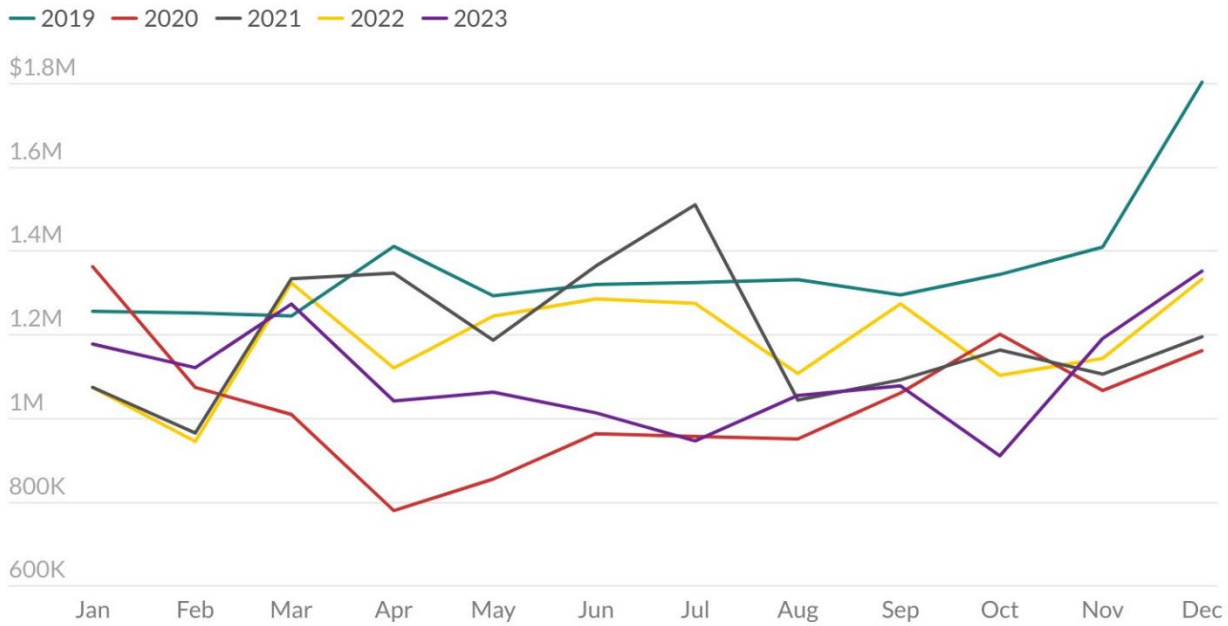
Source: City of Fayetteville, https://www.datawrapper.de/_/MdLoD/

Figure 155. NAICS 5171: Wired Telecommunications Carriers



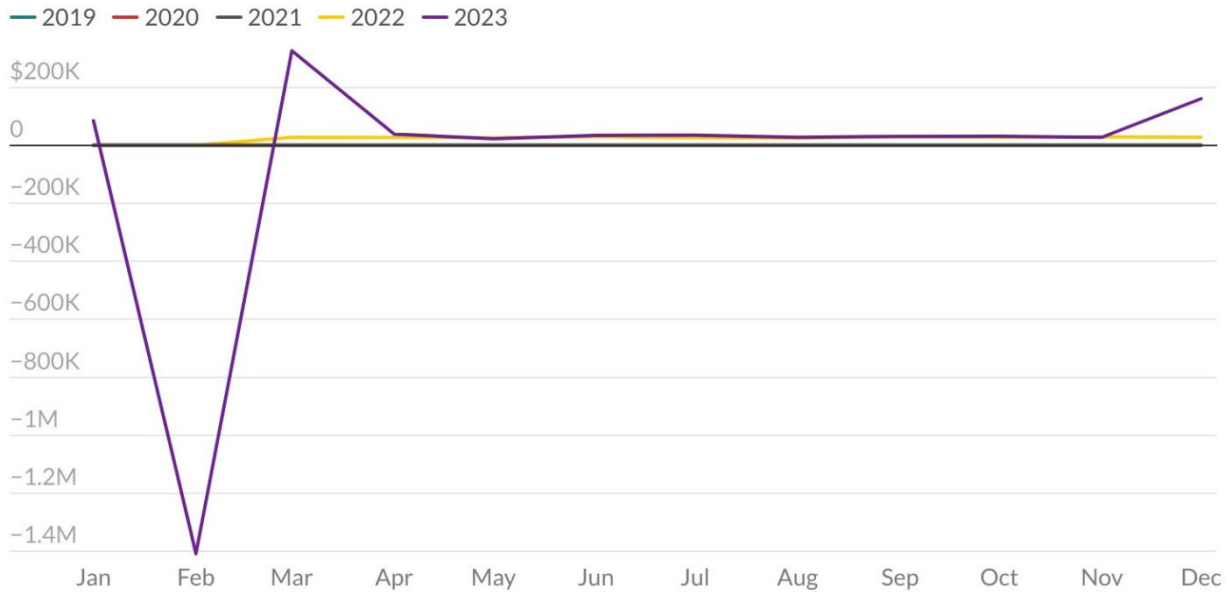
Source: City of Fayetteville, https://www.datawrapper.de/_/HYNeq/

Figure 156. NAICS 5172: Wireless Telecommunications Carriers



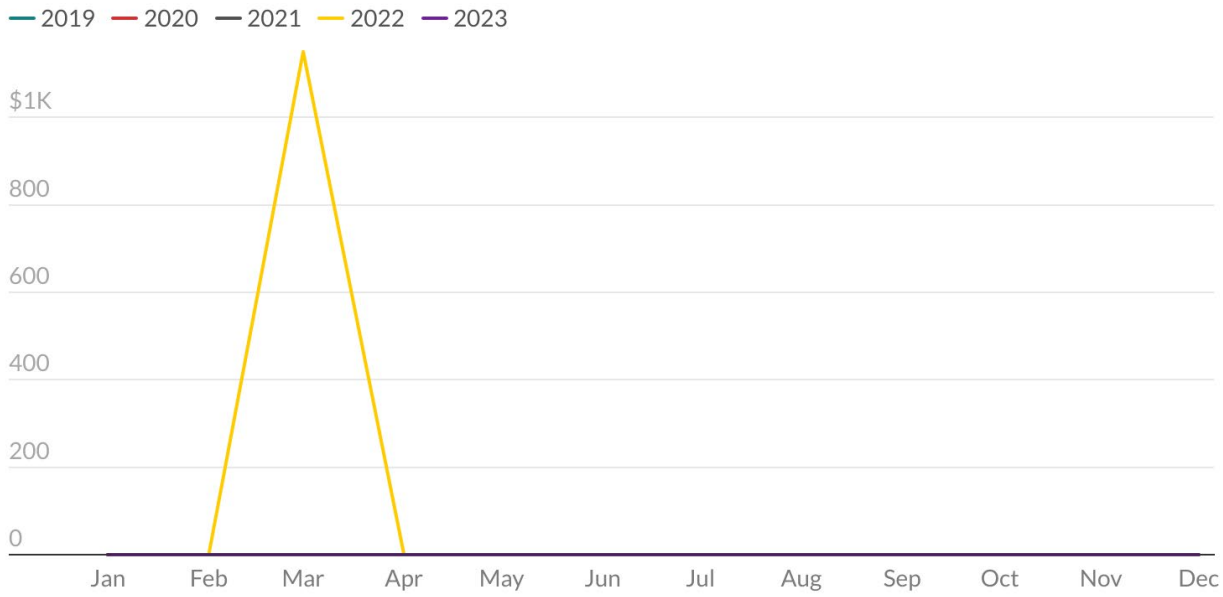
Source: City of Fayetteville, https://www.datawrapper.de/_/psp4j/

Figure 157. NAICS 5173: Wired and Wireless Telecommunications, except Satellite



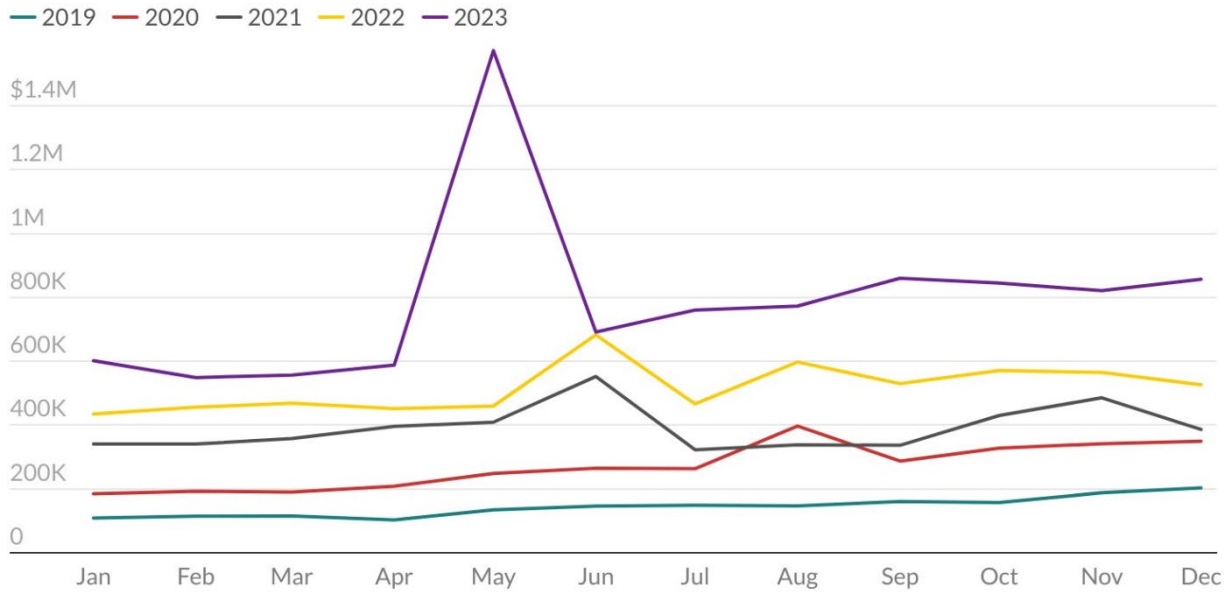
Source: City of Fayetteville, https://www.datawrapper.de/_/QAqSo/

Figure 158. NAICS 5174: Satellite Telecommunications



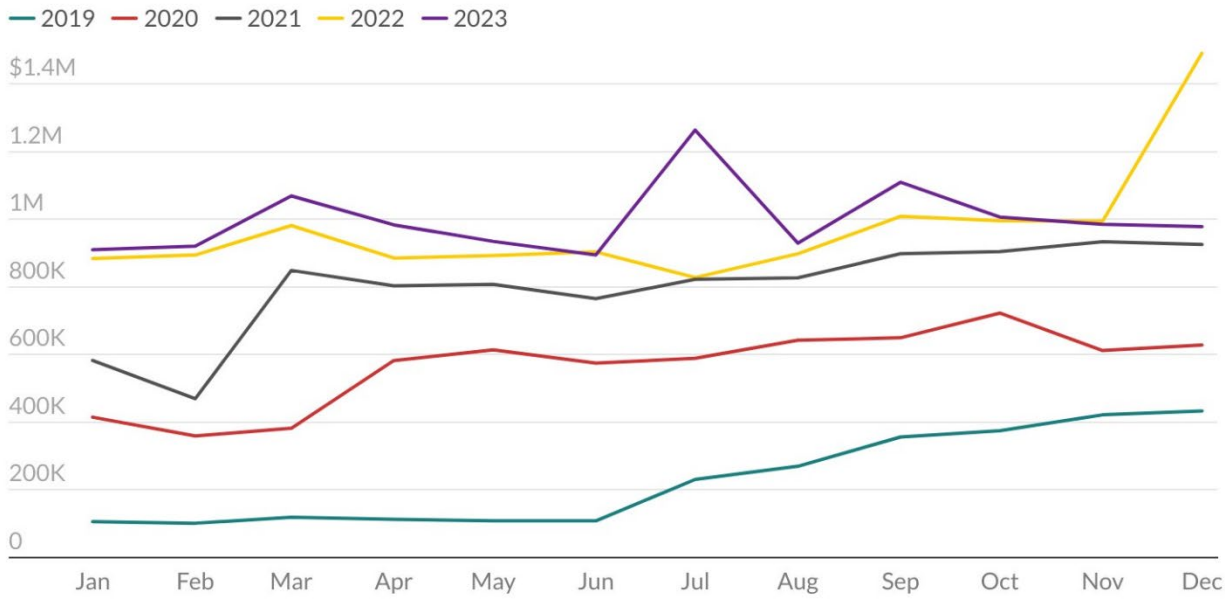
Source: City of Fayetteville, https://www.datawrapper.de/_/xOmCQ/

Figure 159. NAICS 5179: Other Telecommunications



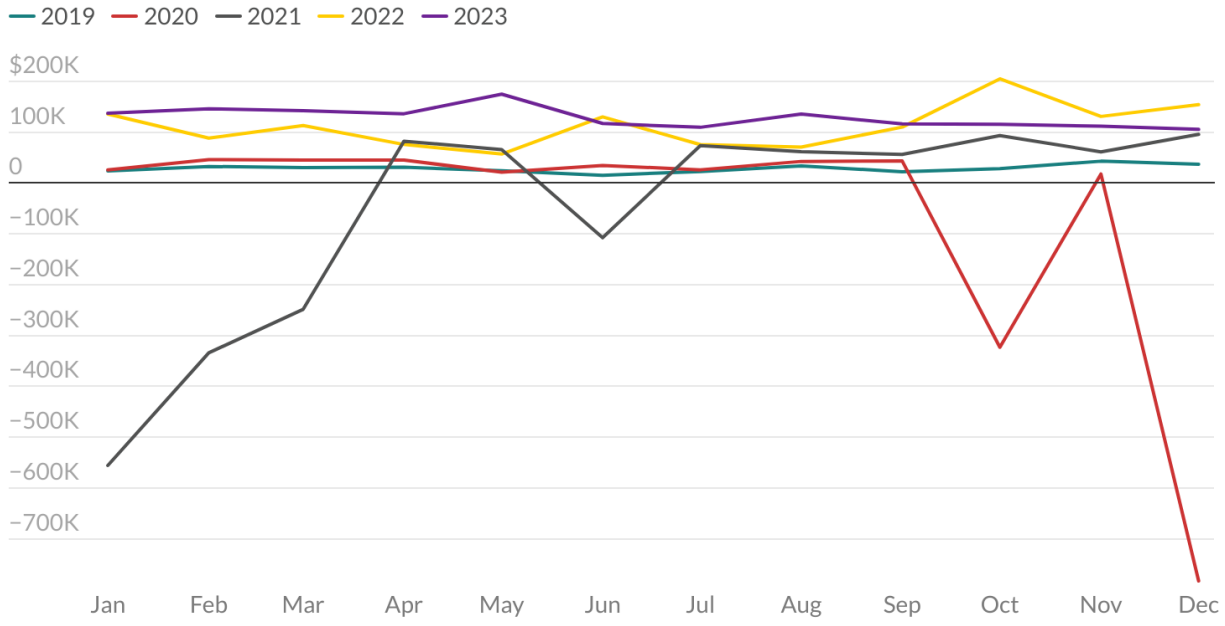
Source: City of Fayetteville, https://www.datawrapper.de/_/MEhbZ/

Figure 160. NAICS 5182: Data Processing, Hosting, and Related Services



Source: City of Fayetteville, https://www.datawrapper.de/_/6C049/

Figure 161. NAICS 5191: Other Information Services

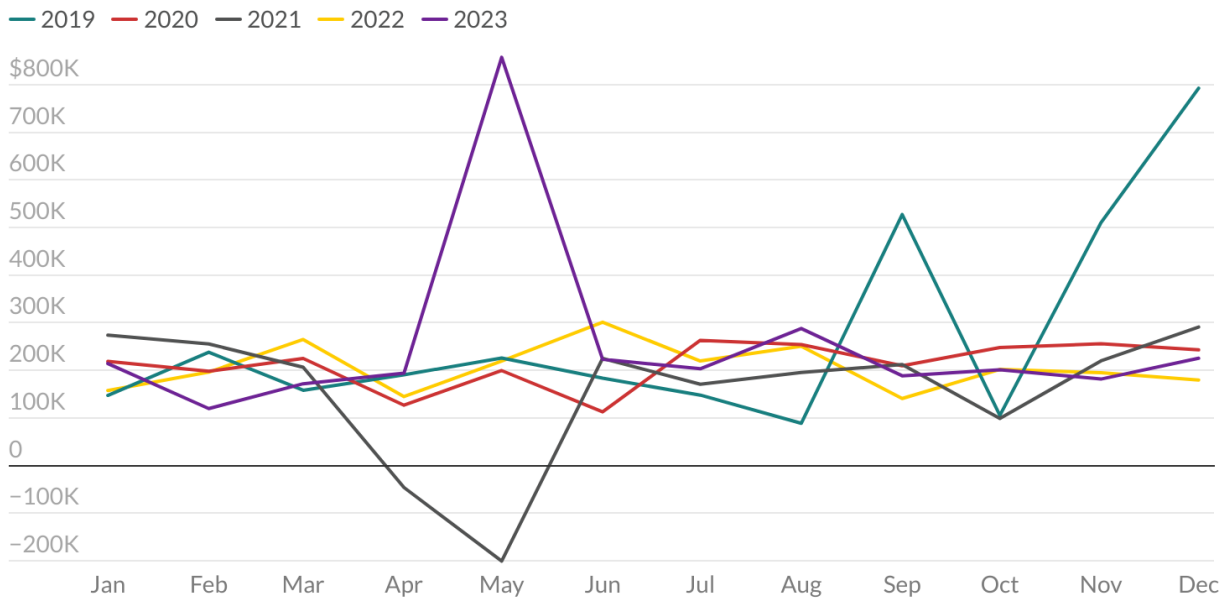


Source: City of Fayetteville, https://www.datawrapper.de/_/ac7aL/

NAICS 52: Finance and Insurance

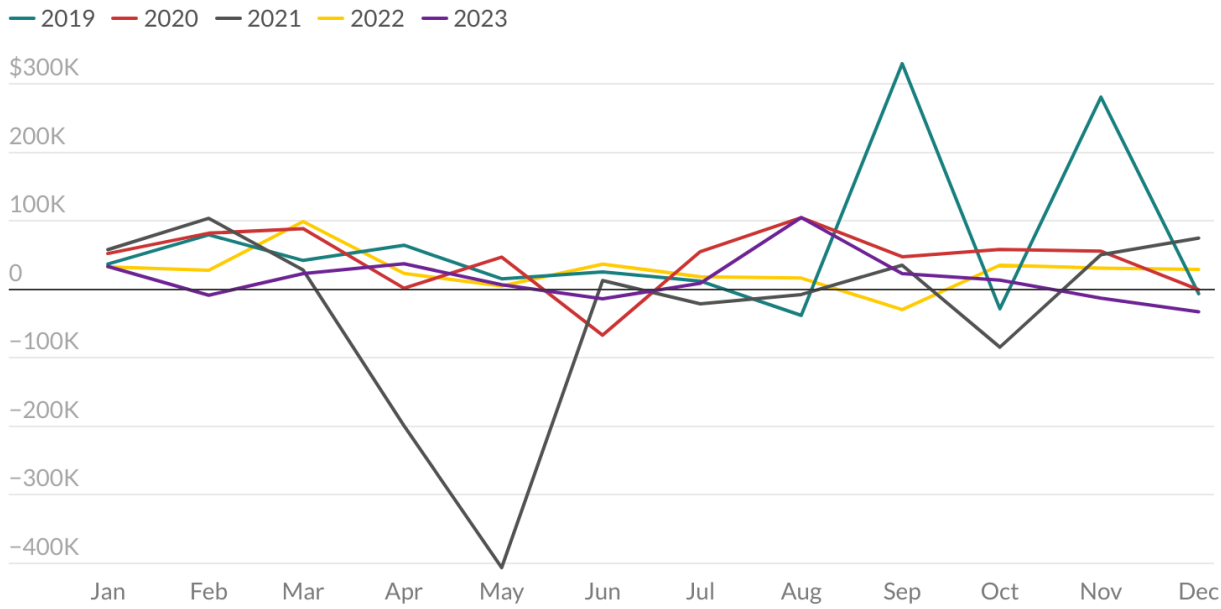
The Finance and Insurance sector is composed of establishments primarily engaged in financial transactions (transactions involving the creation, liquidation, or change in ownership of financial assets) and/or in facilitating financial transactions.[12] NAICS 52 is another sector that engages in transactions that are primarily not subject to sales tax.

Figure 162. NAICS 52: Finance and Insurance



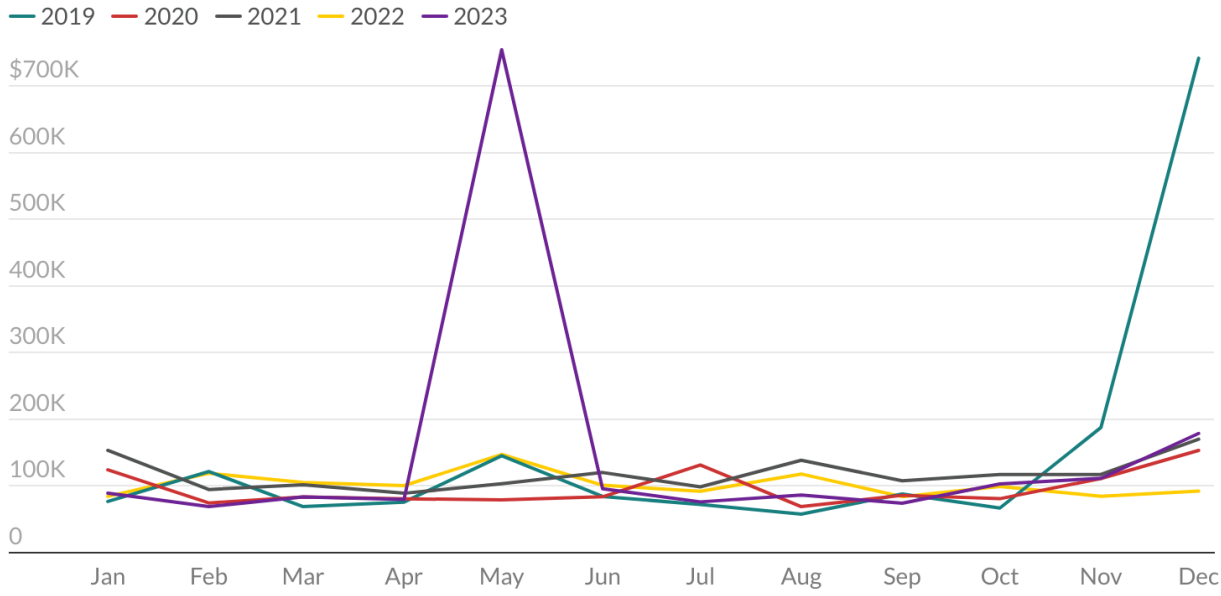
Source: City of Fayetteville, https://www.datawrapper.de/_/iT6UE/

Figure 163. NAICS 5221: Depository Credit Intermediation



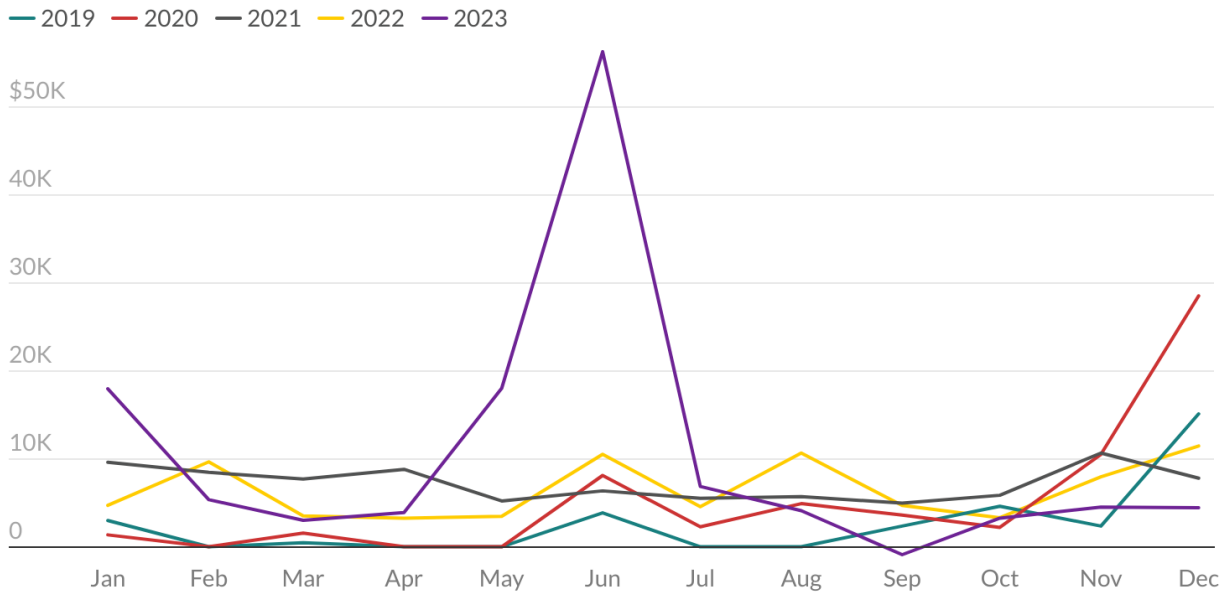
Source: City of Fayetteville, https://www.datawrapper.de/_/F8bvl/

Figure 164. NAICS 5222: Non-Depository Credit Intermediation



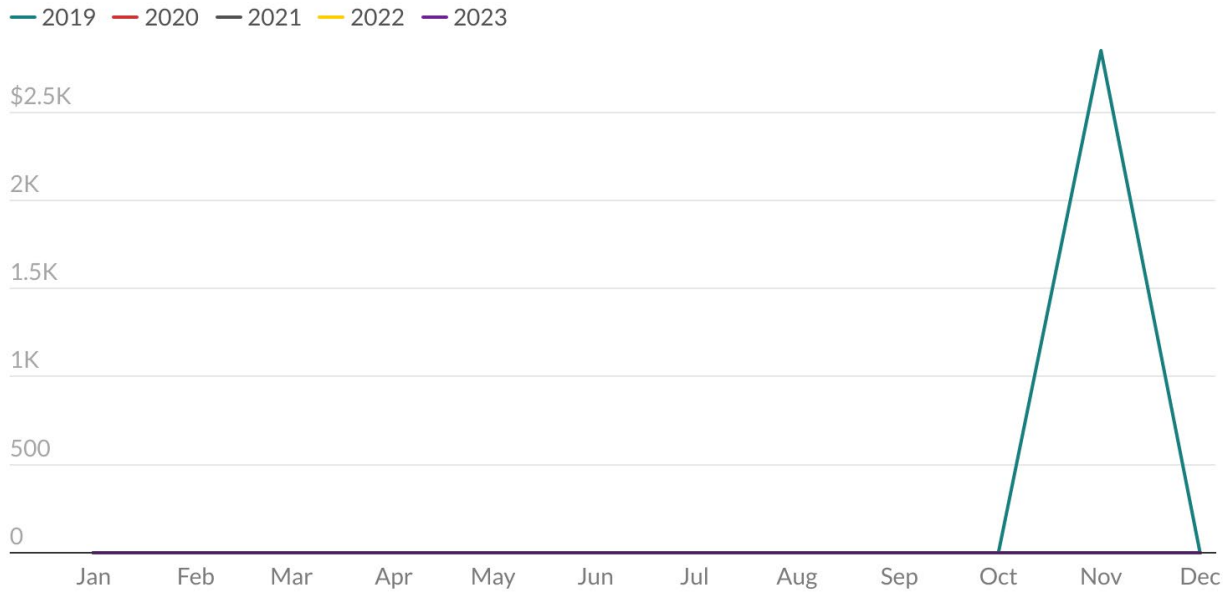
Source: City of Fayetteville, https://www.datawrapper.de/_/MmHcH/

Figure 165. NAICS 5223: Activities Related to Credit Intermediation



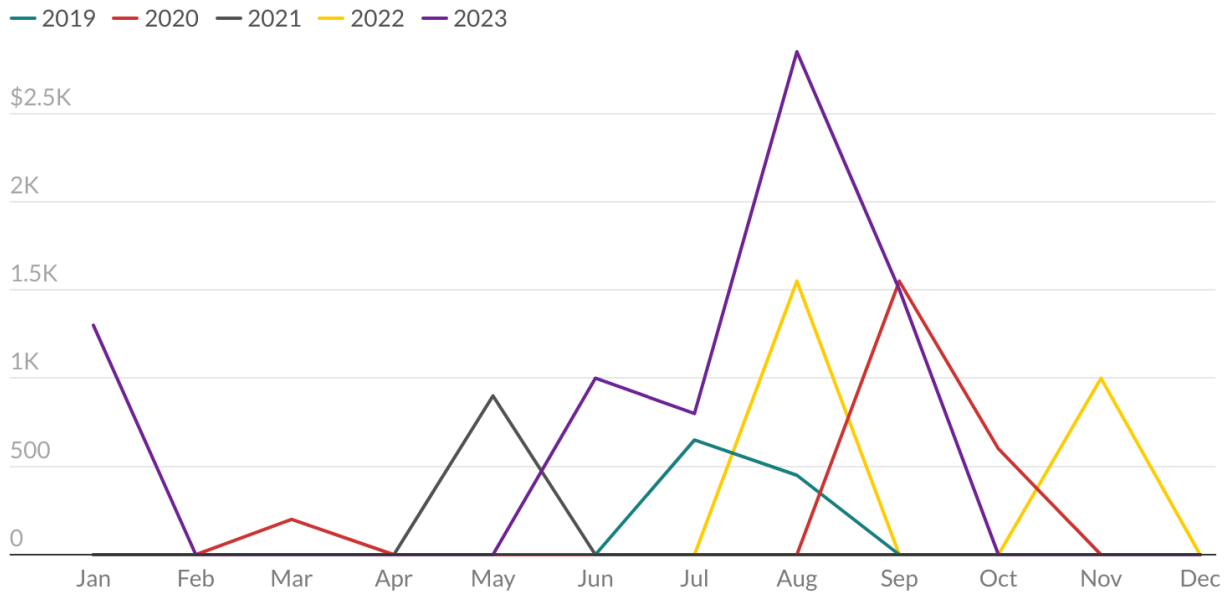
Source: City of Fayetteville, https://www.datawrapper.de/_/vKWI5/

Figure 166. NAICS 5231: Securities and Commodity Contracts Intermediation and Brokerage



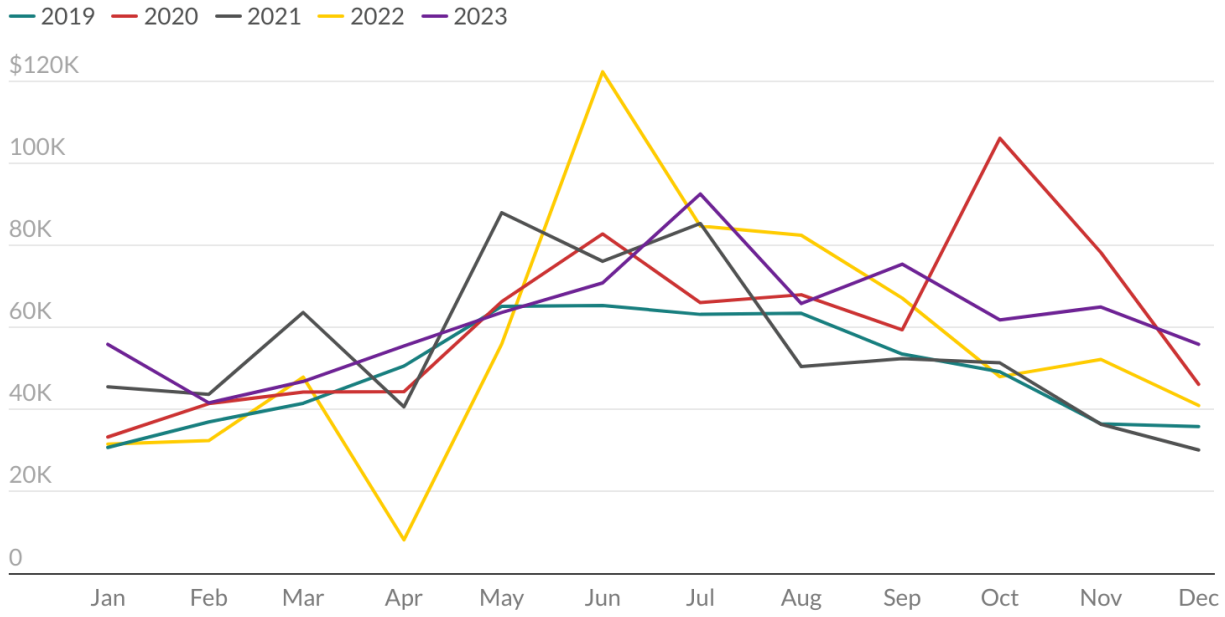
Source: City of Fayetteville, https://www.datawrapper.de/_/93pxb/

Figure 167. NAICS 5239: Other Financial Investment Activities



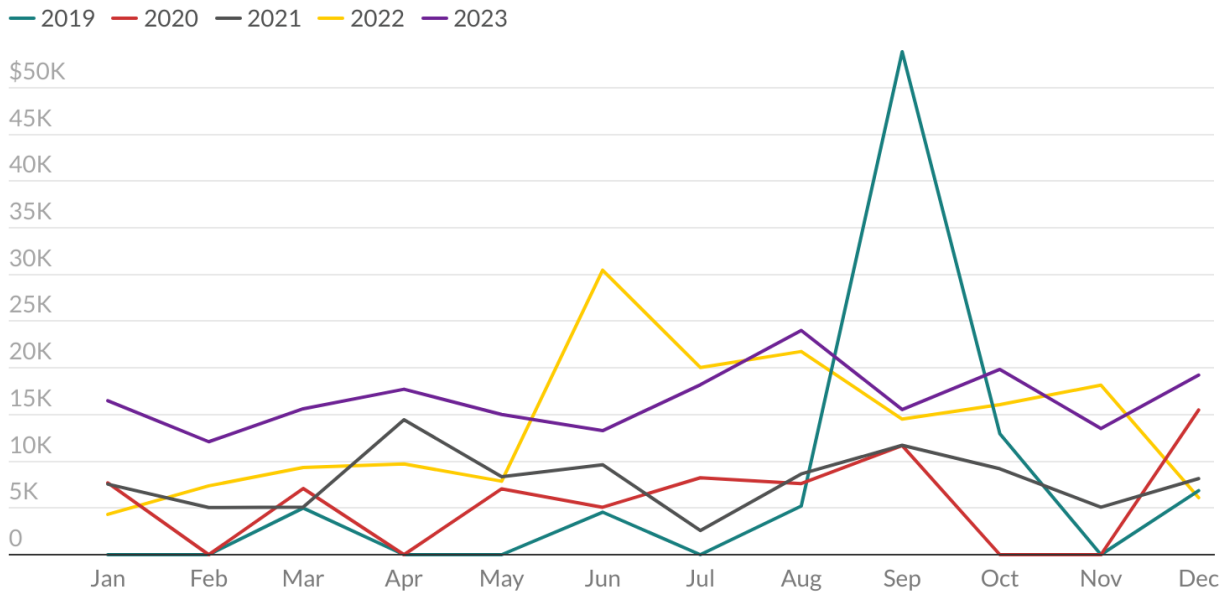
Source: City of Fayetteville, https://www.datawrapper.de/_/hjfzQ/

Figure 168. NAICS 5241: Insurance Carriers



Source: City of Fayetteville, https://www.datawrapper.de/_/WmXu6/

Figure 169. NAICS 5242: Agencies, Brokerages, and Other Insurance Related Activities

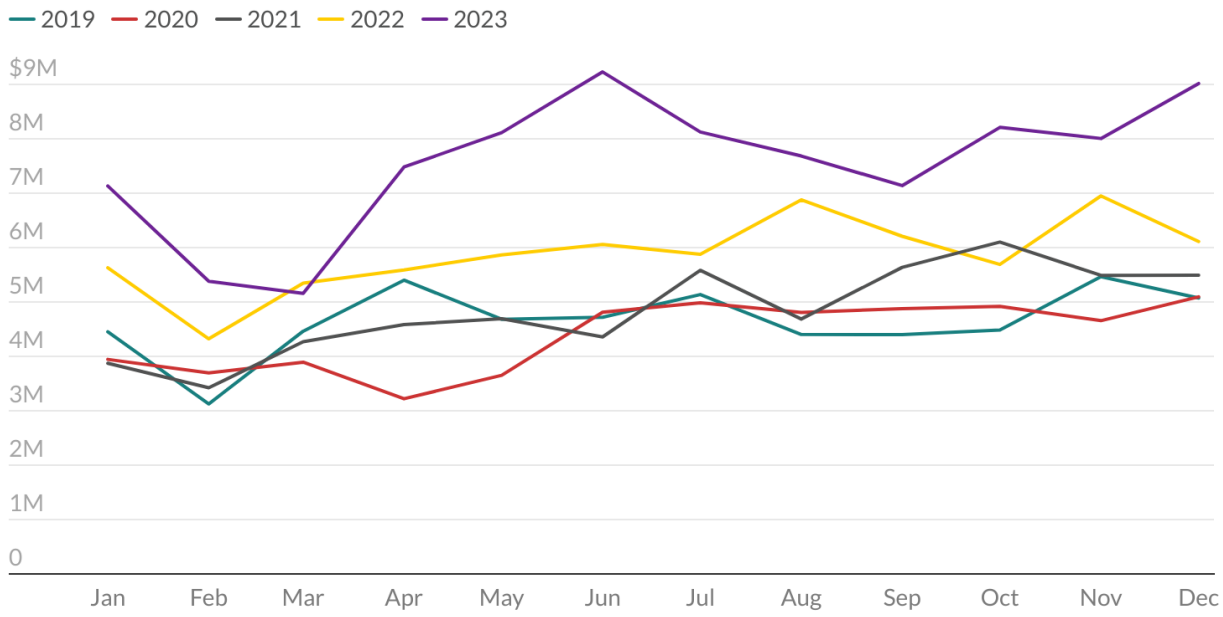


Source: City of Fayetteville, https://www.datawrapper.de/_/gXwNy/

NAICS 53: Real Estate and Rental and Leasing

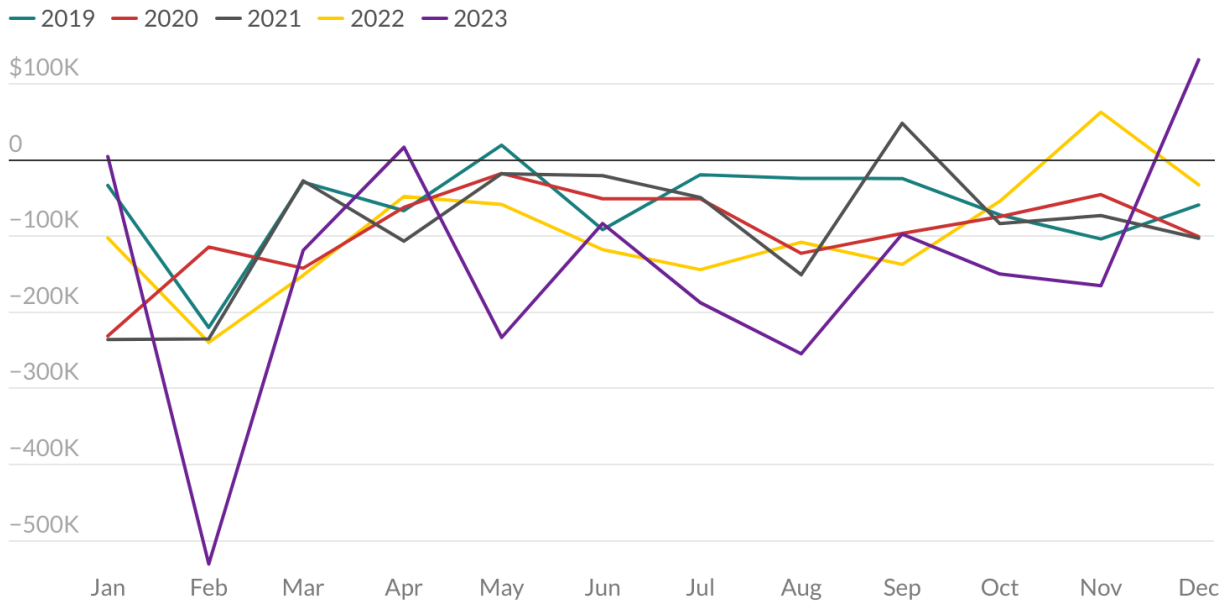
The Real Estate and Rental and Leasing sector comprises establishments primarily engaged in renting, leasing, or otherwise allowing the use of tangible or intangible assets, and establishments providing related services. The major portion of this sector comprises establishments that rent, lease, or otherwise allow the use of their own assets by others. The assets may be tangible, as is the case of real estate and equipment, or intangible, as is the case with patents and trademarks.[13]

Figure 170. NAICS 53: Real Estate and Rental and Leasing



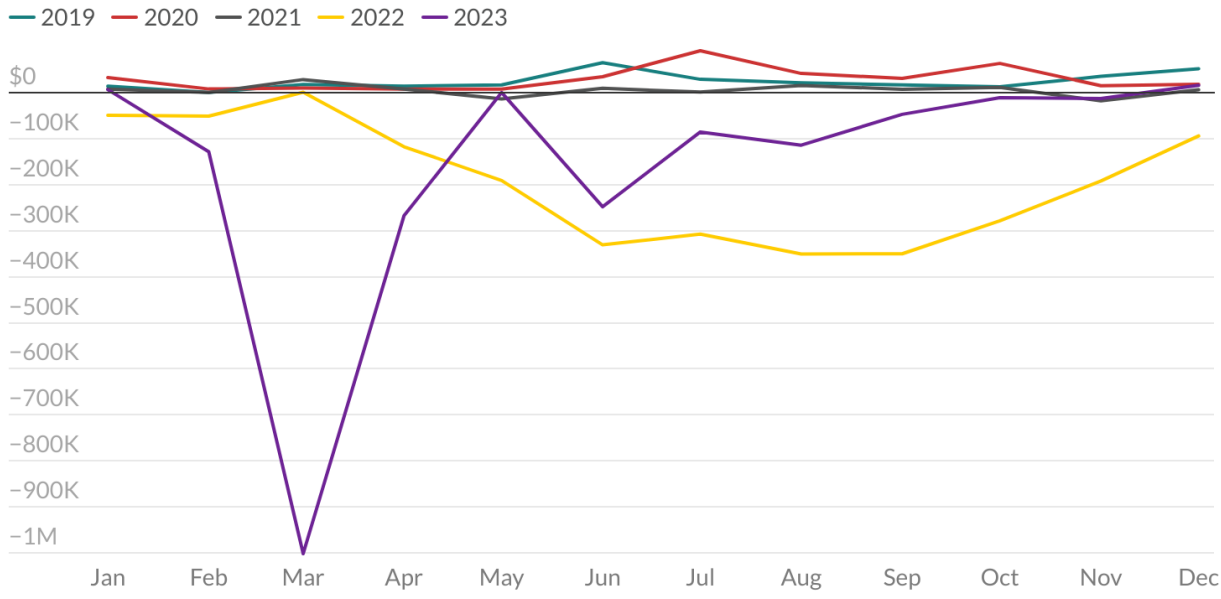
Source: City of Fayetteville, https://www.datawrapper.de/_/xR0Ze/

Figure 171. NAICS 5311: Lessors of Real Estate



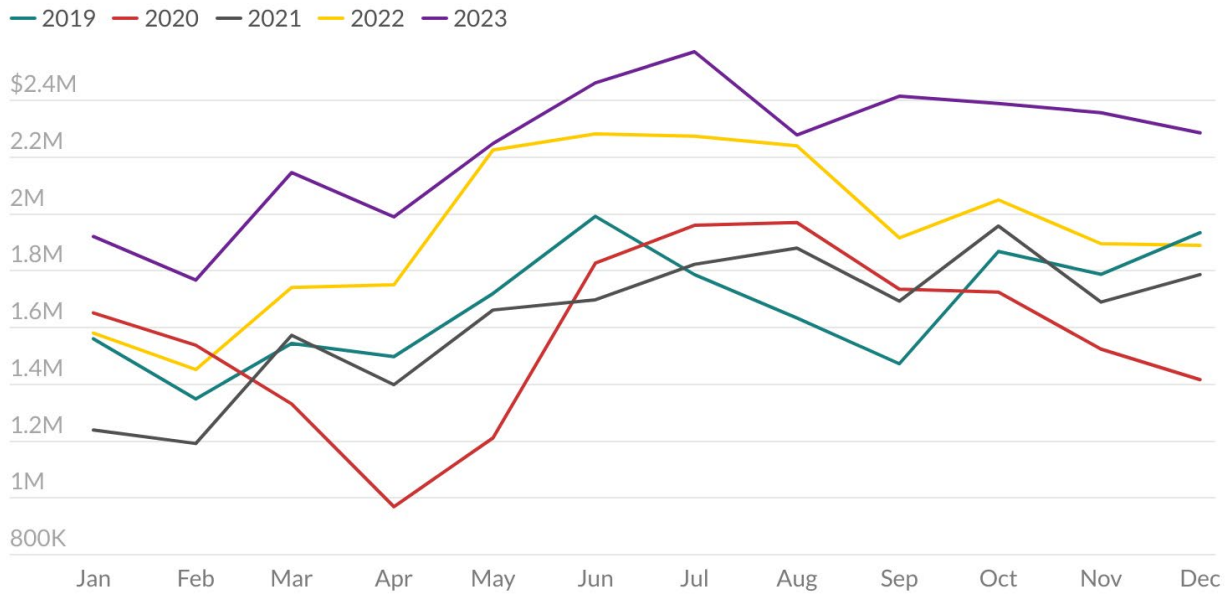
Source: City of Fayetteville, https://www.datawrapper.de/_/rKXKz/

Figure 172. NAICS 5313: Activities Related to Real Estate



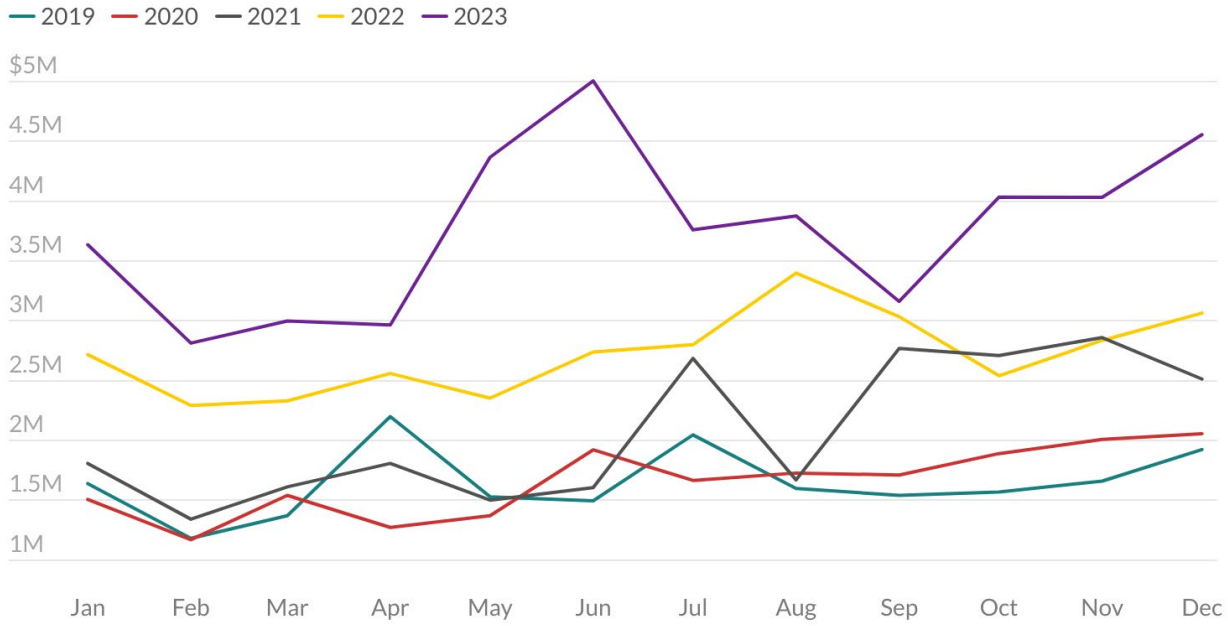
Source: City of Fayetteville, https://www.datawrapper.de/_/gB01l/

Figure 173. NAICS 5321: Automotive Equipment Rental and Leasing



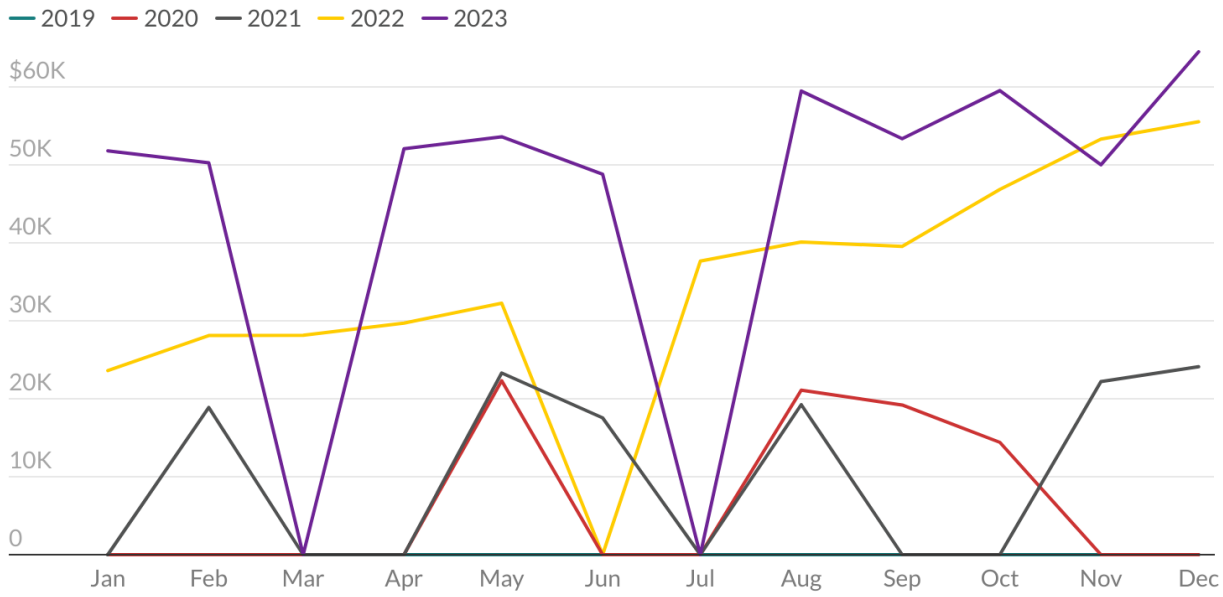
Source: City of Fayetteville, https://www.datawrapper.de/_/HNRNv/

Figure 174. NAICS 5322: Consumer Goods Rental



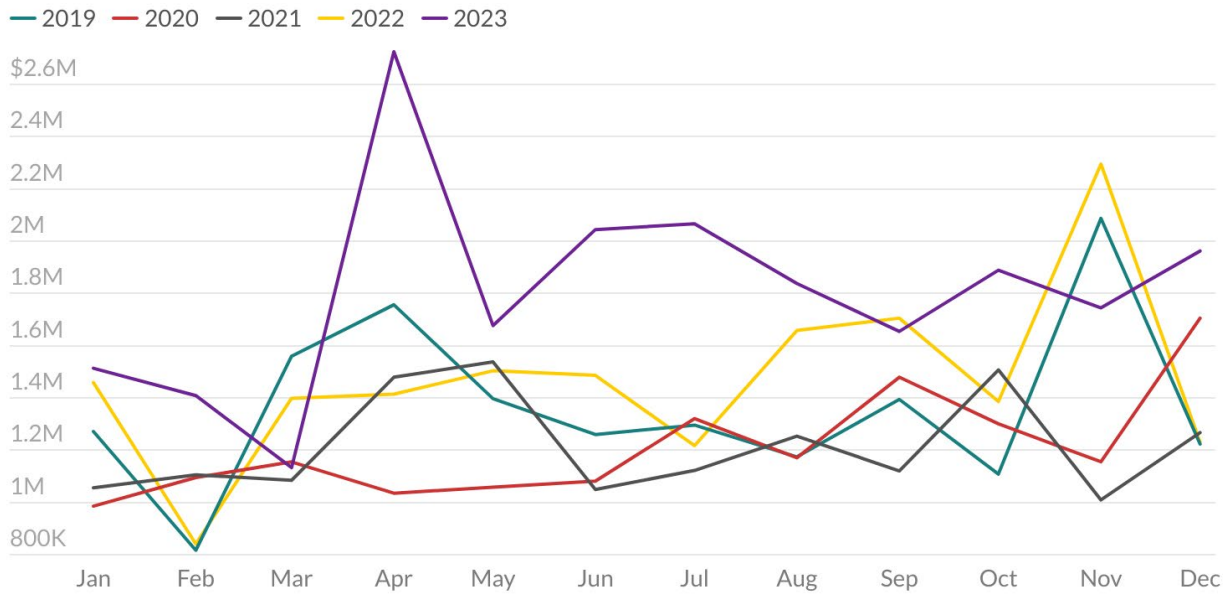
Source: City of Fayetteville, https://www.datawrapper.de/_/qbgwd/

Figure 175. NAICS 5323: General Rental Centers



Source: City of Fayetteville, https://www.datawrapper.de/_/kzTh3/

Figure 176. NAICS 5324: Commercial and Industrial Machinery and Equipment Rental and Leasing

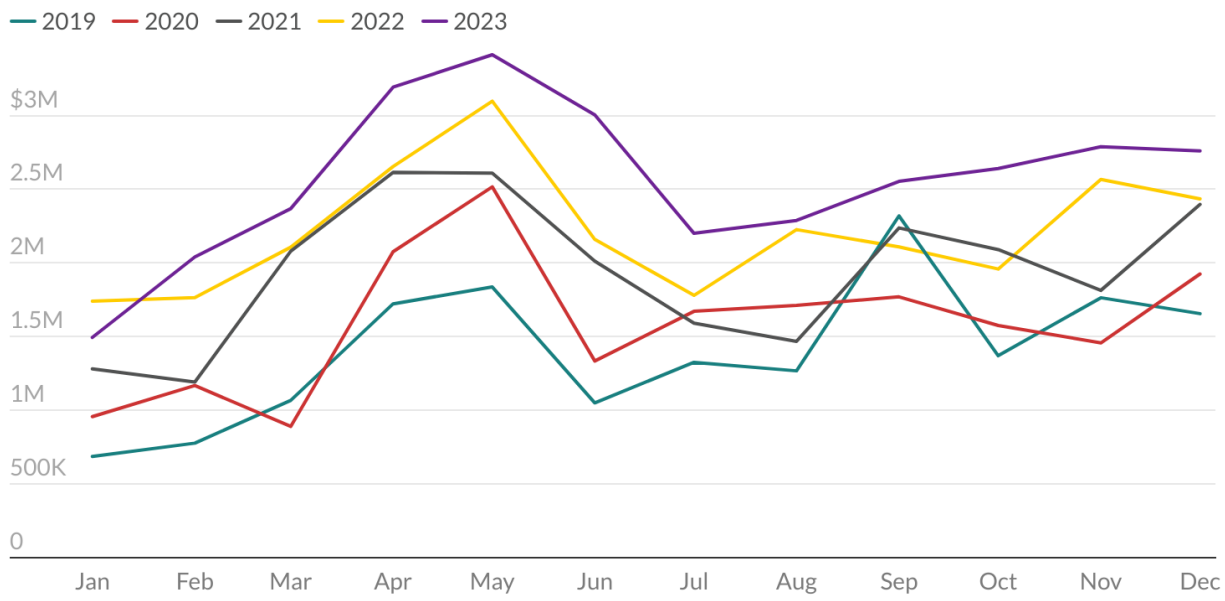


Source: City of Fayetteville, https://www.datawrapper.de/_/jnMao/

NAICS 54: Professional, Scientific, and Technical Services

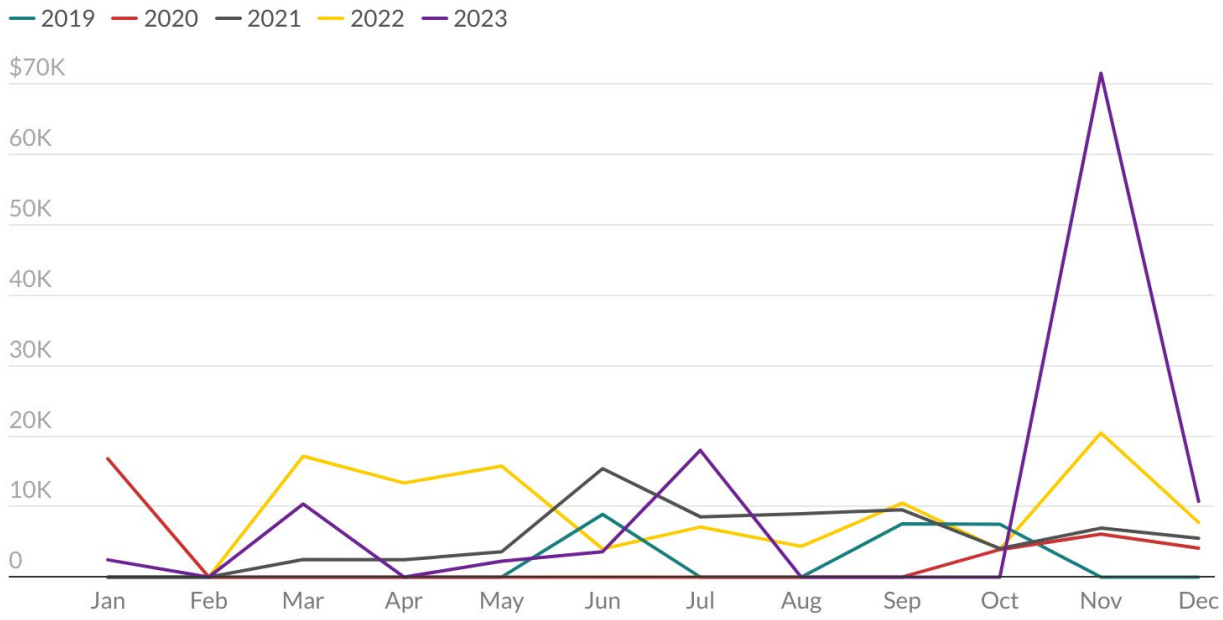
The Professional, Scientific, and Technical Services sector comprises establishments that specialize in performing professional, scientific, and technical activities for others. These activities require a high degree of expertise and training. The establishments in this sector specialize according to expertise and provide these services to clients in a variety of industries and, in some cases, to households. Activities performed include legal advice and representation; accounting, bookkeeping, and payroll services; architectural, engineering, and specialized design services; computer services; consulting services; research services; advertising services; photographic services; translation and interpretation services; veterinary services; and other professional, scientific, and technical services.[14]

Figure 177. NAICS 54: Professional, Scientific, and Technical Services



Source: City of Fayetteville, https://www.datawrapper.de/_/4G6Bu/

Figure 178. NAICS 5411: Legal Services



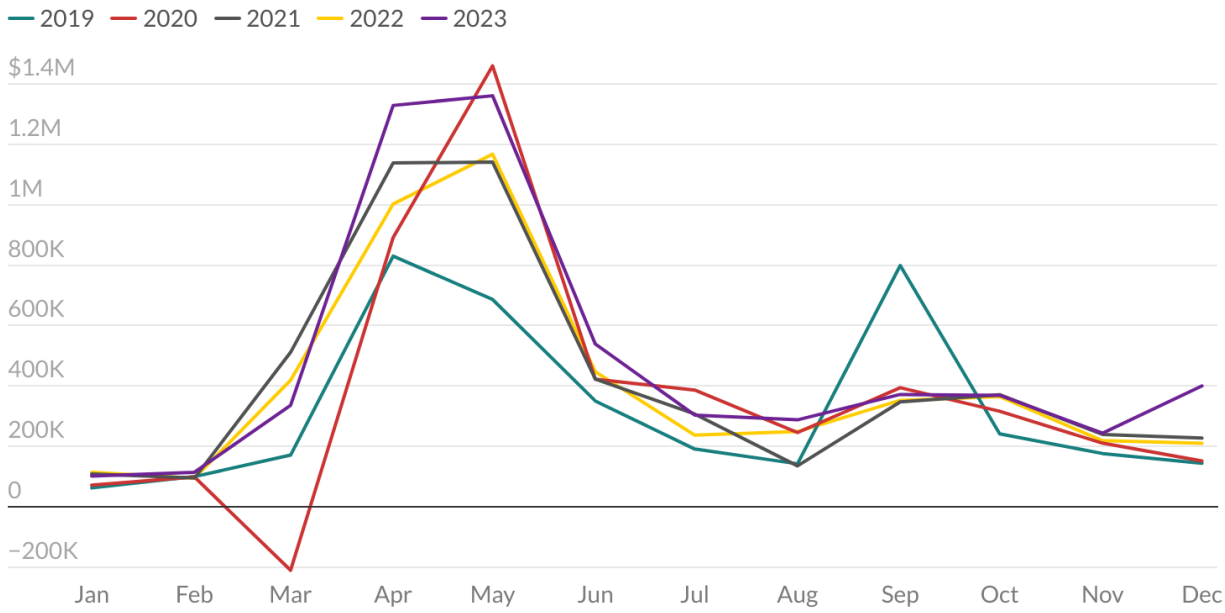
Source: City of Fayetteville, https://www.datawrapper.de/_/2Iei0/

Figure 179. NAICS 5412: Accounting, Tax Preparation, Bookkeeping, and Payroll



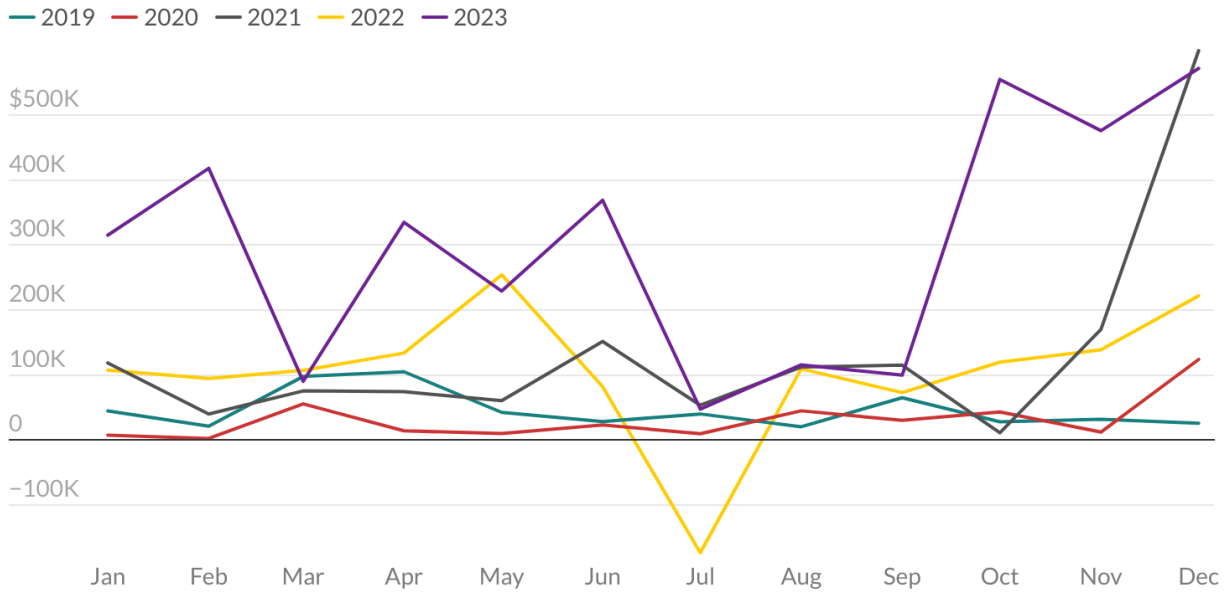
Source: City of Fayetteville, https://www.datawrapper.de/_/s6Re1/

Figure 180. NAICS 5413: Architectural, Engineering, and Related Services



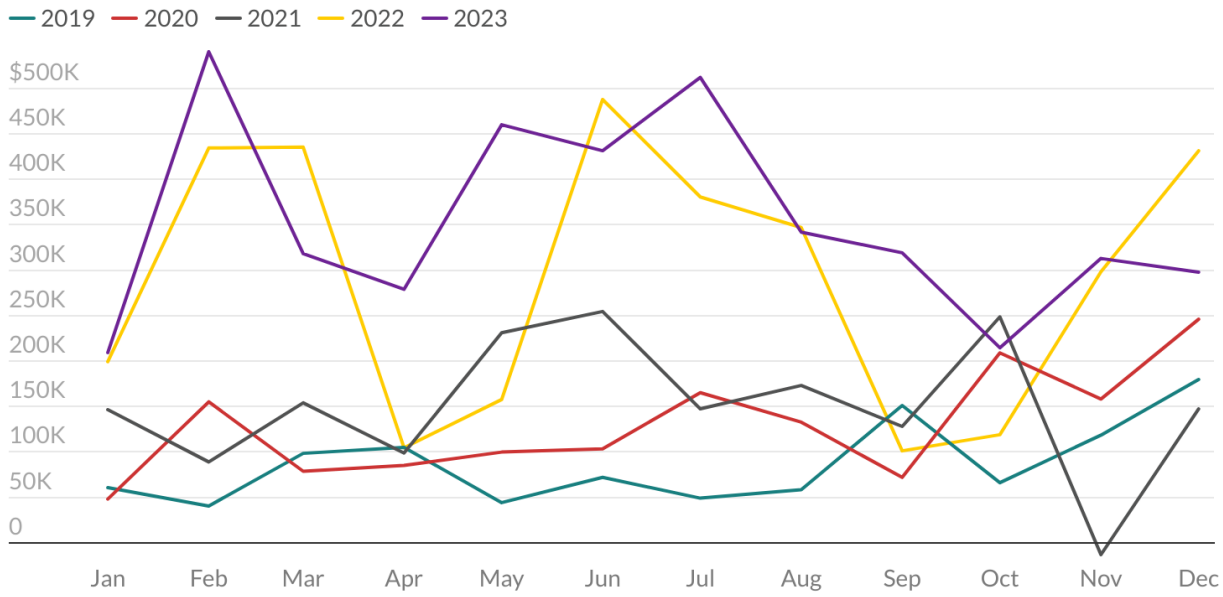
Source: City of Fayetteville, https://www.datawrapper.de/_/AycNF/

Figure 181. NAICS 5414: Specialized Design Services



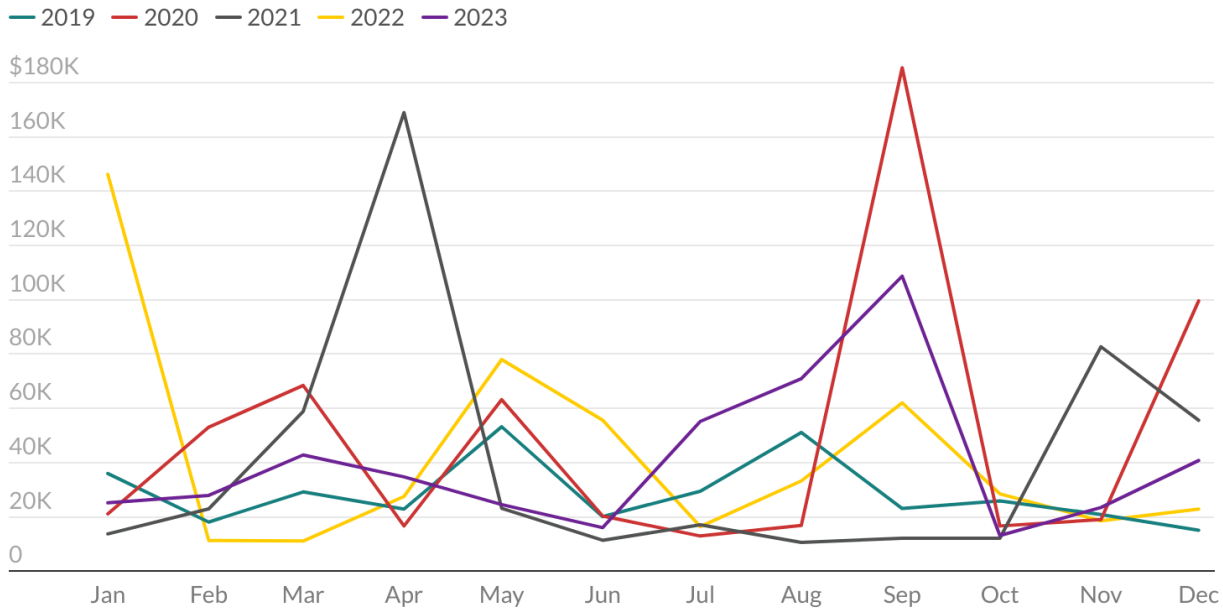
Source: City of Fayetteville, https://www.datawrapper.de/_/0ym5S/

Figure 182. NAICS 5415: Computer Systems Design and Related Services



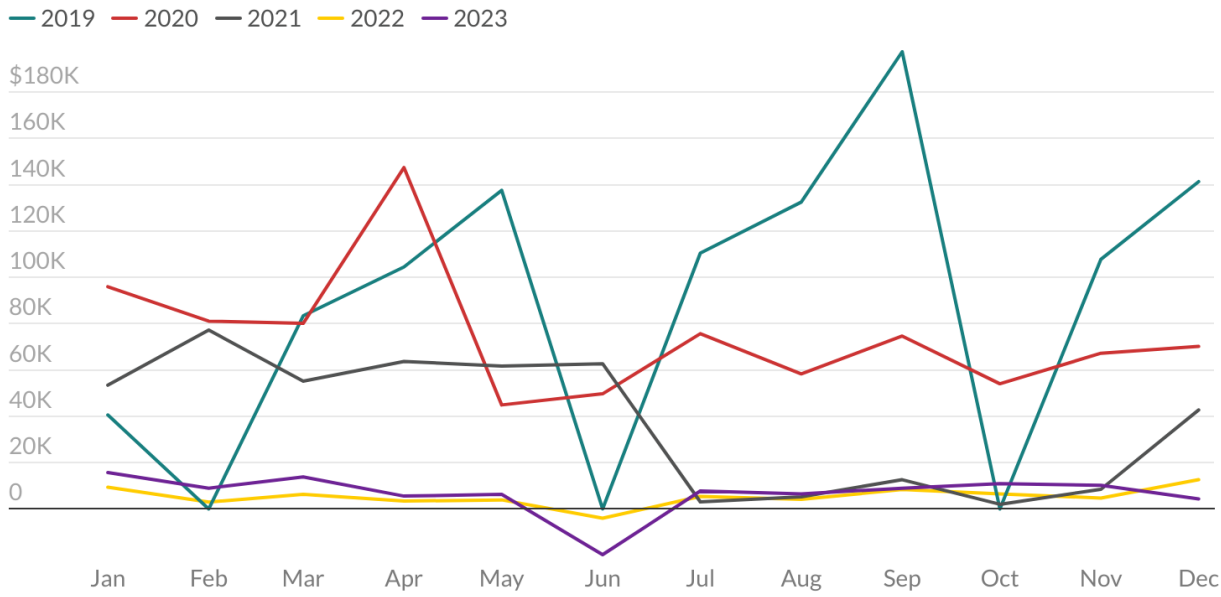
Source: City of Fayetteville, https://www.datawrapper.de/_/8YLvw/

Figure 183. NAICS 5416: Management, Scientific, and Technical Consulting Services



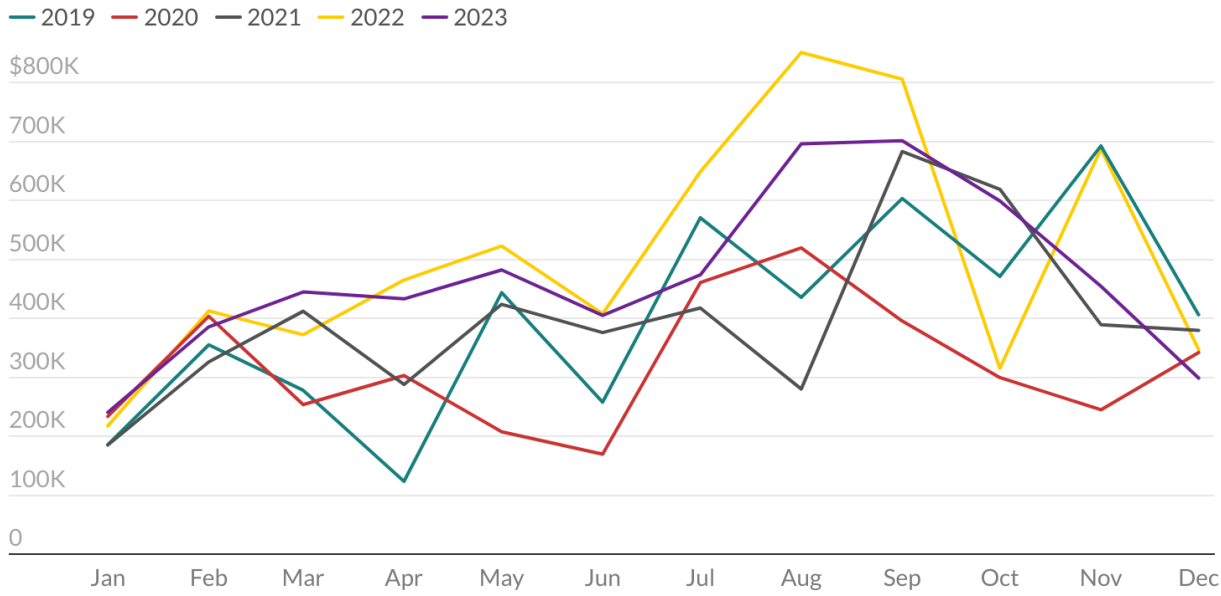
Source: City of Fayetteville, https://www.datawrapper.de/_/8ONp6/

Figure 184. NAICS 5417: Scientific Research and Development Services



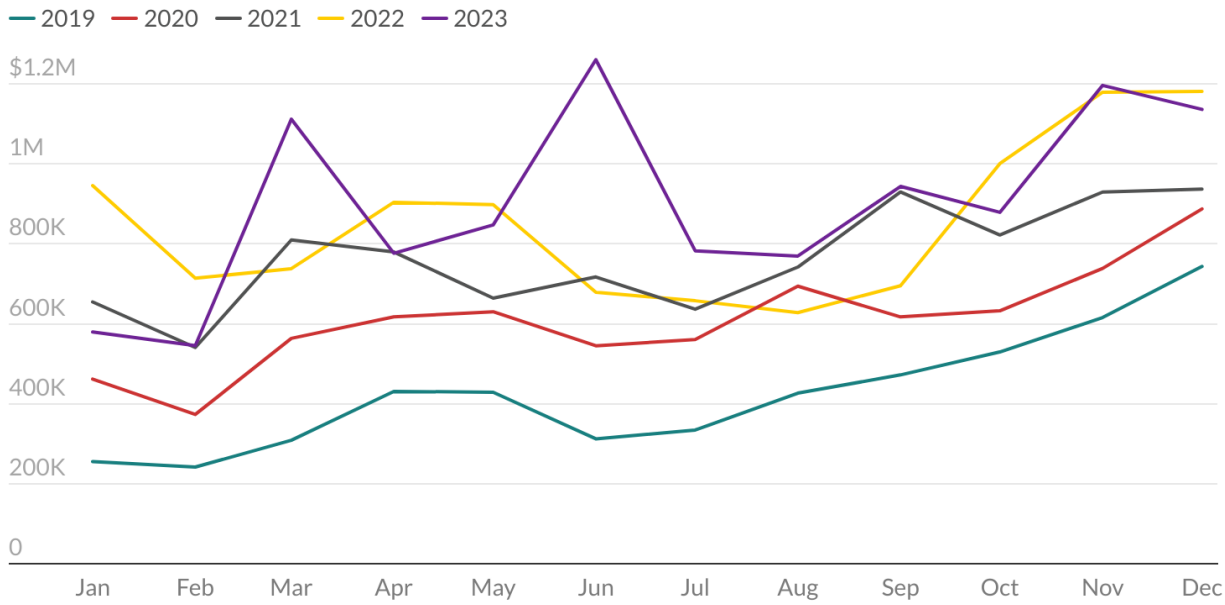
Source: City of Fayetteville, https://www.datawrapper.de/_/nC6LQ/

Figure 185. NAICS 5418: Advertising, Public Relations, and Related Services



Source: City of Fayetteville, https://www.datawrapper.de/_/KRrPo/

Figure 186. NAICS 5419: Other Professional, Scientific, and Technical Services

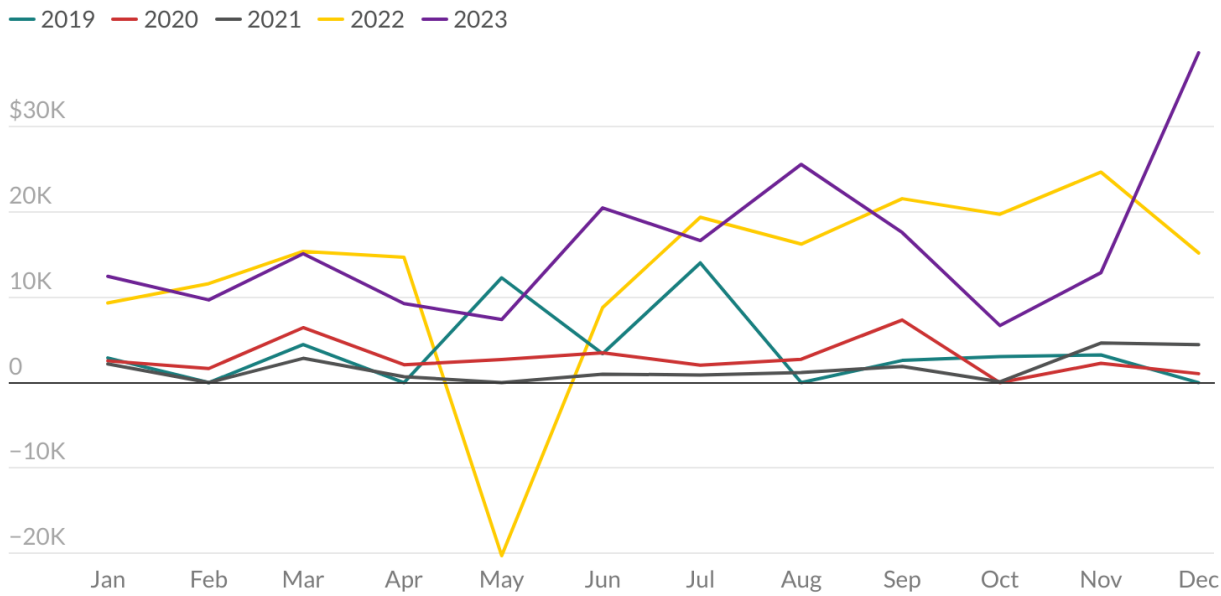


Source: City of Fayetteville, https://www.datawrapper.de/_/Osju8/

NAICS 55: Management of Companies and Enterprises

The management of companies and enterprises sector is made up of establishments that hold equity or securities of companies for the purpose of managing their interest in these establishments[15].

Figure 187. NAICS 55: Management of Companies and Enterprises

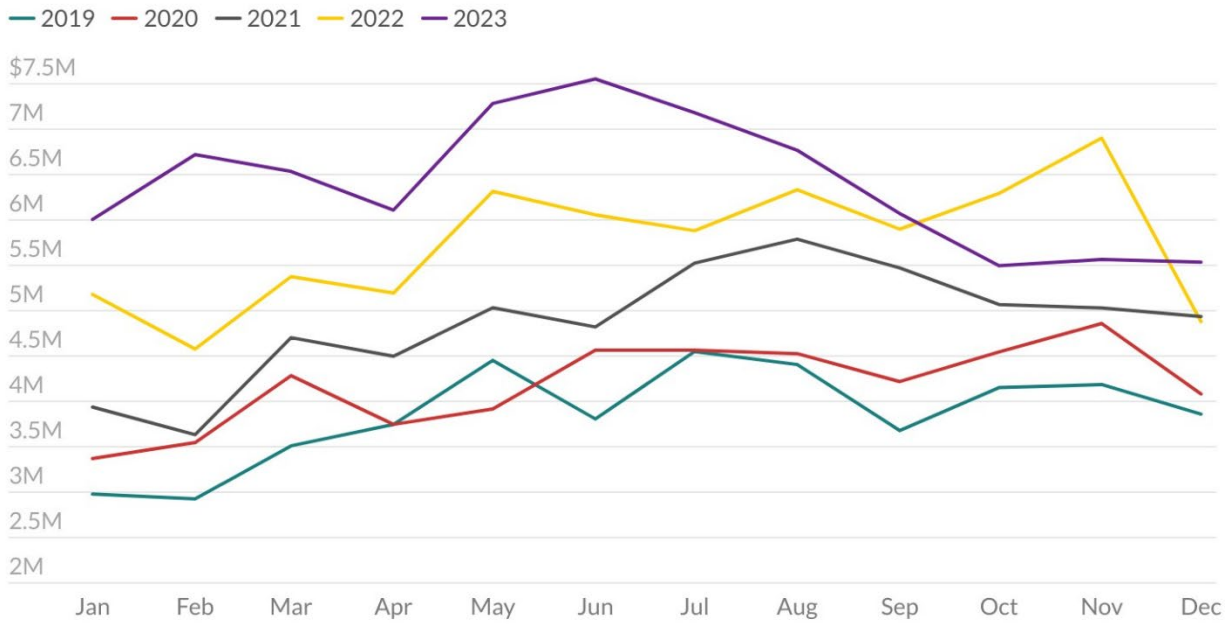


Source: City of Fayetteville, https://www.datawrapper.de/_/riSfg/

NAICS 56: Administrative and Support and Waste Management and Remediation Services

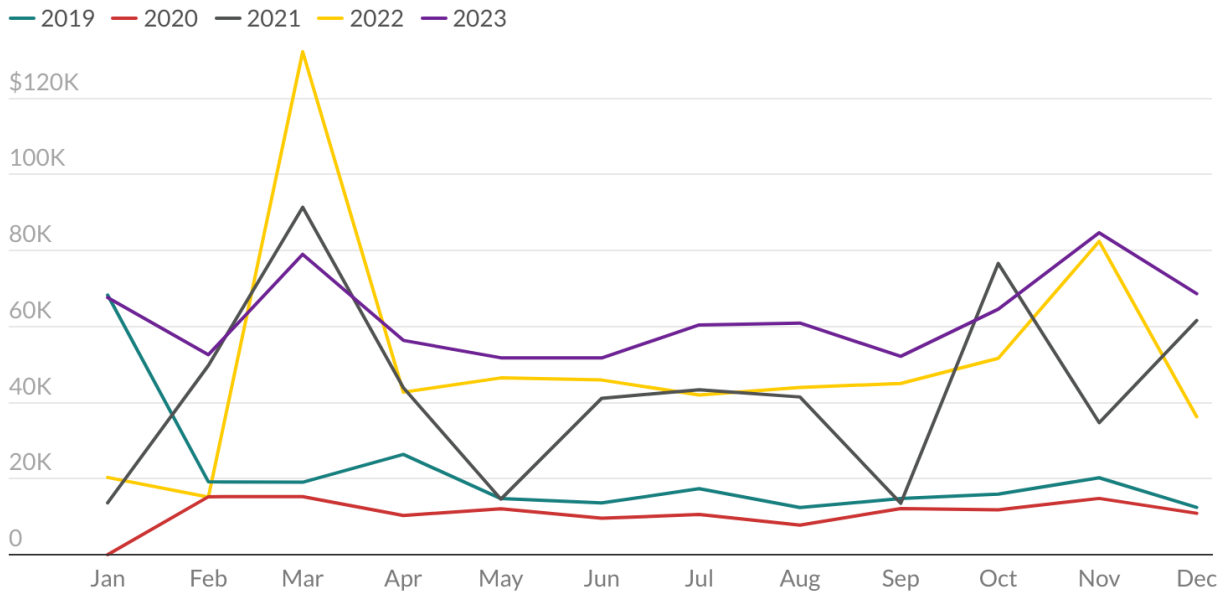
The Administrative and Support and Waste Management and Remediation Services sector includes businesses that provide essential routine support activities for the daily operations of other organizations. While many sectors perform these tasks internally, businesses in this sector specialize in delivering these services to a diverse range of clients.[16]

Figure 188. NAICS 56: Administrative, Support, Waste Management, and Remediation Services



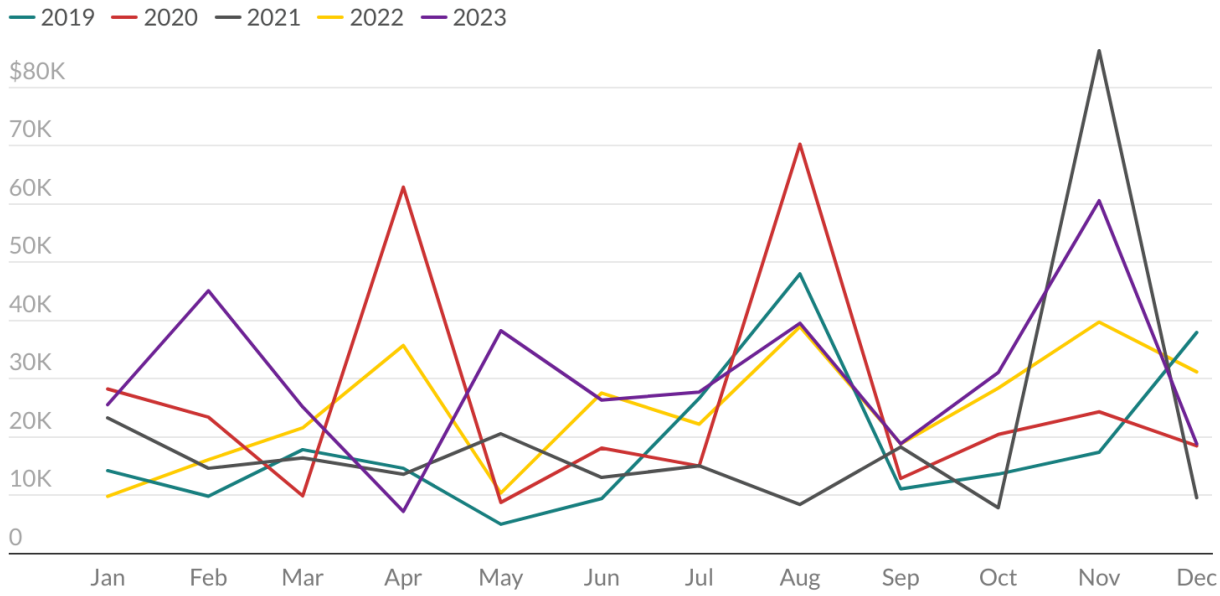
Source: City of Fayetteville, https://www.datawrapper.de/_/oR9uP/

Figure 189. NAICS 5611: Office Administrative Services



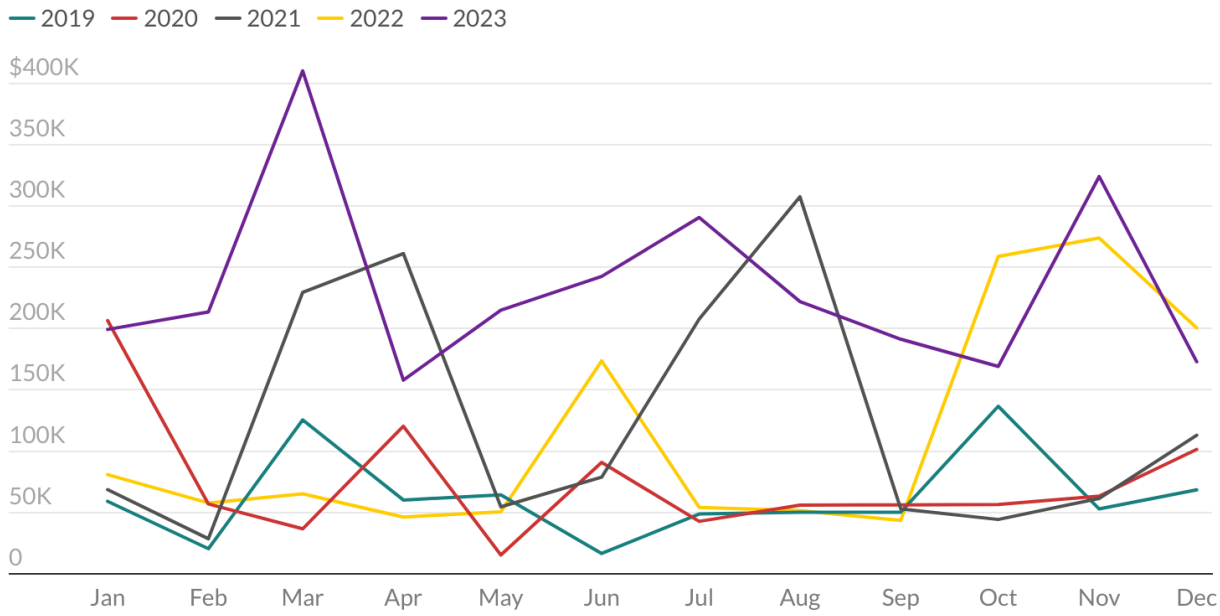
Source: City of Fayetteville, https://www.datawrapper.de/_/FKUba/

Figure 190. NAICS 5612: Facilities Support Services



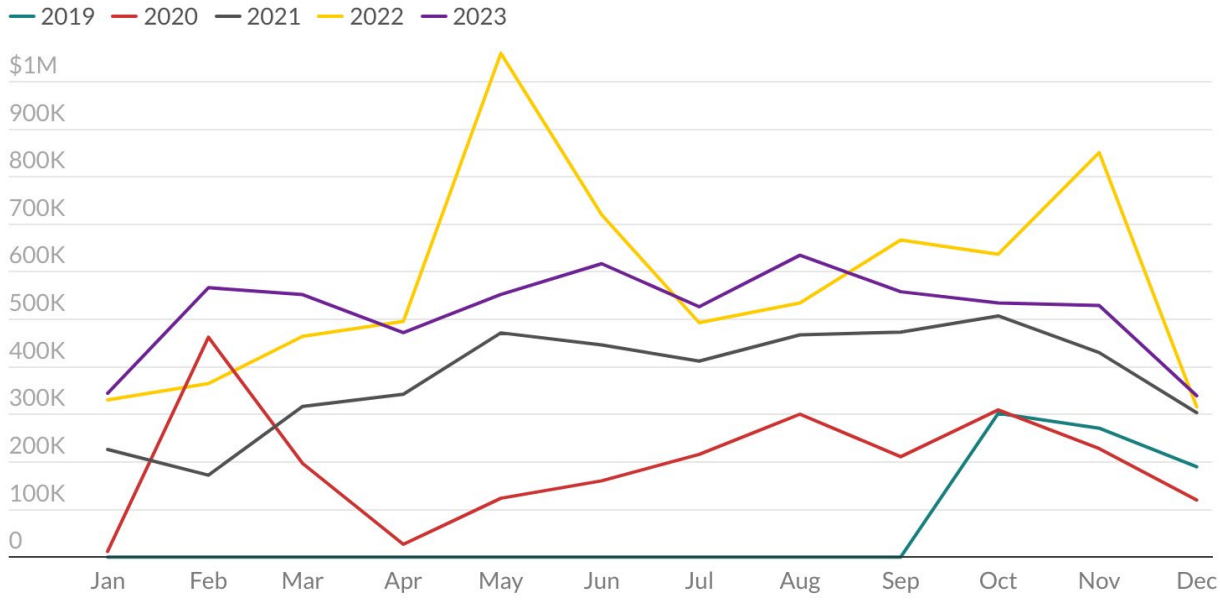
Source: City of Fayetteville, https://www.datawrapper.de/_/9FVjU/

Figure 191. NAICS 5614: Business Support Services



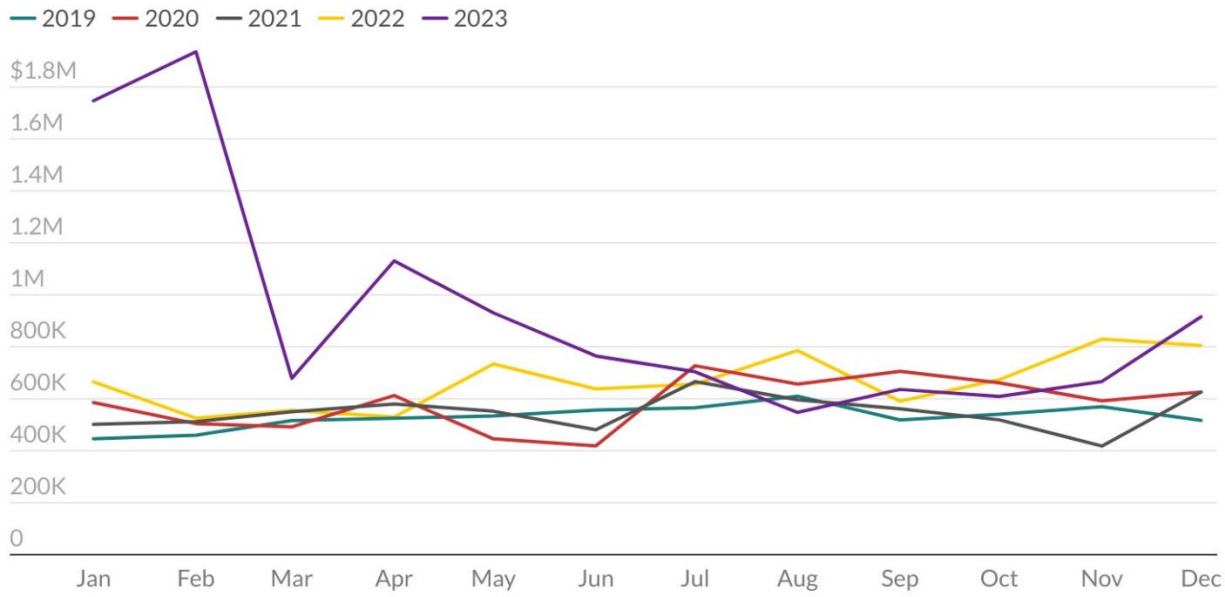
Source: City of Fayetteville, https://www.datawrapper.de/_/aZsBH/

Figure 192. NAICS 5615: Travel Arrangement and Reservation Services



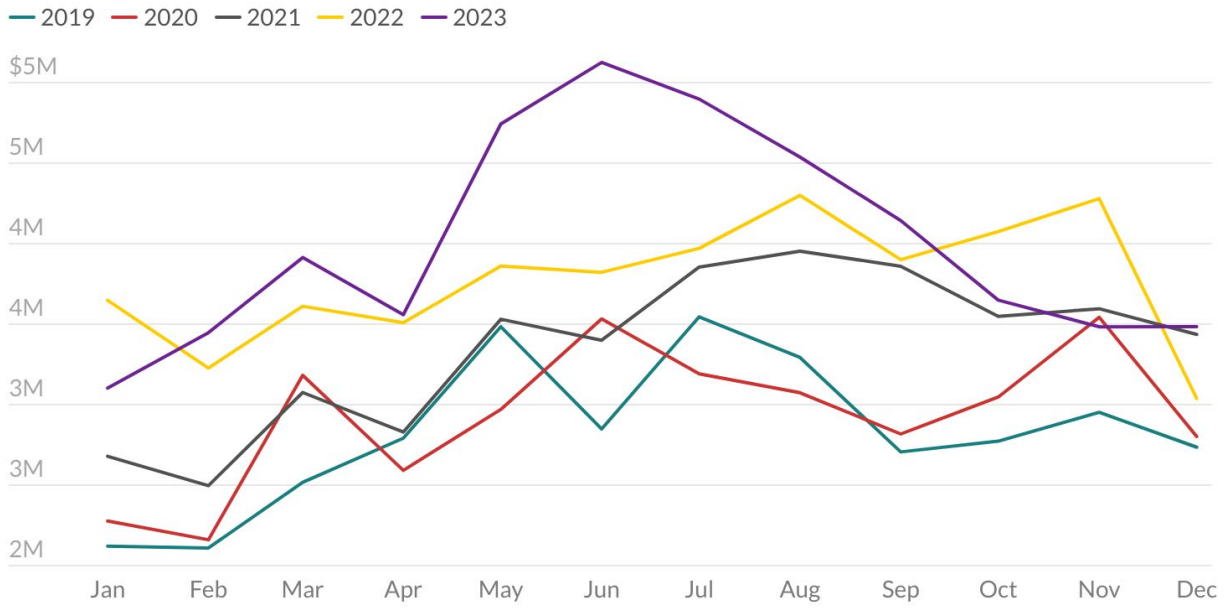
Source: City of Fayetteville, https://www.datawrapper.de/_/yuG9n/

Figure 193. NAICS 5616: Investigation and Security Services



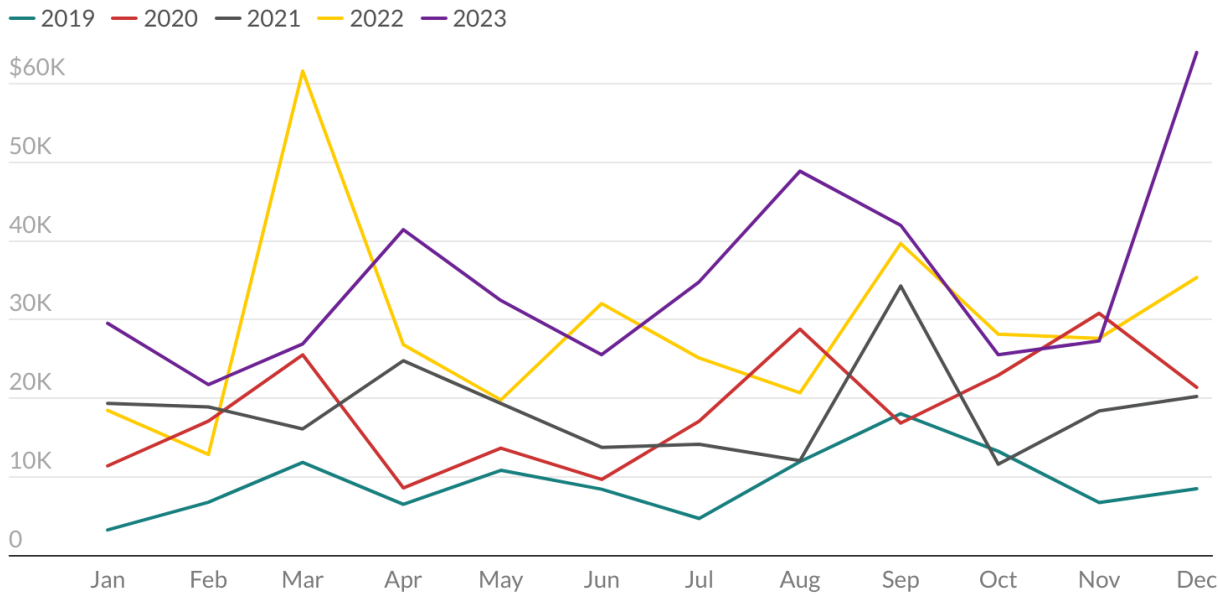
Source: City of Fayetteville, https://www.datawrapper.de/_/FZOXw/

Figure 194. NAICS 5617: Services to Buildings and Dwellings



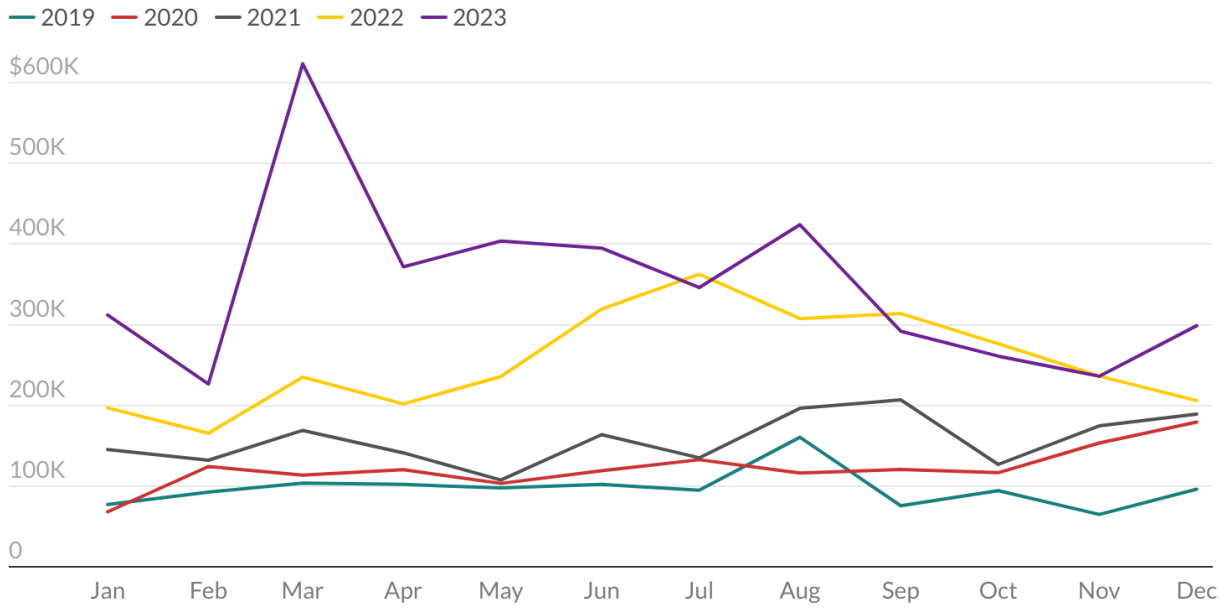
Source: City of Fayetteville, https://www.datawrapper.de/_/Bx41b/

Figure 195. NAICS 5619: Other Support Services



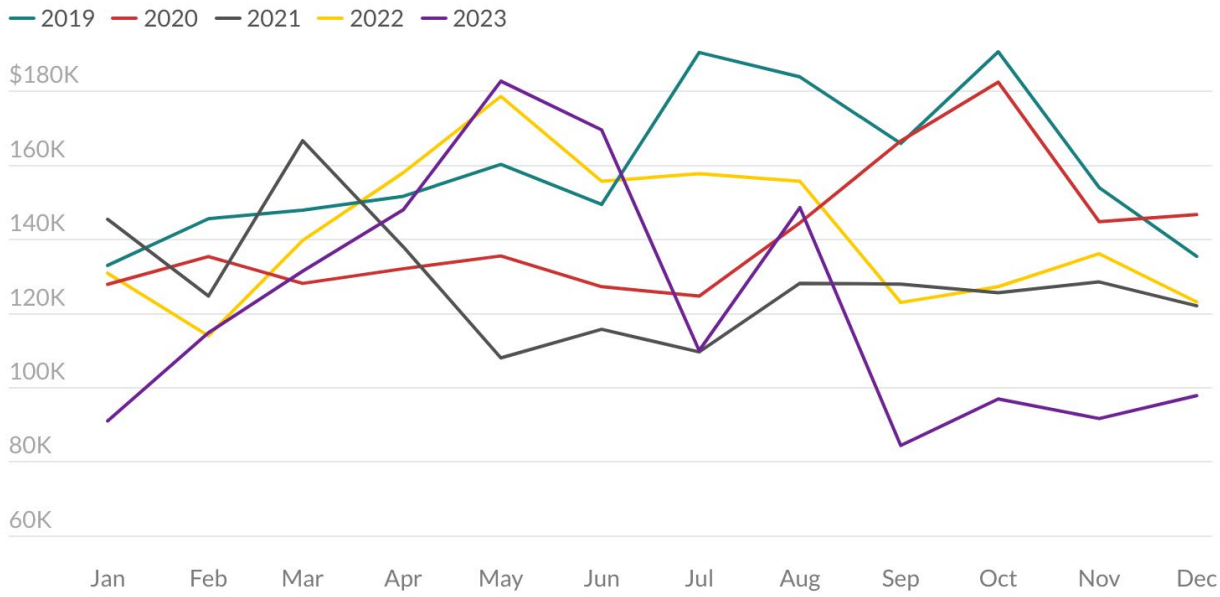
Source: City of Fayetteville, https://www.datawrapper.de/_/SLPBD/

Figure 196. NAICS 5621: Waste Collection



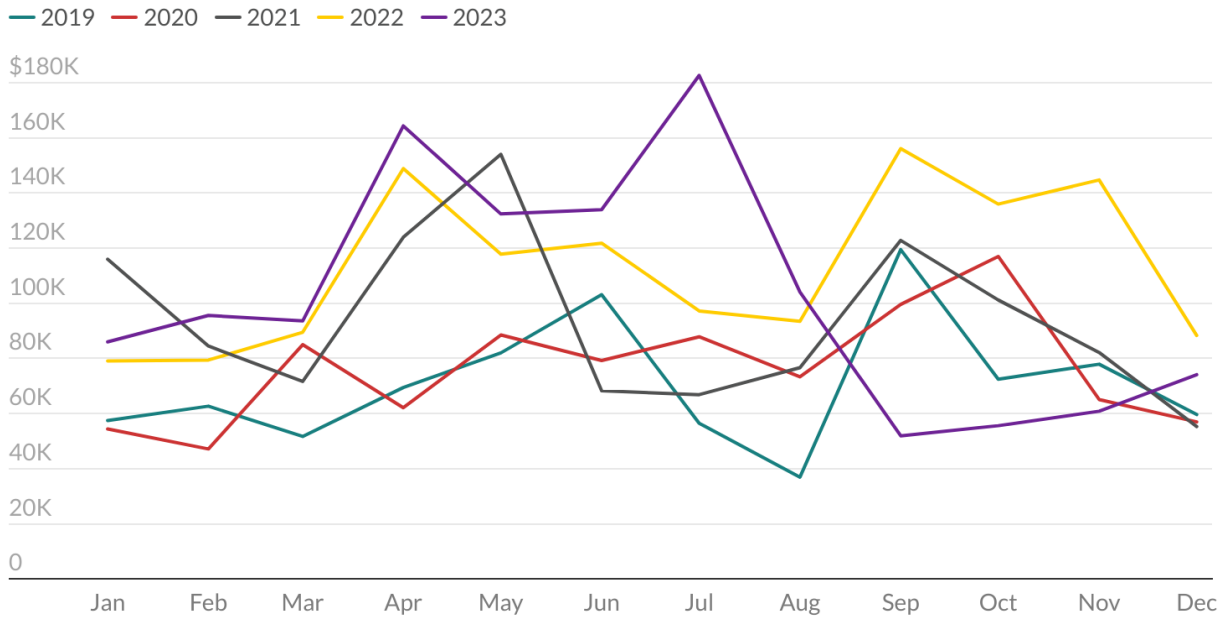
Source: City of Fayetteville, https://www.datawrapper.de/_/GBuTh/

Figure 197. NAICS 5622: Waste Treatment and Disposal



Source: City of Fayetteville, https://www.datawrapper.de/_/IhalH/

Figure 198. NAICS 5629: Remediation and Other Waste Management Services

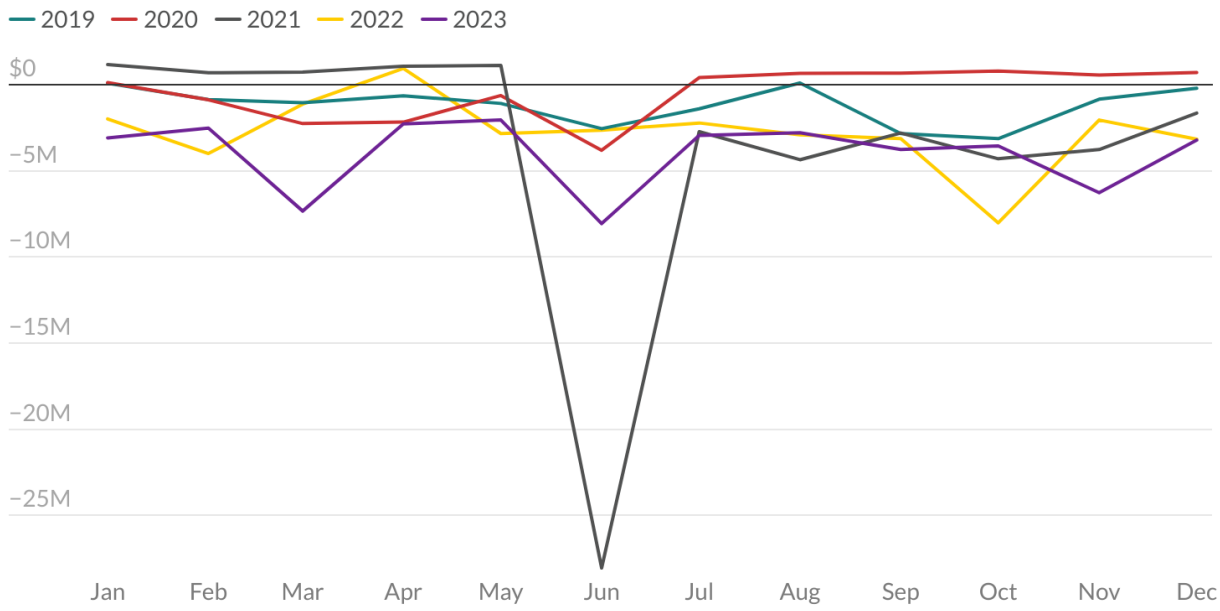


Source: City of Fayetteville, https://www.datawrapper.de/_/xNXwk/

NAICS 61: Educational Services

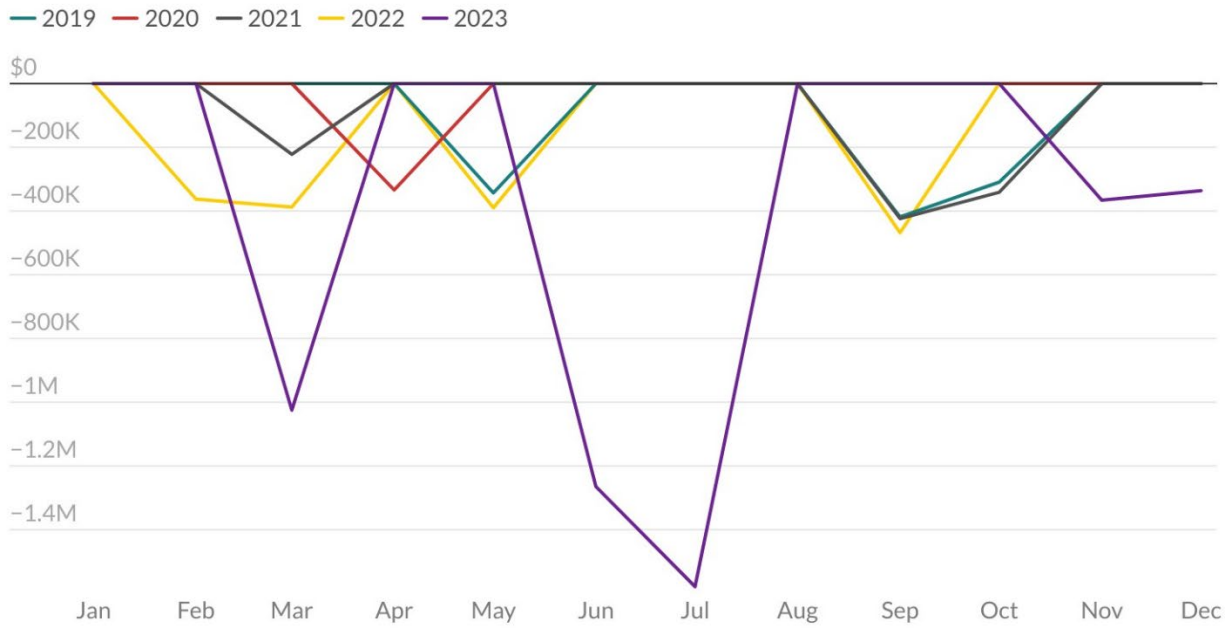
The Educational Services sector comprises establishments that provide instruction and training in a wide variety of subjects. This instruction and training are provided by specialized establishments, such as schools, colleges, universities, and training centers. These establishments may be privately owned and operated for profit, nonprofits, publicly owned and operated. They may also offer food and/or accommodation services to their students.[17]

Figure 199. NAICS 61: Educational Services



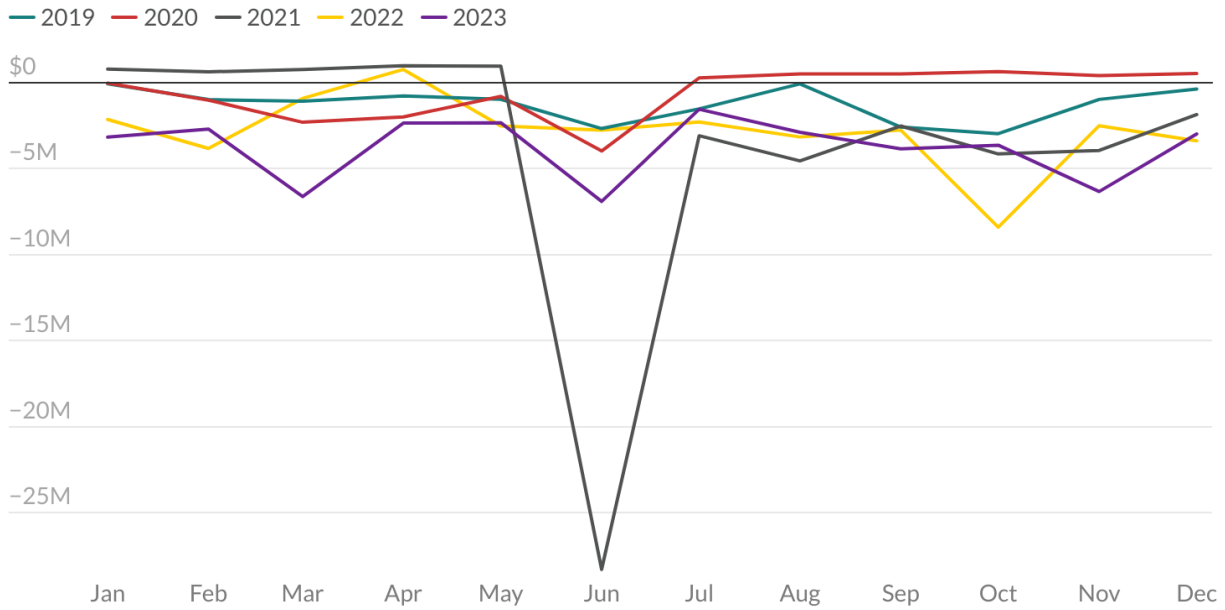
Source: City of Fayetteville, https://www.datawrapper.de/_/ibab3/

Figure 200. NAICS 6111: Elementary and Secondary Schools



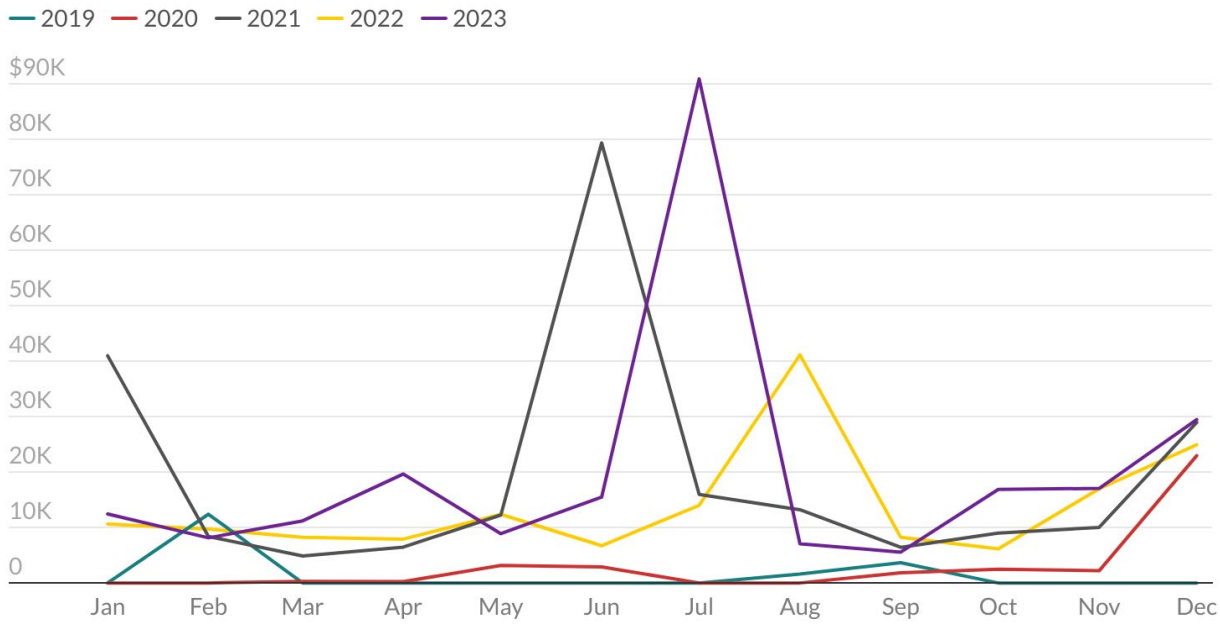
Source: City of Fayetteville, https://www.datawrapper.de/_/6gpnp/

Figure 201. NAICS 6113: Colleges, Universities, and Professional Schools



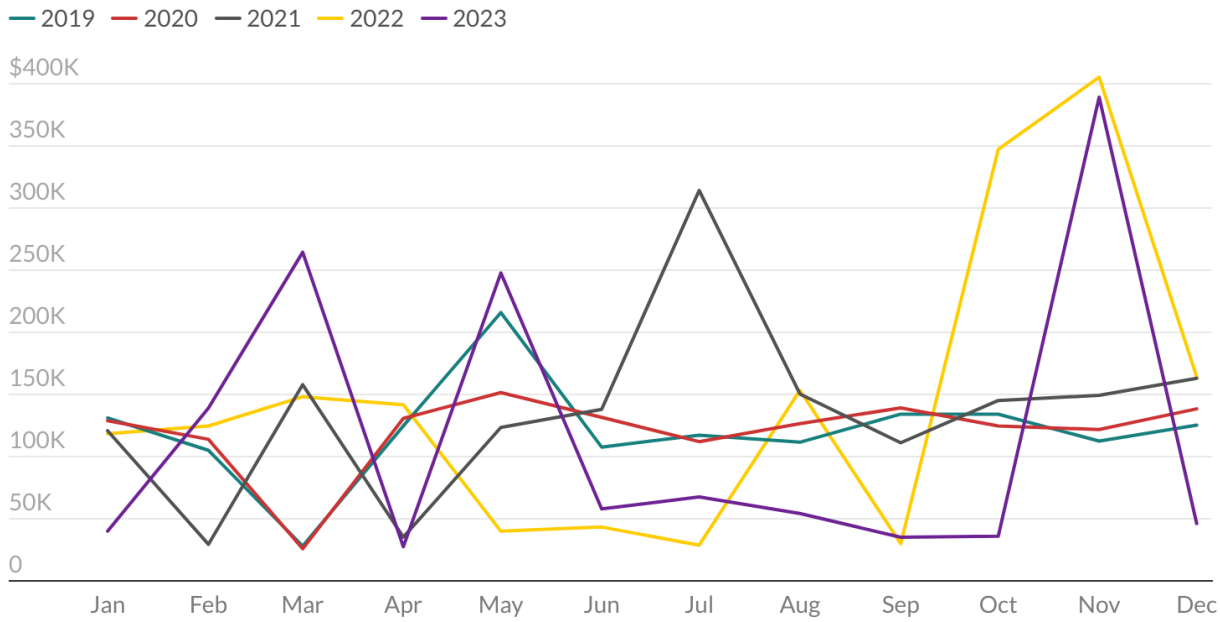
Source: City of Fayetteville, https://www.datawrapper.de/_/AW41L/

Figure 202. NAICS 6114: Business Schools and Computer and Management Training



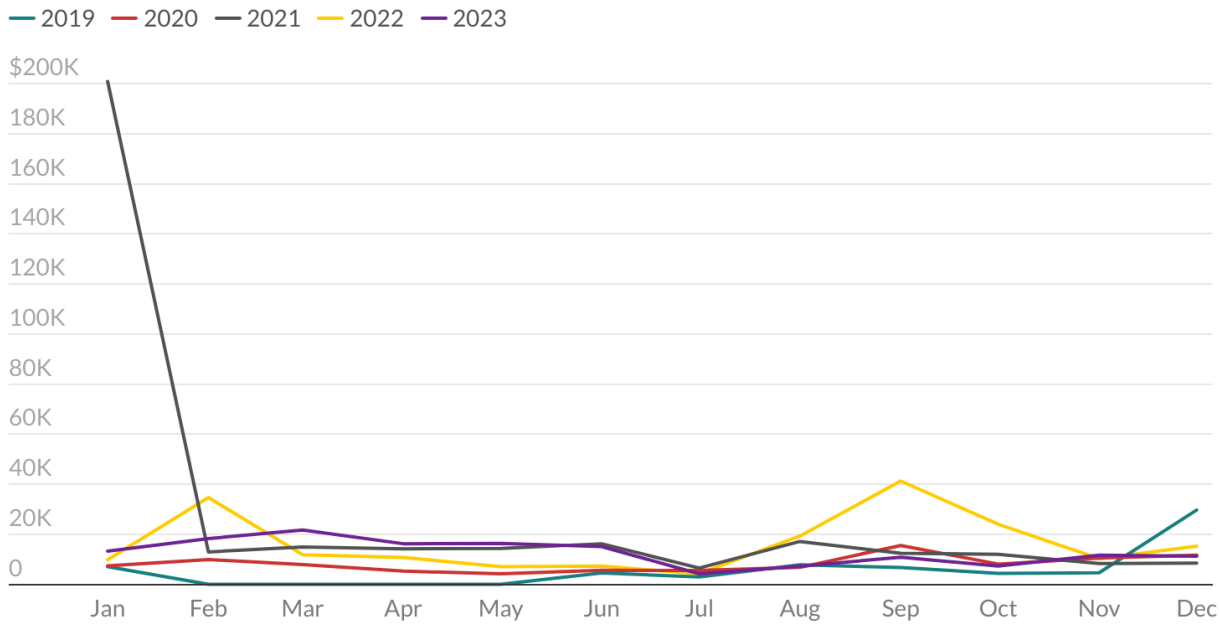
Source: City of Fayetteville, https://www.datawrapper.de/_/qoFYk/

Figure 203. NAICS 6115: Technical and Trade Schools



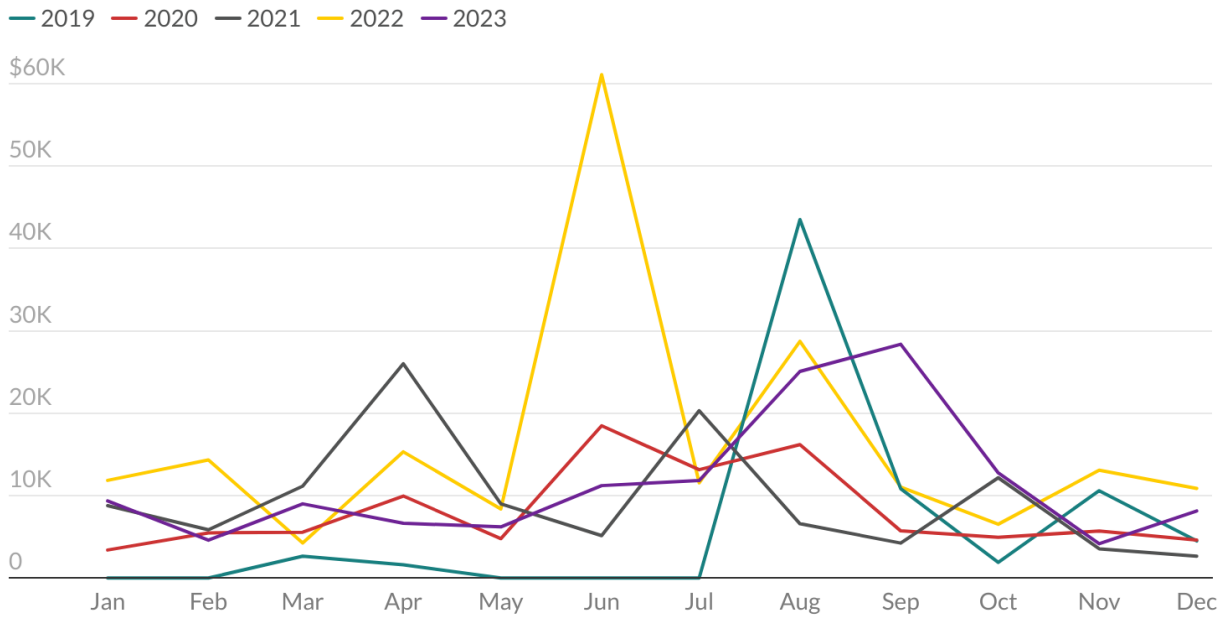
Source: City of Fayetteville, https://www.datawrapper.de/_/ouyC2/

Figure 204. NAICS 6116: Other Schools and Instruction



Source: City of Fayetteville, https://www.datawrapper.de/_/03Tpo/

Figure 205. NAICS 6117: Educational Support Services

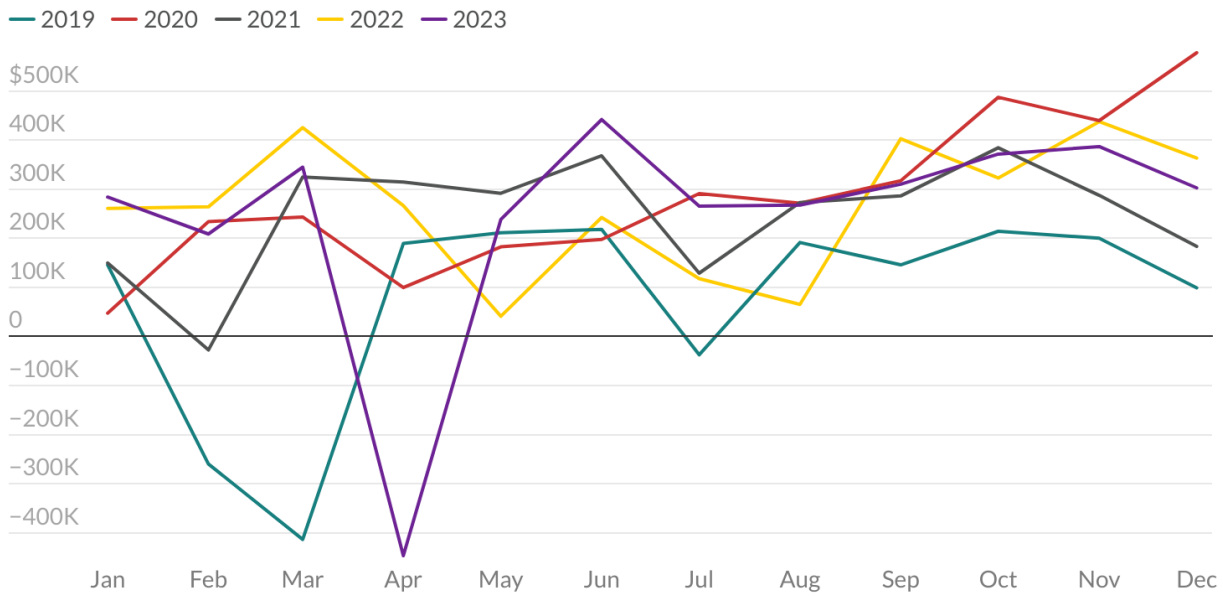


Source: City of Fayetteville, https://www.datawrapper.de/_/PdJ4O/

NAICS 62: Health Care and Social Assistance

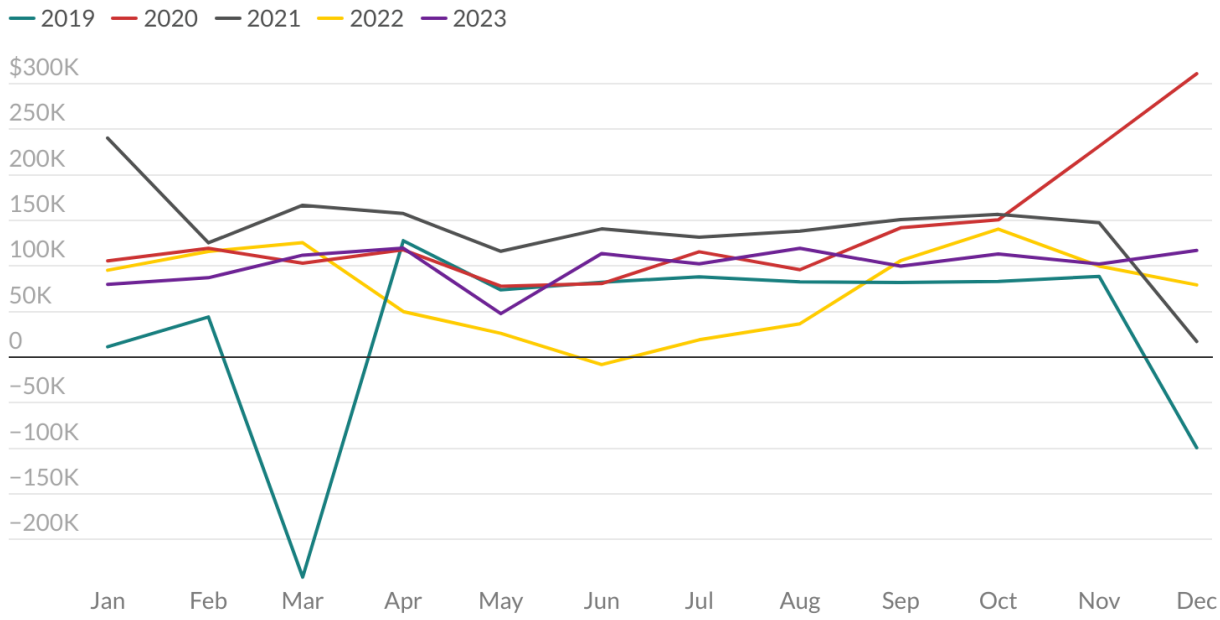
The Health Care and Social Assistance sector comprises establishments providing health care and social assistance for individuals. The sector includes both health care and social assistance because it is sometimes difficult to distinguish between the boundaries of these two activities. The industries in this sector are arranged on a continuum starting with establishments providing medical care exclusively, continuing with those providing health care and social assistance, and finally finishing with those providing only social assistance.[18]

Figure 206. NAICS 62: Health Care and Social Assistance



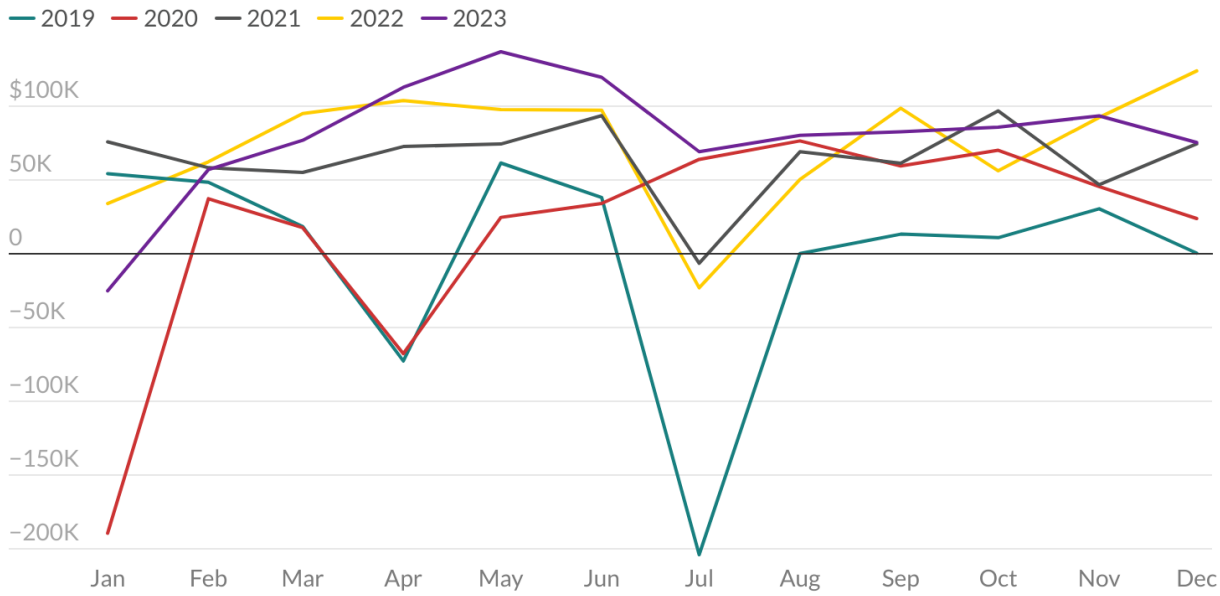
Source: City of Fayetteville, https://www.datawrapper.de/_/aBdXm/

Figure 207. NAICS 6211: Offices of Physicians



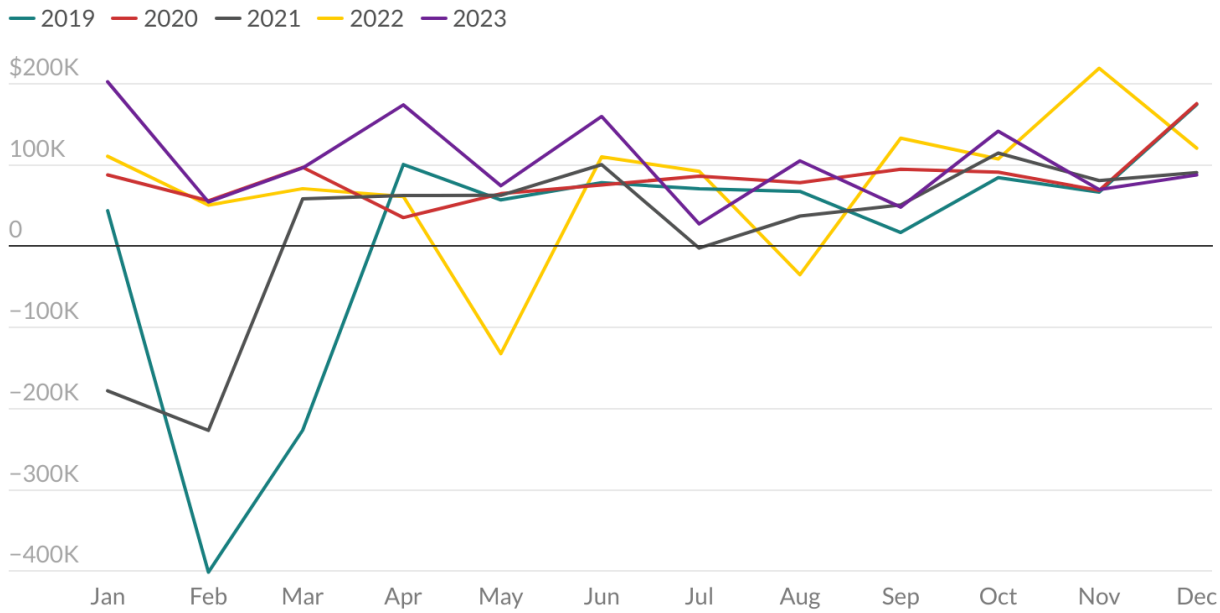
Source: City of Fayetteville, https://www.datawrapper.de/_/HIiPR/

Figure 208. NAICS 6212: Offices of Dentists



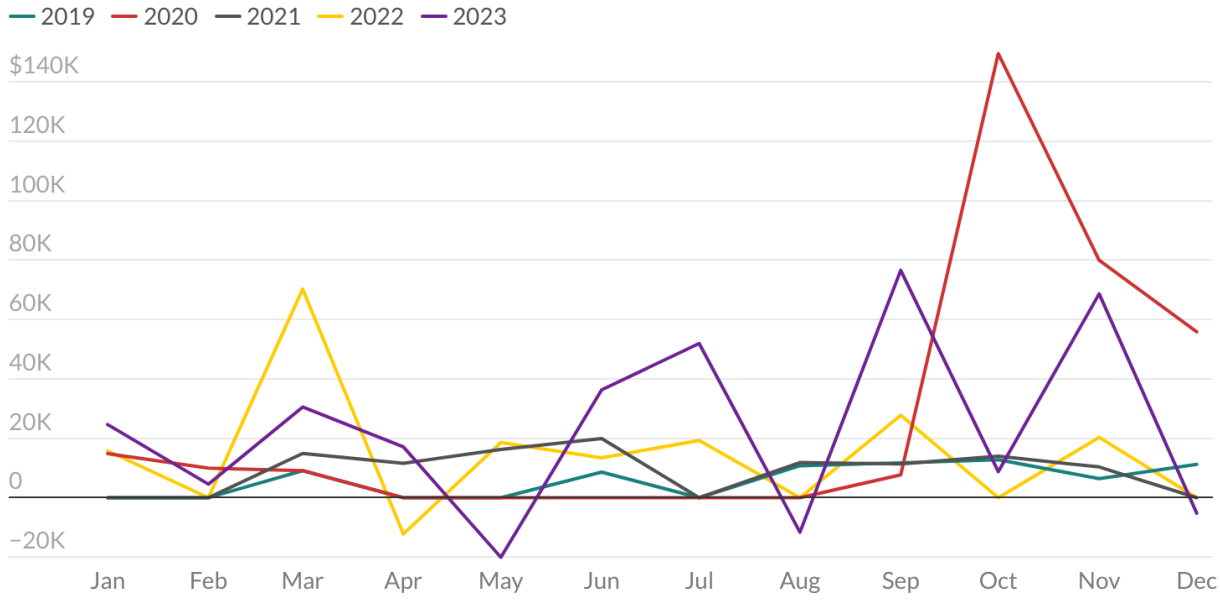
Source: City of Fayetteville, https://www.datawrapper.de/_/i9tlT/

Figure 209. NAICS 6213: Offices of Other Health Practitioners



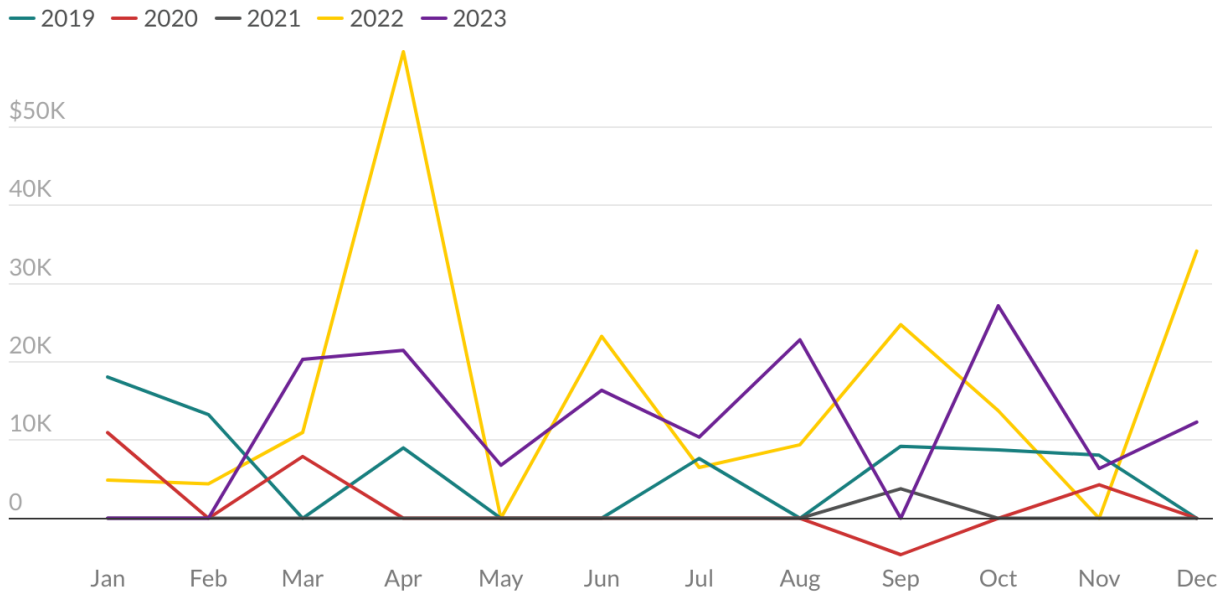
Source: City of Fayetteville, https://www.datawrapper.de/_/lORoA/

Figure 210. NAICS 6214: Outpatient Care Centers



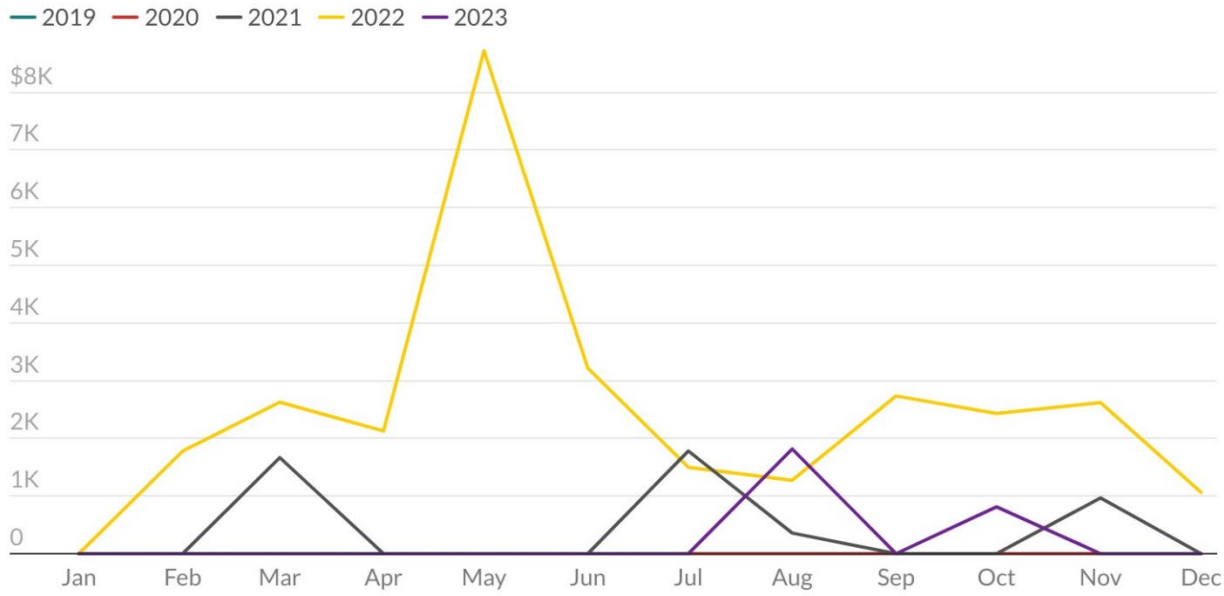
Source: City of Fayetteville, https://www.datawrapper.de/_/2aOMg/

Figure 211. NAICS 6215: Medical and Diagnostic Laboratories



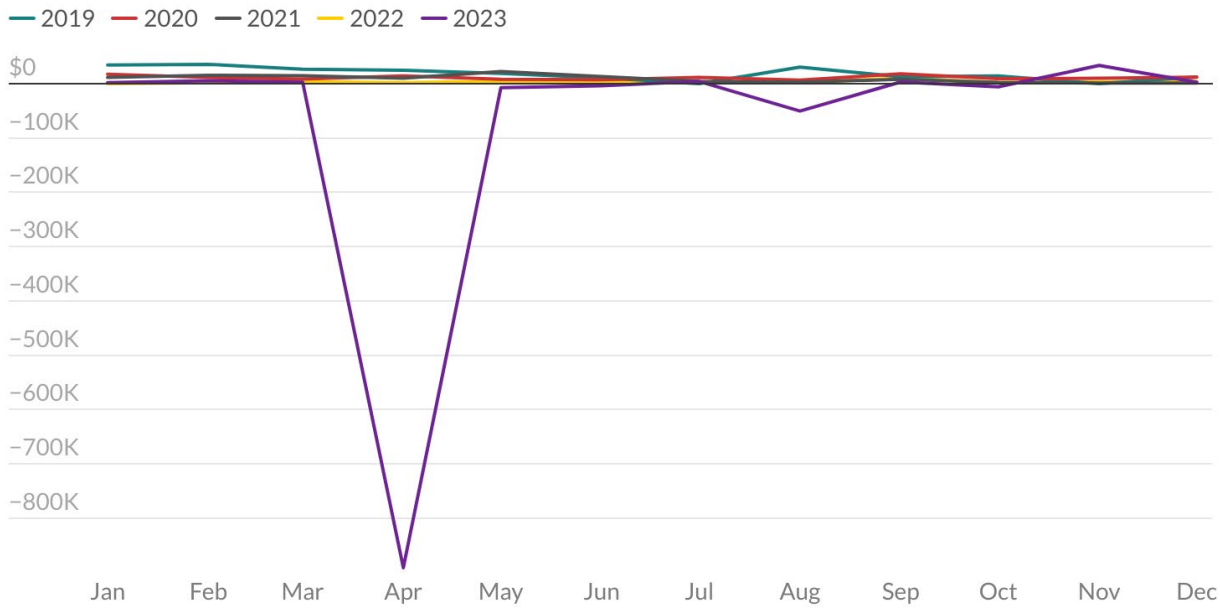
Source: City of Fayetteville, https://www.datawrapper.de/_/IbuMz/

Figure 212. NAICS 6216: Home Health Care Services



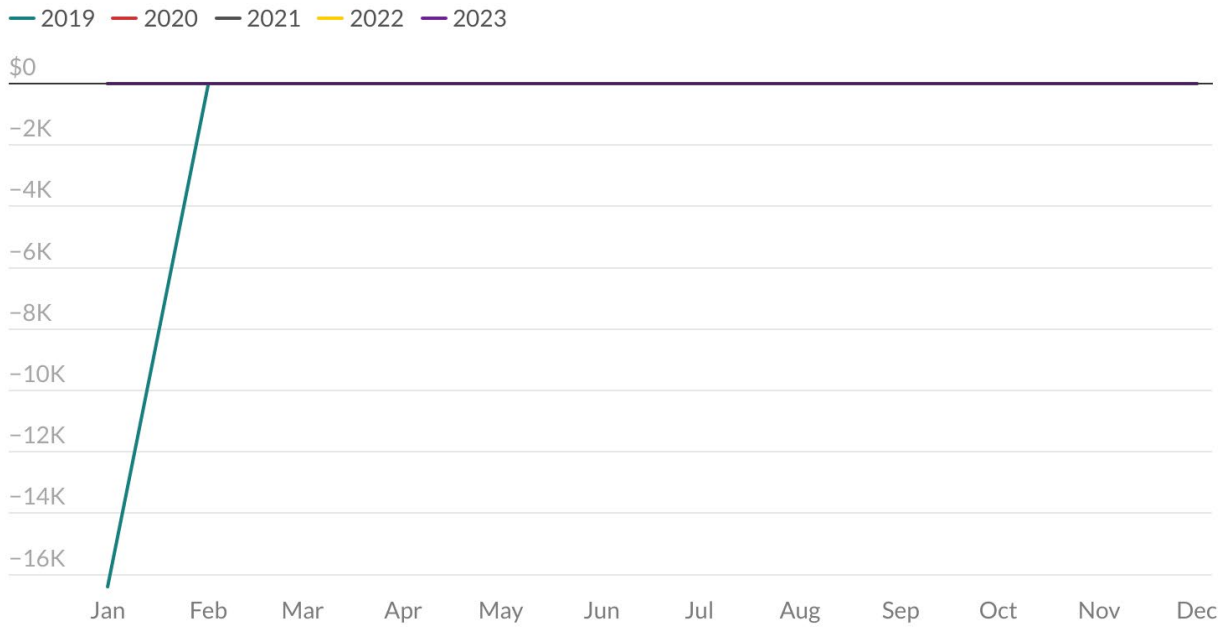
Source: City of Fayetteville, https://www.datawrapper.de/_/JeVBv/

Figure 213. NAICS 6219: Other Ambulatory Health Care Services



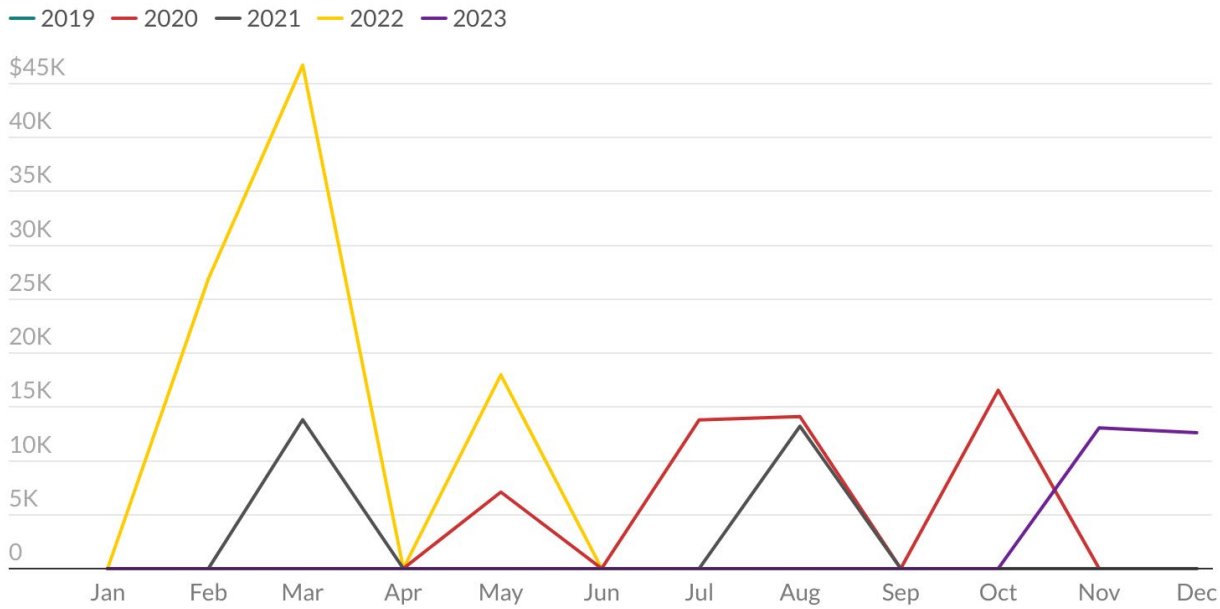
Source: City of Fayetteville, https://www.datawrapper.de/_/JeVBv/

Figure 214. NAICS 6231: Nursing Care Facilities (Skilled Nursing Facilities)



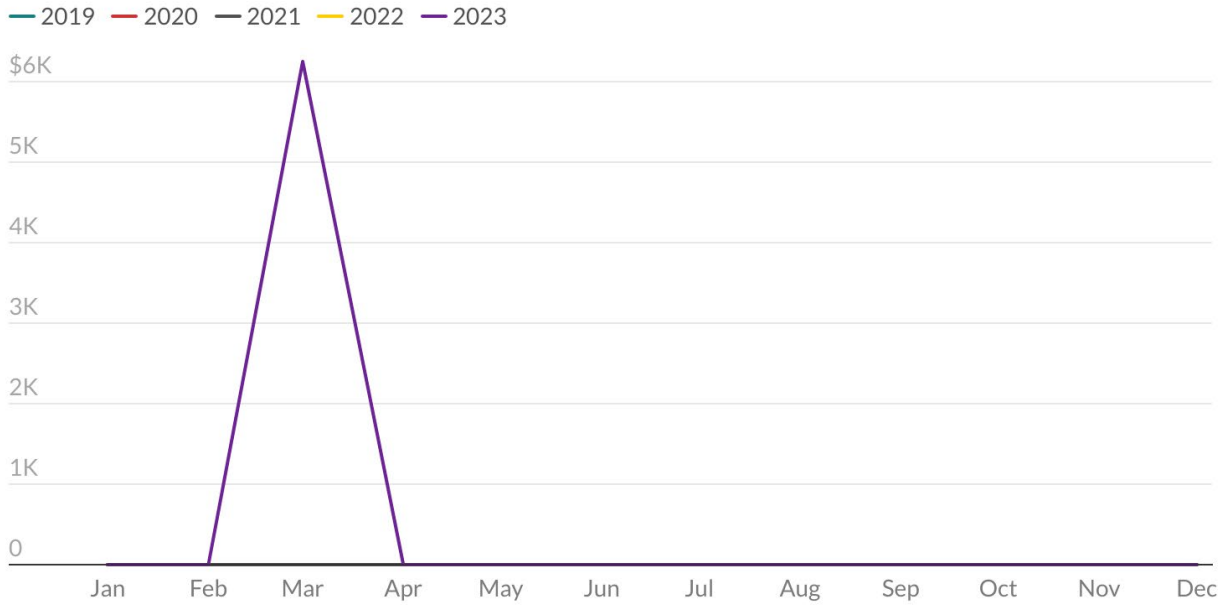
Source: City of Fayetteville, https://www.datawrapper.de/_/suXaF/

Figure 215. NAICS 6241: Individual and Family Services



Source: City of Fayetteville, https://www.datawrapper.de/_/OpCHZ/?v=2

Figure 216. NAICS 6244: Childcare Services

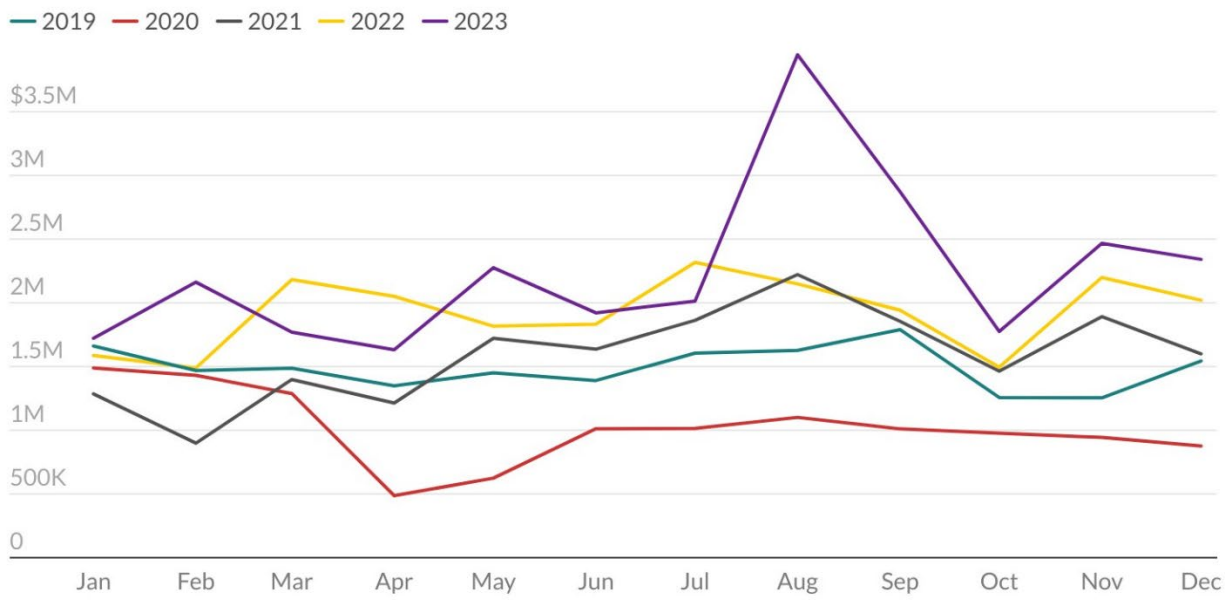


Source: City of Fayetteville, https://www.datawrapper.de/_/TphH6/

NAICS 71: Arts, Entertainment, and Recreation

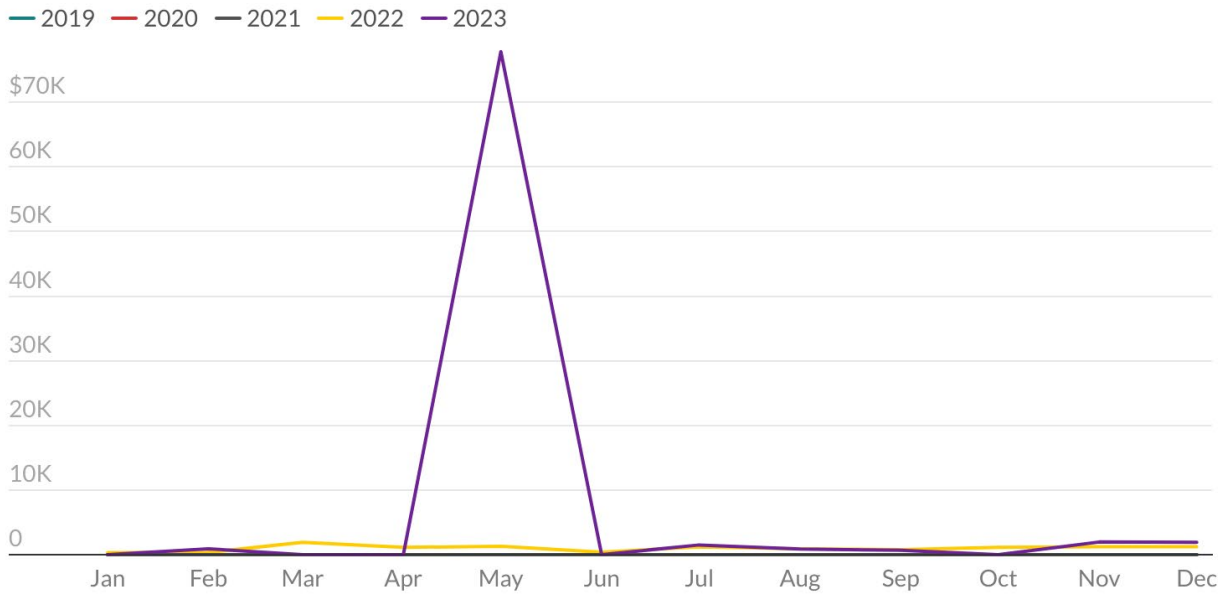
The Arts, Entertainment, and Recreation sector includes a wide range of establishments that operate facilities or provide services to meet varied cultural, entertainment, and recreational interests of their patrons. This sector comprises (1) establishments that are involved in producing, promoting, or participating in live performances, events, or exhibits intended for public viewing; (2) establishments that preserve and exhibit objects and sites of historical, cultural, or educational interest; and (3) establishments that operate facilities or provide services that enable patrons to participate in recreational activities or pursue amusement, hobby, and leisure-time interests.[19] During 2020, this sector only reached $12.2 million in taxable sales, a reduction of 31% when compared to 2019 total taxable sales.[20]

Figure 217. NAICS 71: Arts, Entertainment, and Recreation



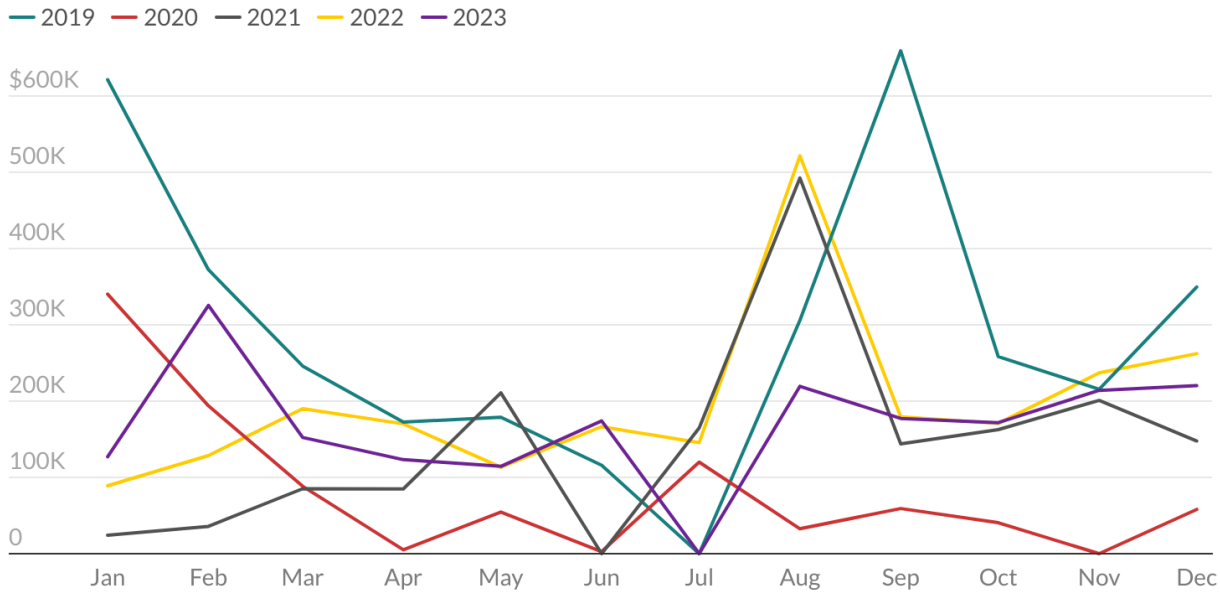
Source: City of Fayetteville, https://www.datawrapper.de/_/9mobU/

Figure 218. NAICS 7112: Spectator Sports



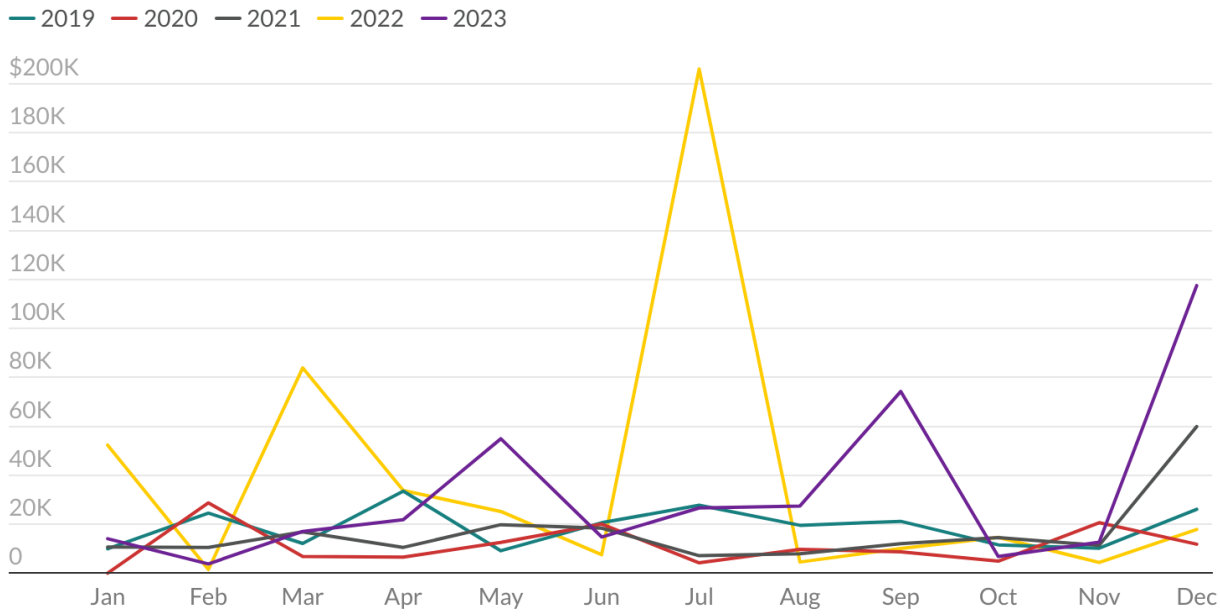
Source: City of Fayetteville, https://www.datawrapper.de/_/5pA22/

Figure 219. NAICS 7113: Promoters of Performing Arts, Sports, and Similar Events



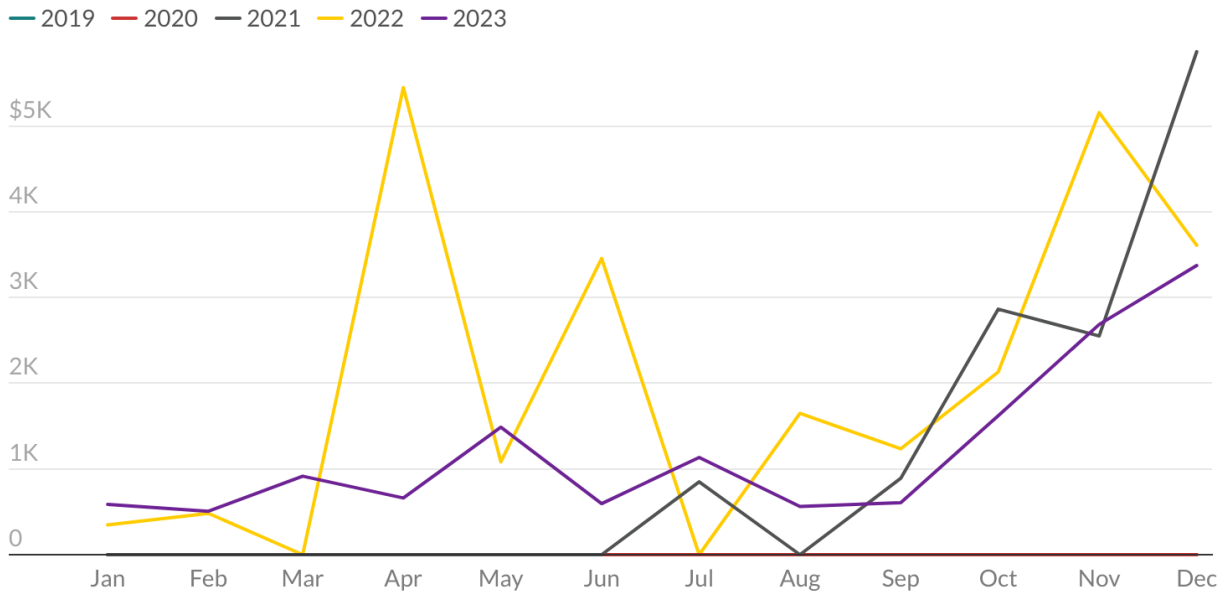
Source: City of Fayetteville, https://www.datawrapper.de/_/gHM91/

Figure 220. NAICS 7115: Independent Artists, Writers, and Performers



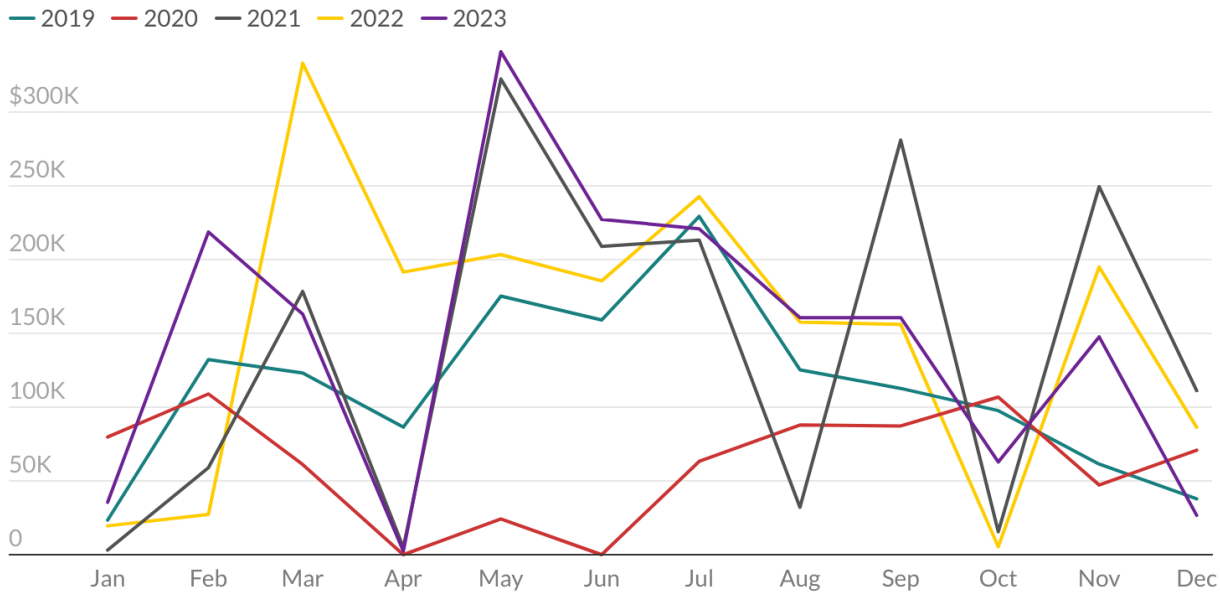
Source: City of Fayetteville, https://www.datawrapper.de/_/Or5YY/

Figure 221. NAICS 7121: Museums, Historical Sites, and Similar Institutions



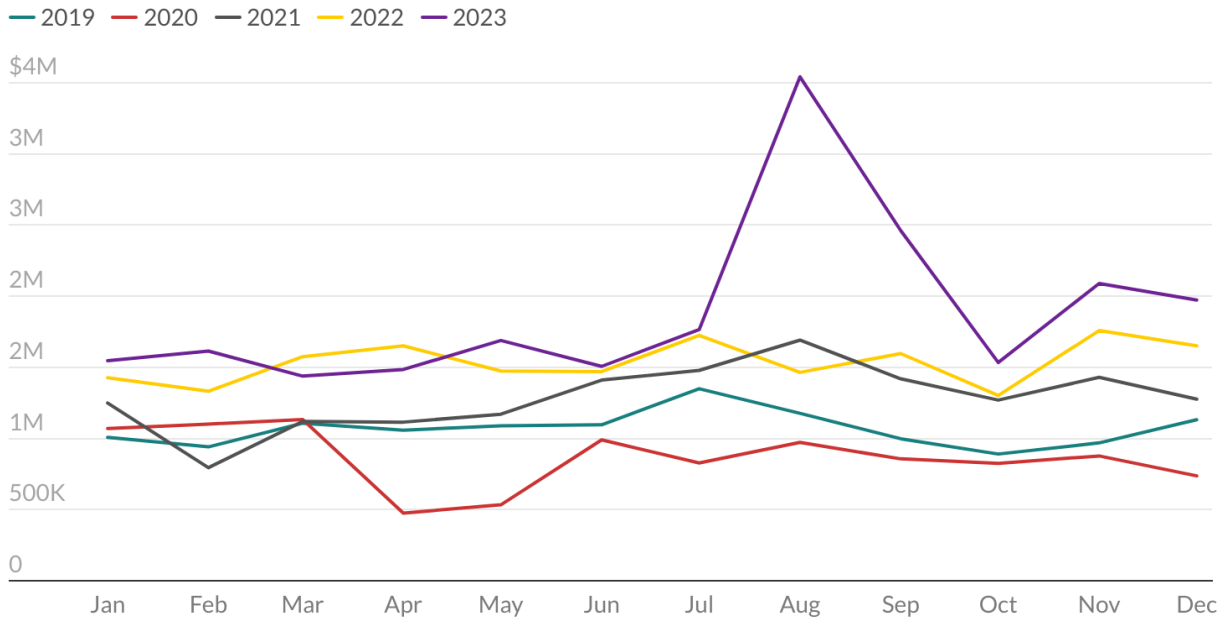
Source: City of Fayetteville, https://www.datawrapper.de/_/HdHUJ/

Figure 222. NAICS 7131: Amusement Parks and Arcades



Source: City of Fayetteville, https://www.datawrapper.de/_/BlrHw/

Figure 223. NAICS 7139: Other Amusement and Recreation Industries

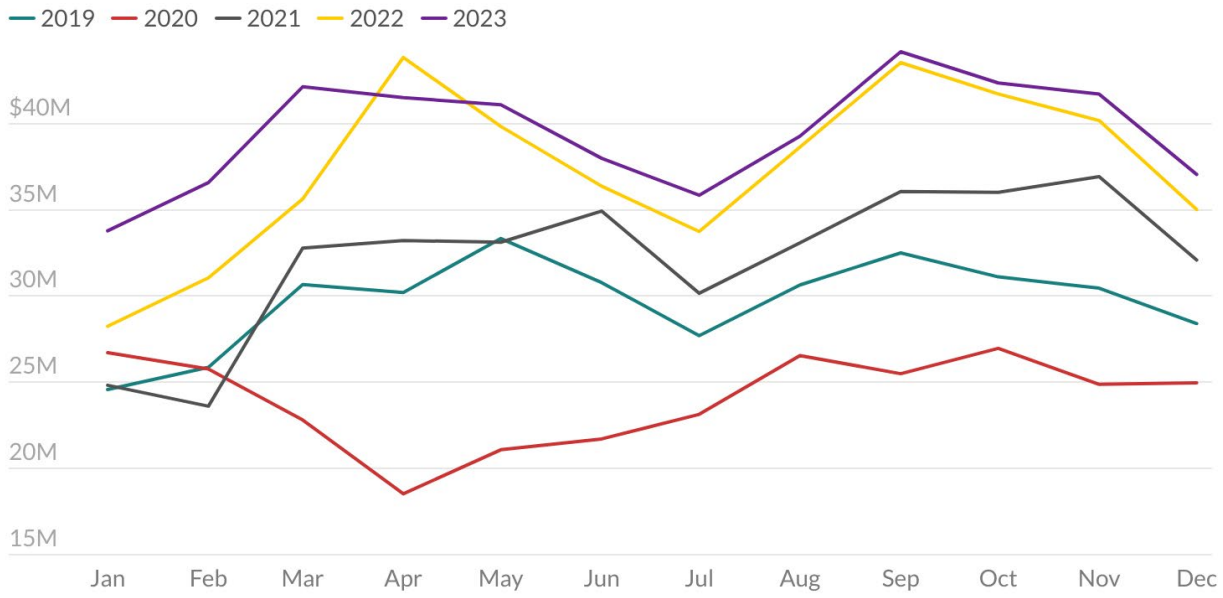


Source: City of Fayetteville, https://www.datawrapper.de/_/Xgi9b/

NAICS 72: Accommodation and Food Services

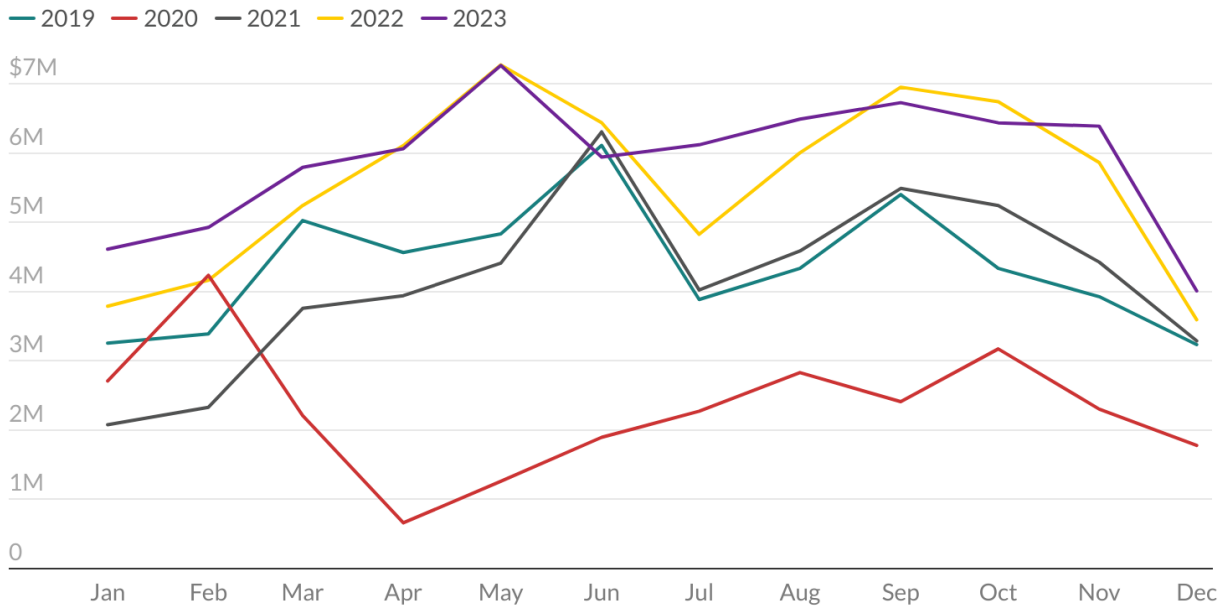
The Accommodation and Food Services sector comprises establishments providing customers with lodging and/or preparing meals, snacks, and beverages for immediate consumption. The sector includes both accommodation and food services establishments because the two activities are often combined at the same establishment.[21] This sector also went through the most significant reduction in sales due to the COVID-19 pandemic during 2020. When comparing 2020 taxable sales to 2019 sales, accommodation and food services was down $67.6 million in sales for the year. If the assumption is made that this sector would have seen a 5% sales increase in 2020 if the pandemic had not happened, the impact is a loss of $85.5 million in sales.

Figure 224. NAICS 72: Accommodation and Food Services



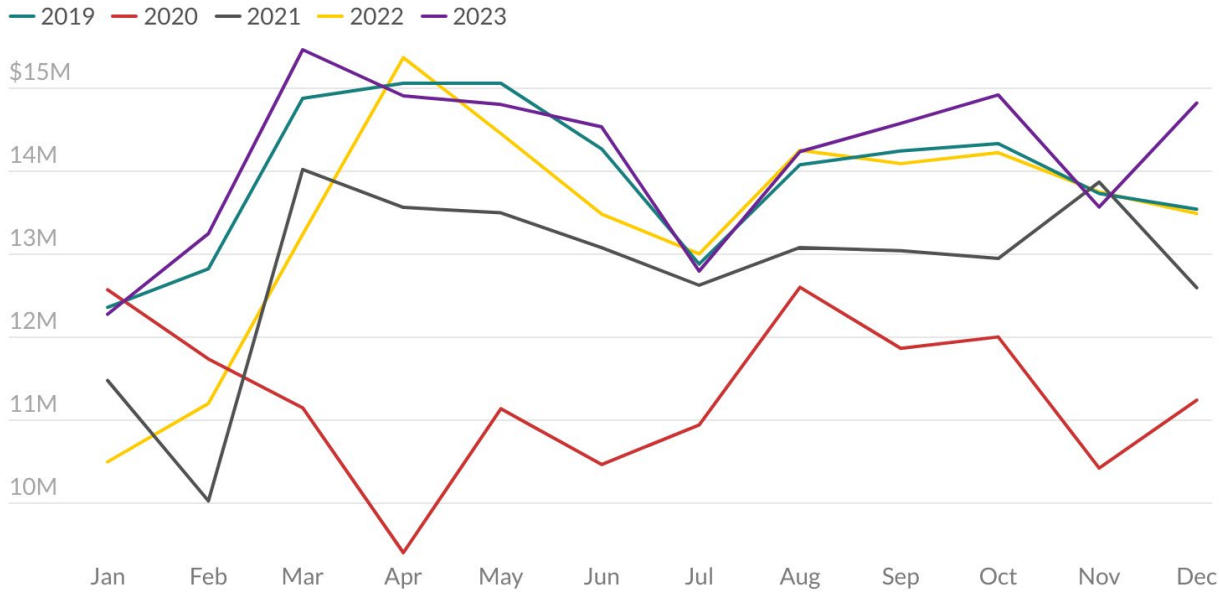
Source: City of Fayetteville, https://www.datawrapper.de/_/hEXmj/

Figure 225. NAICS 7211: Traveler Accommodation



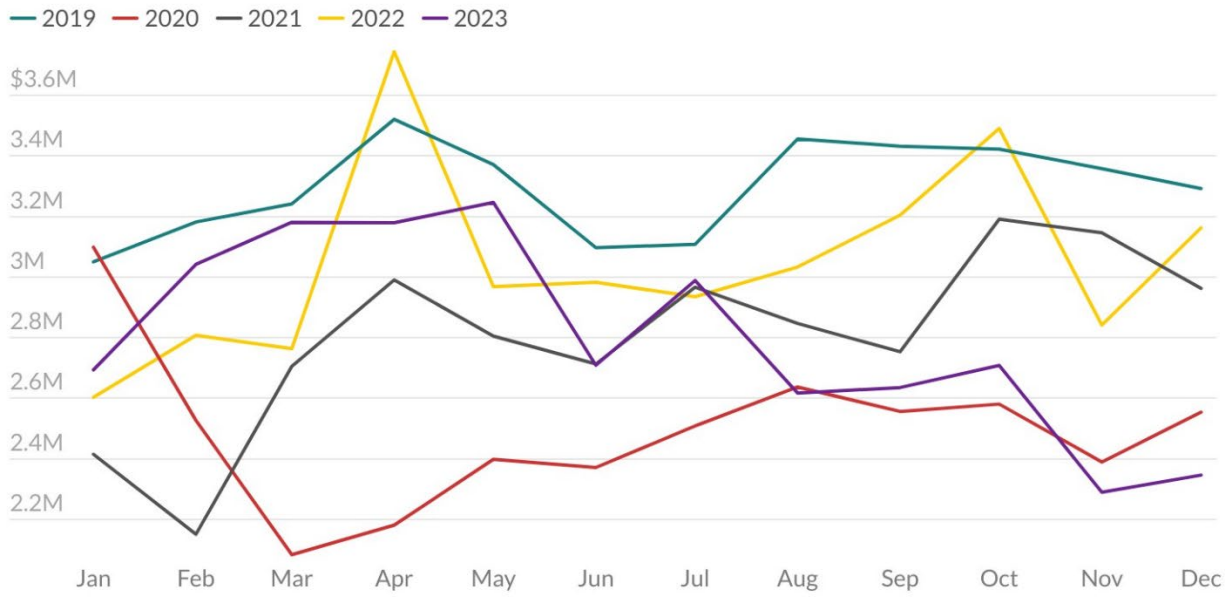
Source: City of Fayetteville, https://www.datawrapper.de/_/Km5mf/

Figure 226. NAICS 7221: Full-Service Restaurants



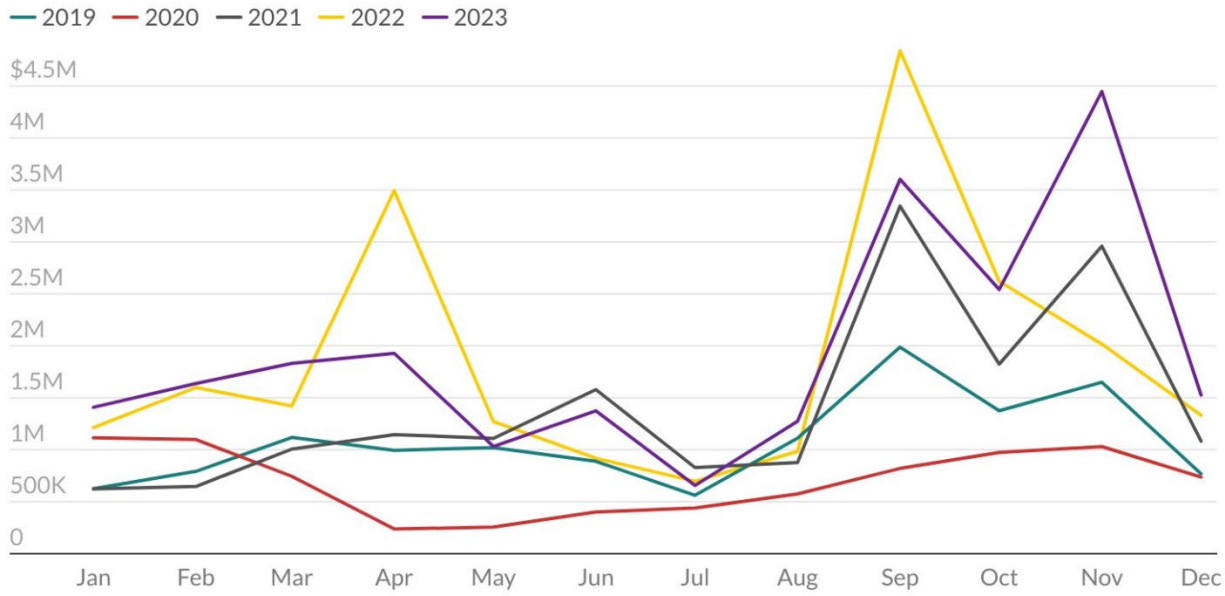
Source: City of Fayetteville, https://www.datawrapper.de/_/tBaLP/

Figure 227. NAICS 7222: Limited-Service Eating Places



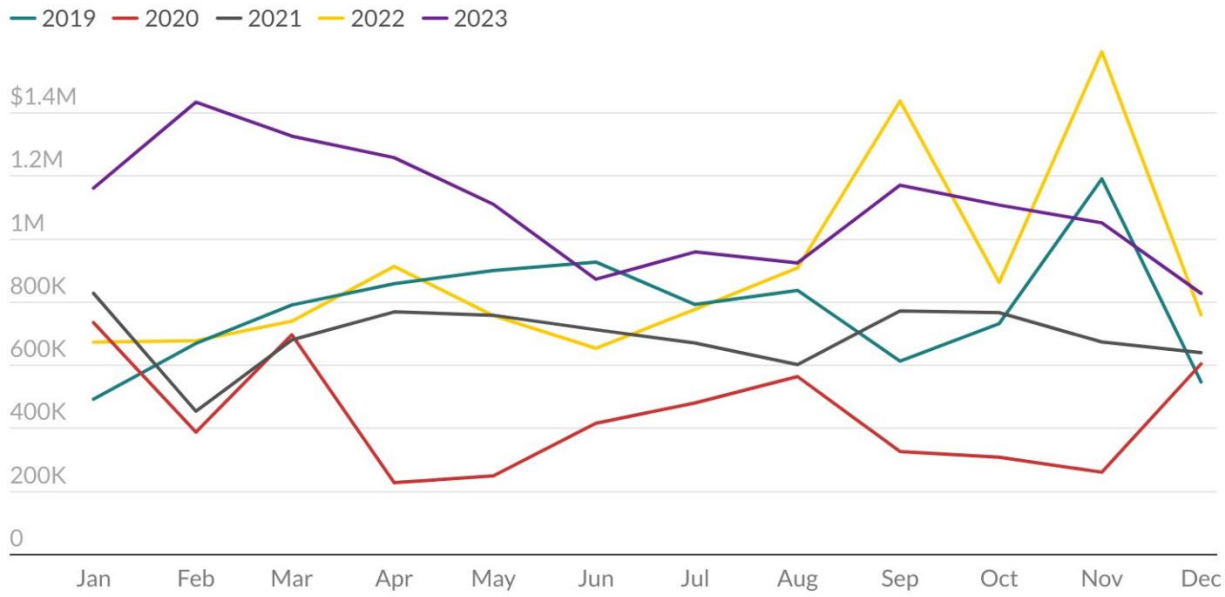
Source: City of Fayetteville, https://www.datawrapper.de/_/ToR4Z/

Figure 228. NAICS 7223: Special Food Services



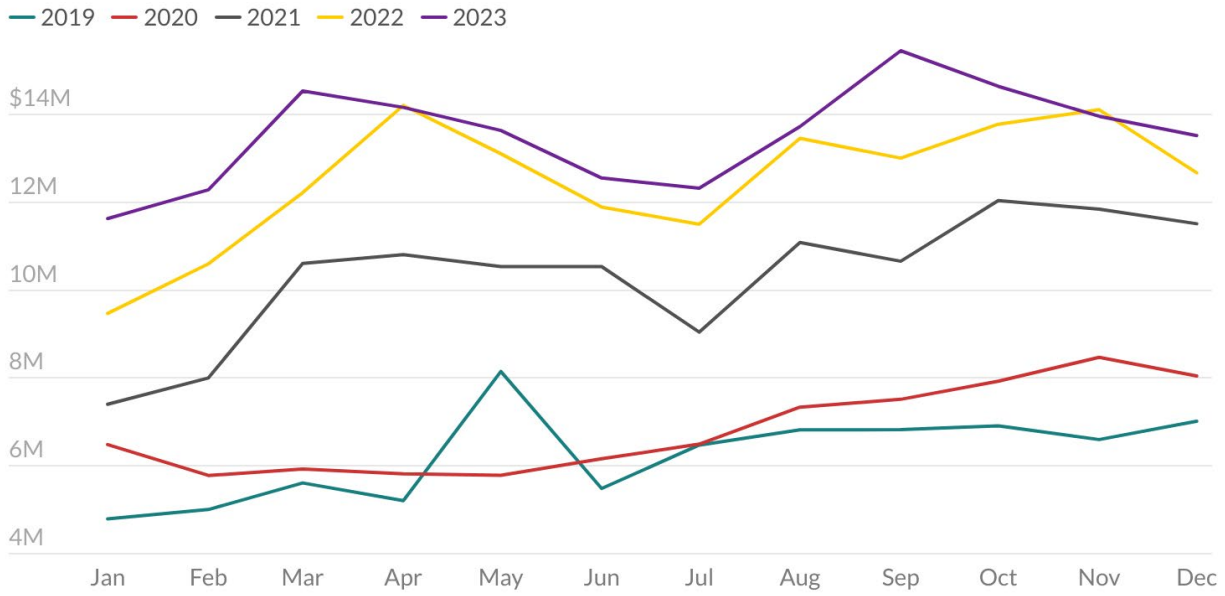
Source: City of Fayetteville, https://www.datawrapper.de/_/54gAp/

Figure 229. NAICS 7224: Drinking Places (Alcoholic Beverages)



Source: City of Fayetteville, https://www.datawrapper.de/_/euTfZ/

Figure 230. NAICS 7225: Restaurants and Other Eating Places

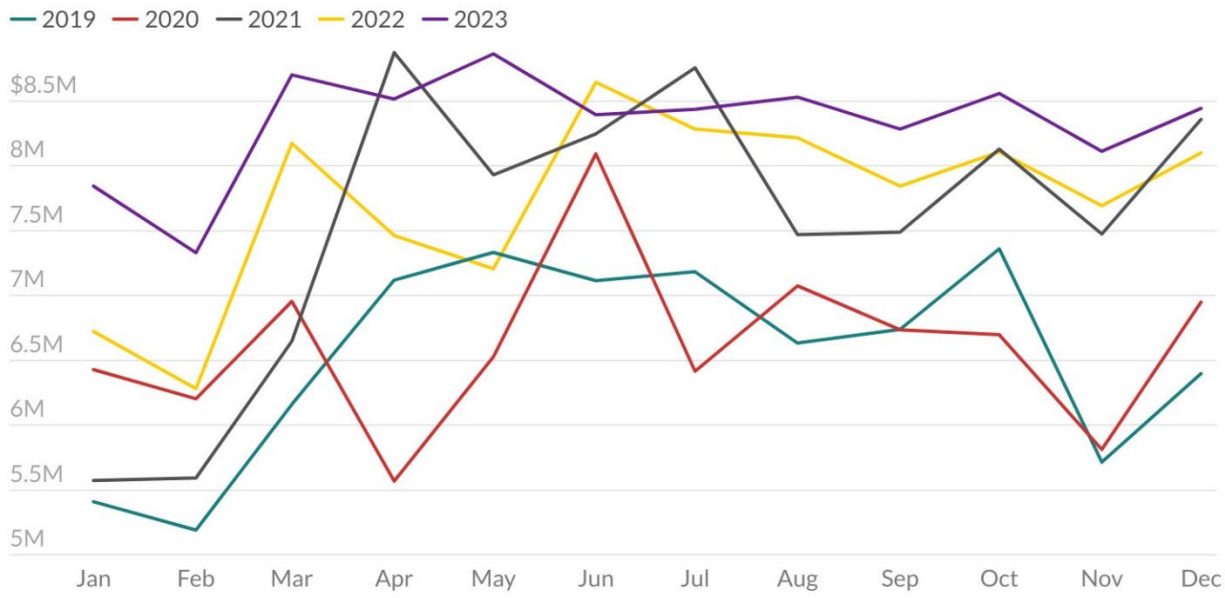


Source: City of Fayetteville, https://www.datawrapper.de/_/QROYP/

NAICS 81: Other Services (Except Public Administration)

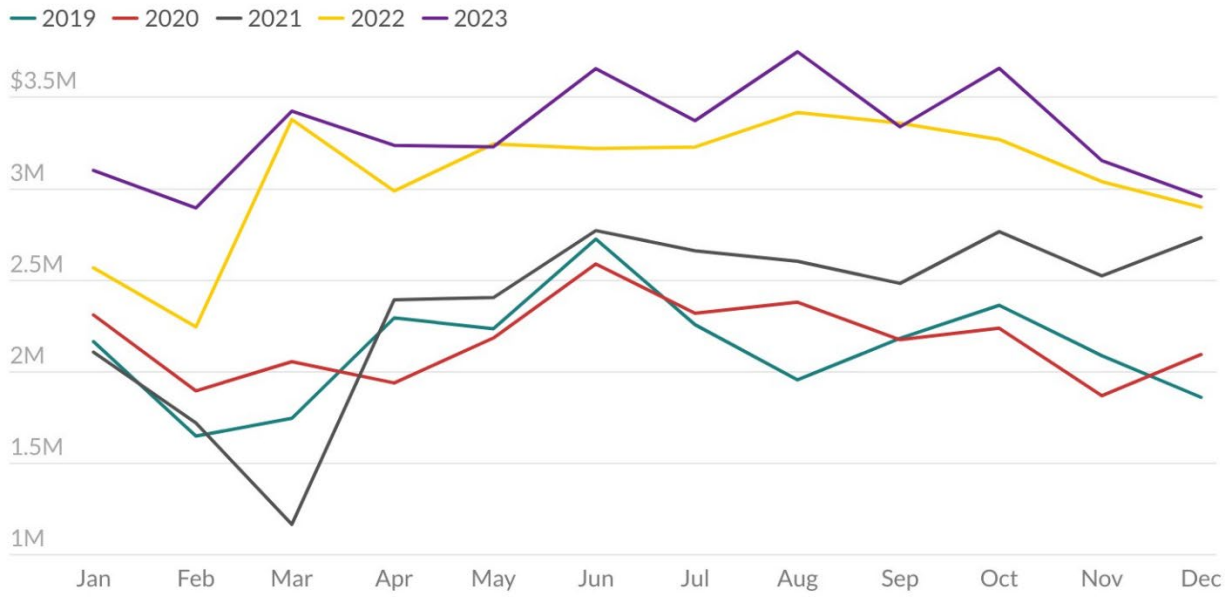
The Other Services (except Public Administration) sector comprises establishments engaged in providing services not specifically provided for elsewhere in the classification system. Establishments in this sector are primarily engaged in activities such as equipment and machinery repairing, promoting or administering religious activities, grantmaking, advocacy, and providing dry cleaning and laundry services, personal care services, death care services, pet care services, photofinishing services, temporary parking services, and dating services.[22]

Figure 231. NAICS 81: Other Services (except Public Administration)



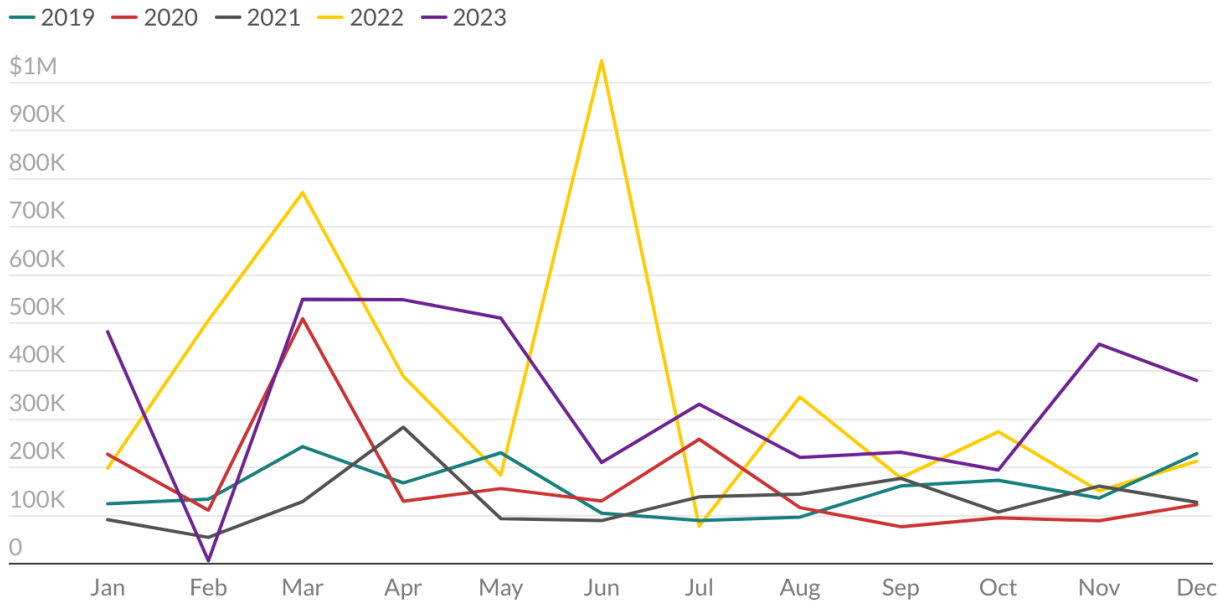
Source: City of Fayetteville, https://www.datawrapper.de/_/XCZnP/

Figure 232. NAICS 8111: Automotive Repair and Maintenance



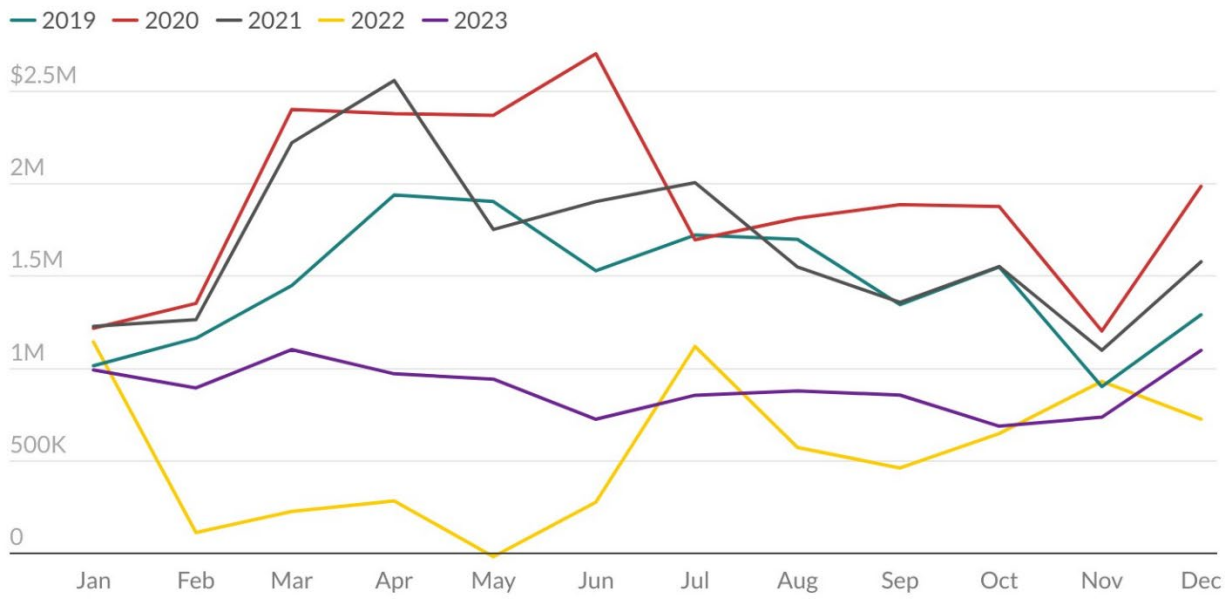
Source: City of Fayetteville, https://www.datawrapper.de/_/sDUht/

Figure 233. NAICS 8112: Electronic and Precision Equipment Repair and Maintenance



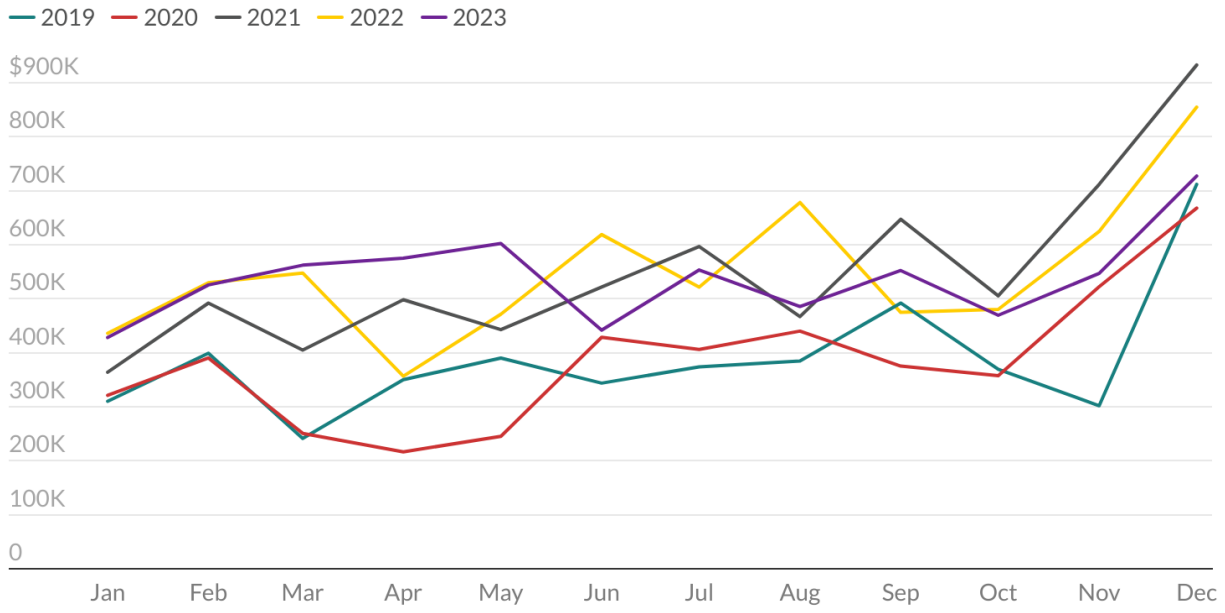
Source: City of Fayetteville, https://www.datawrapper.de/_/pilDr/

Figure 234. NAICS 8113: Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance



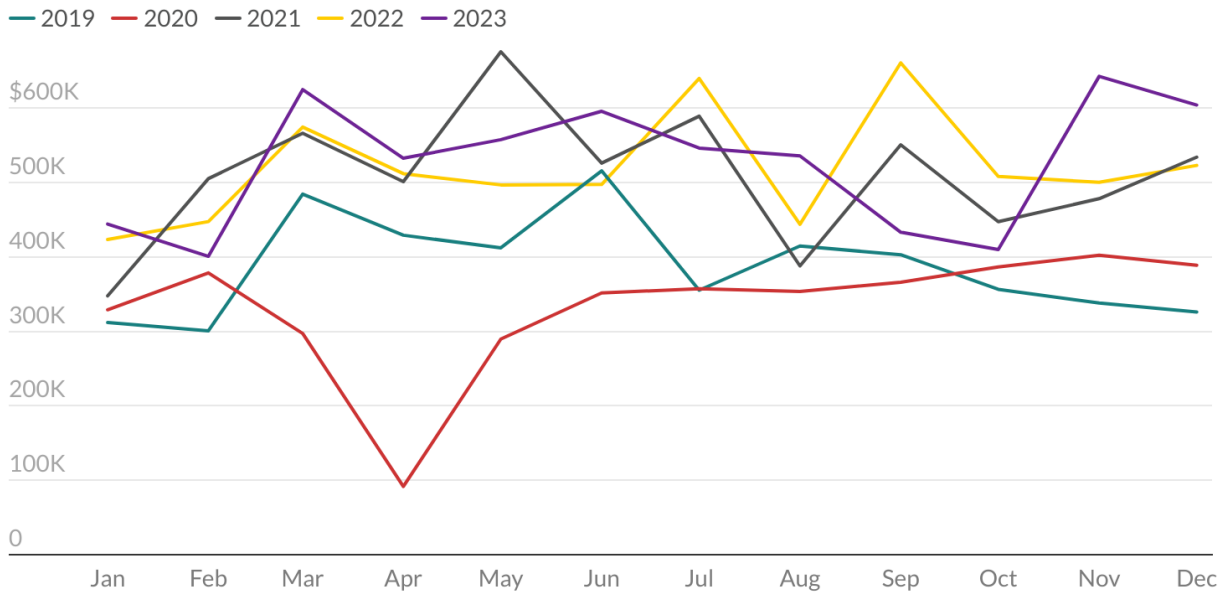
Source: City of Fayetteville, https://www.datawrapper.de/_/6Exdc/

Figure 235. NAICS 8114: Personal and Household Goods Repair and Maintenance



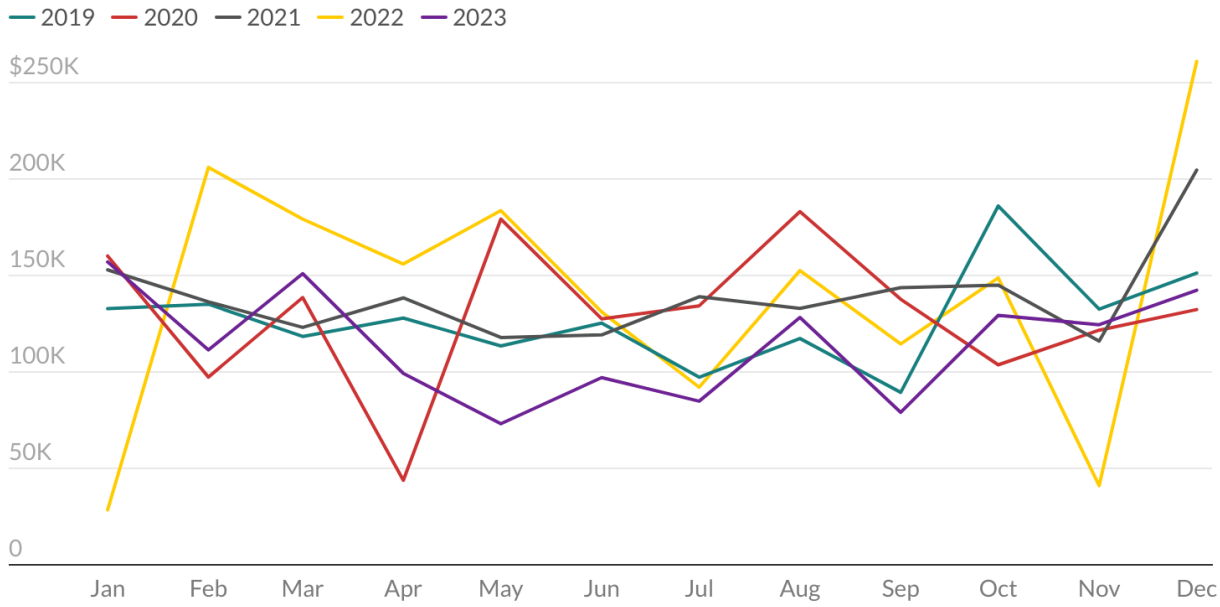
Source: City of Fayetteville, https://www.datawrapper.de/_/llsbX/

Figure 236. NAICS 8121: Personal Care Services



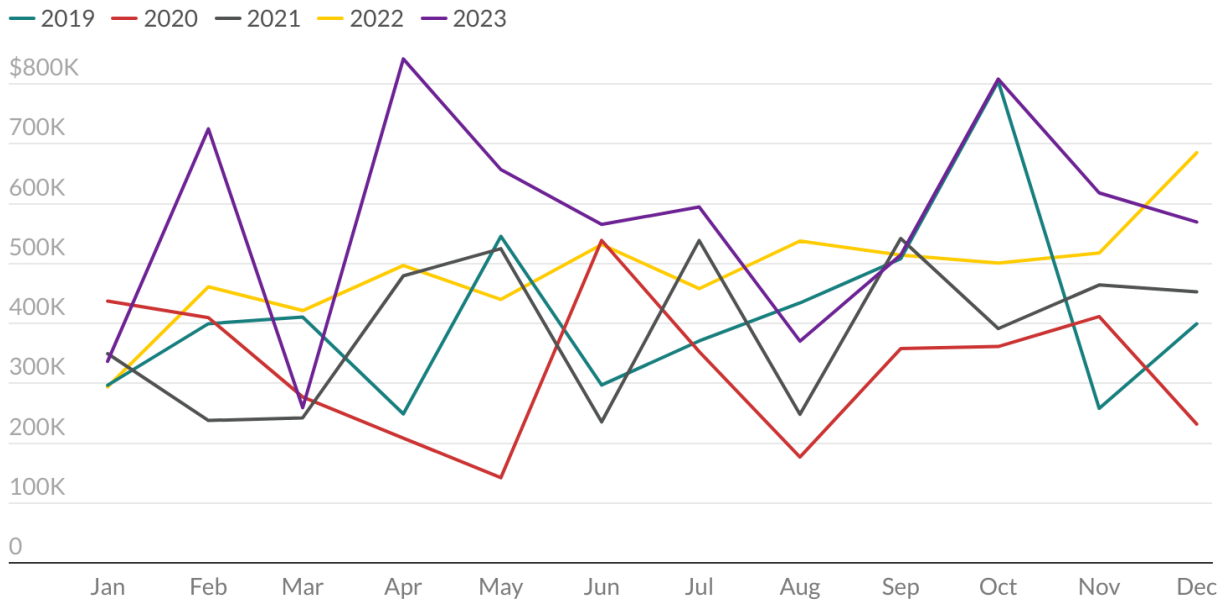
Source: City of Fayetteville, https://www.datawrapper.de/_/bEwnf/

Figure 237. NAICS 8122: Death Care Services



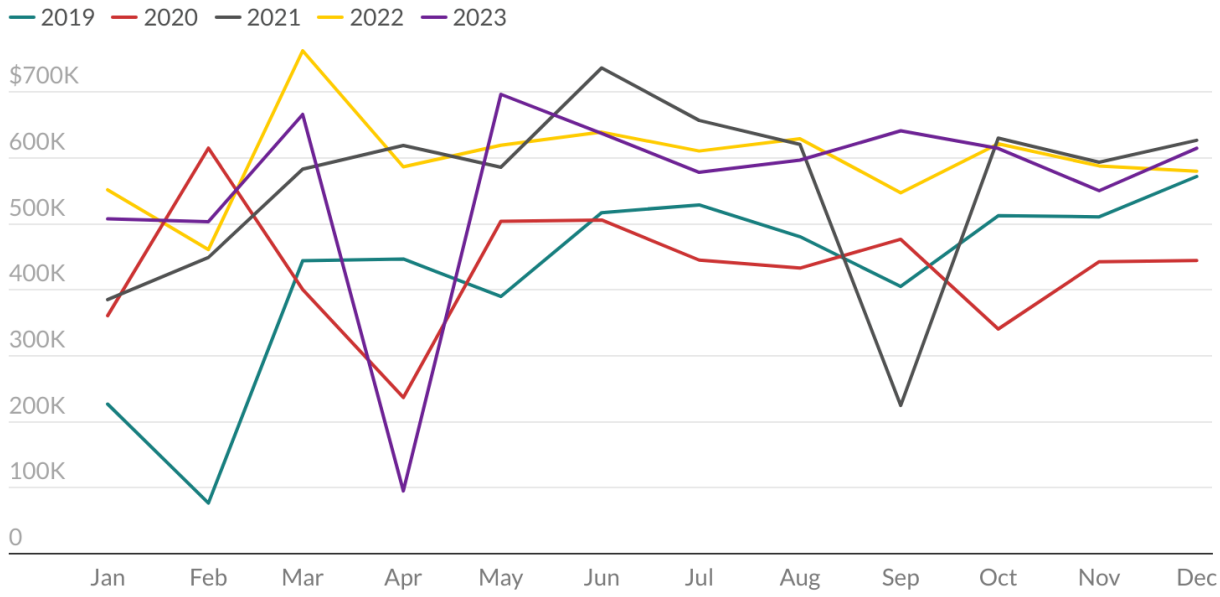
Source: City of Fayetteville, https://www.datawrapper.de/_/ObtIl/

Figure 238. NAICS 8123: Drycleaning and Laundry Services



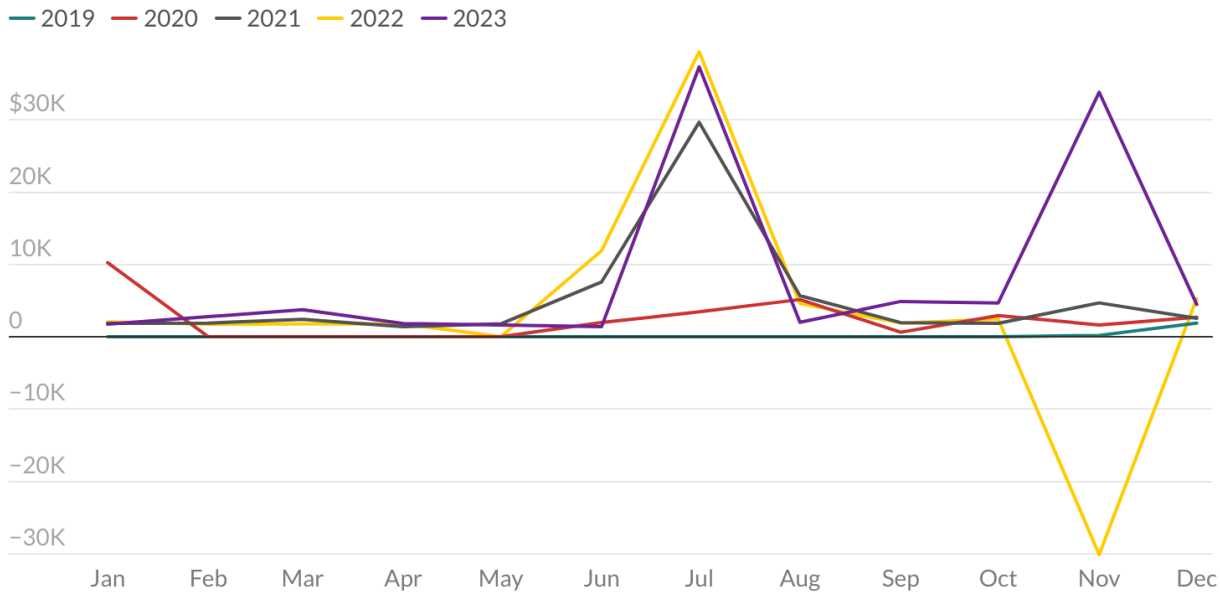
Source: City of Fayetteville, https://www.datawrapper.de/_/h7Wxx/

Figure 239. NAICS 8129: Other Personal Services



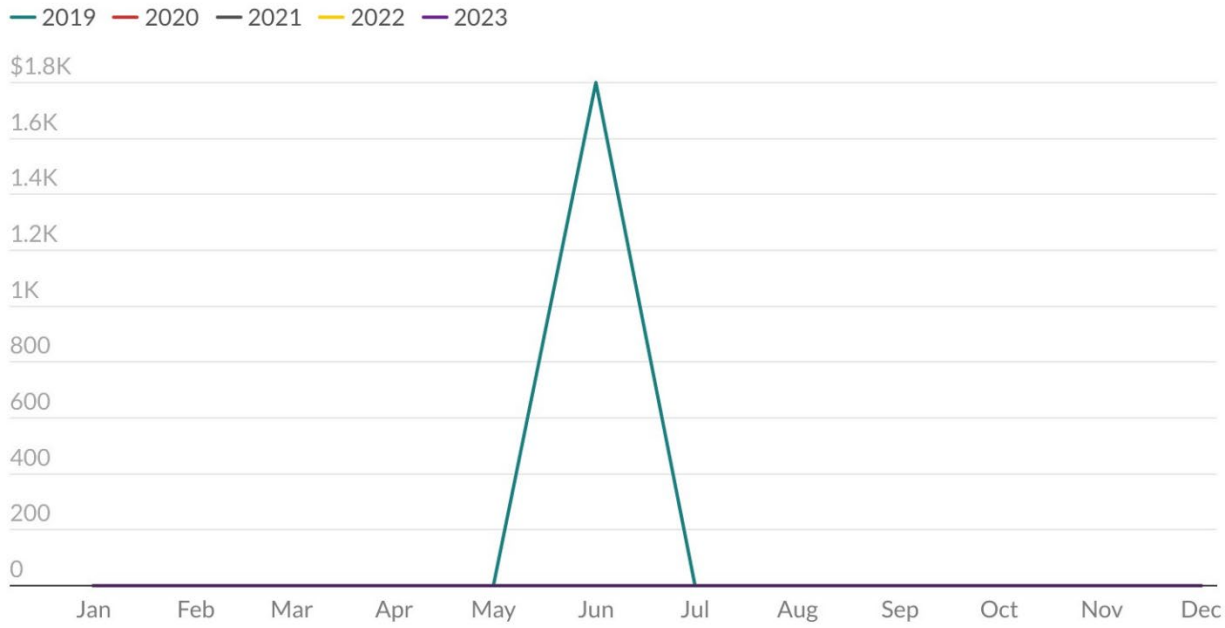
Source: City of Fayetteville, https://www.datawrapper.de/_/VYptm/

Figure 240. NAICS 8131: Religious Organizations



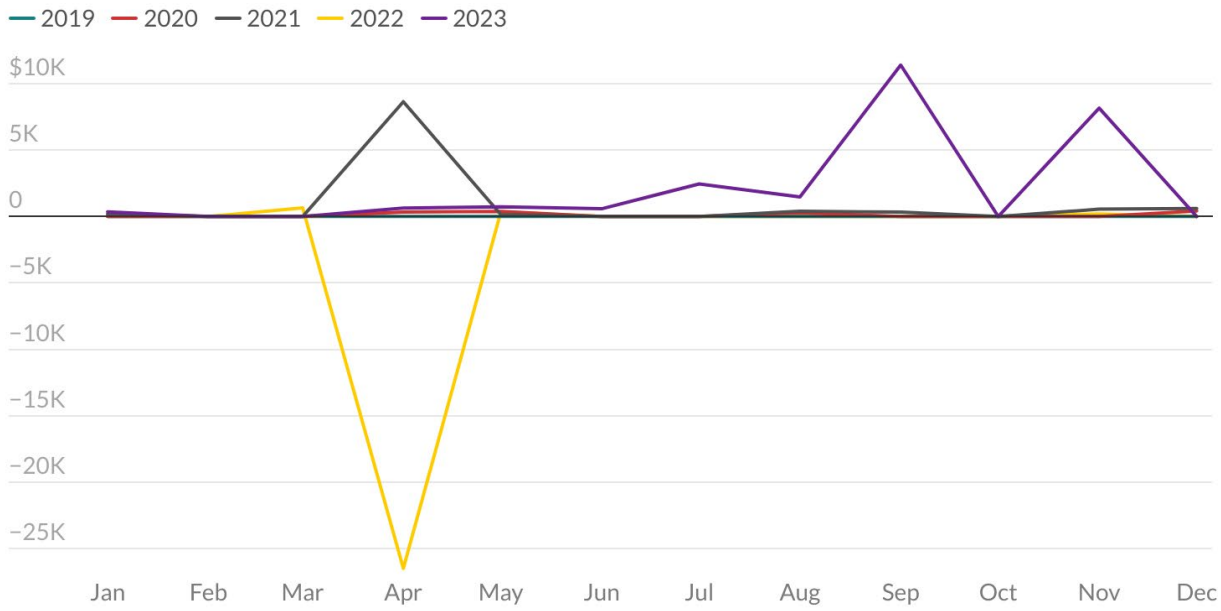
Source: City of Fayetteville, https://www.datawrapper.de/_/Admlg/

Figure 241. NAICS 8132: Grantmaking and Giving Services



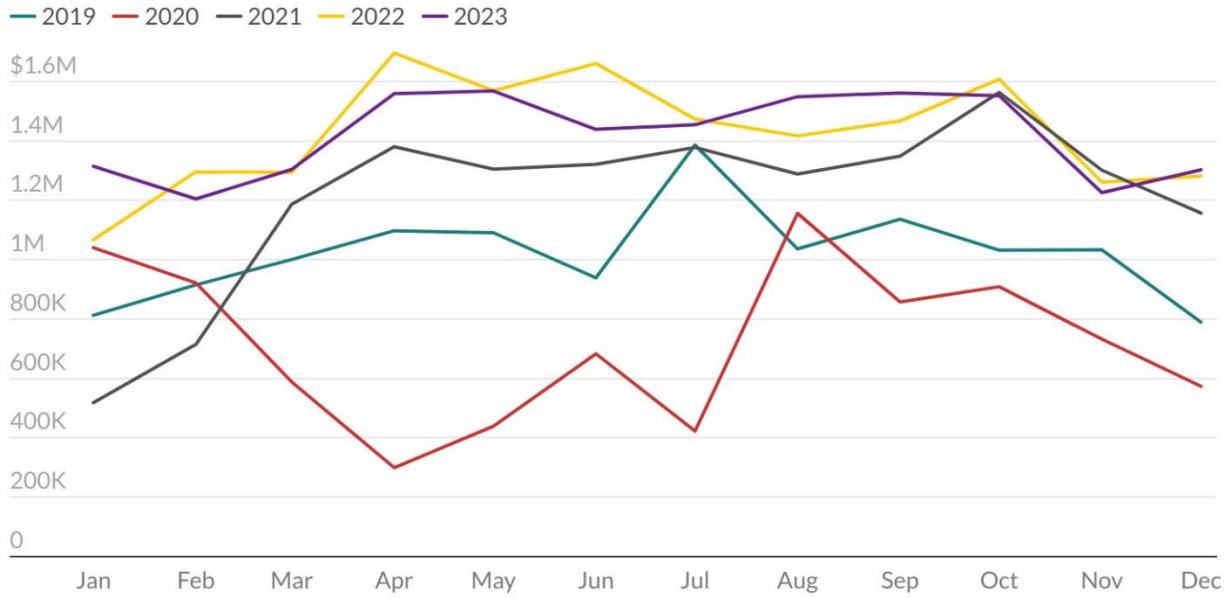
Source: City of Fayetteville, https://www.datawrapper.de/_/1FYgd/

Figure 242. NAICS 8133: Social Advocacy Organizations



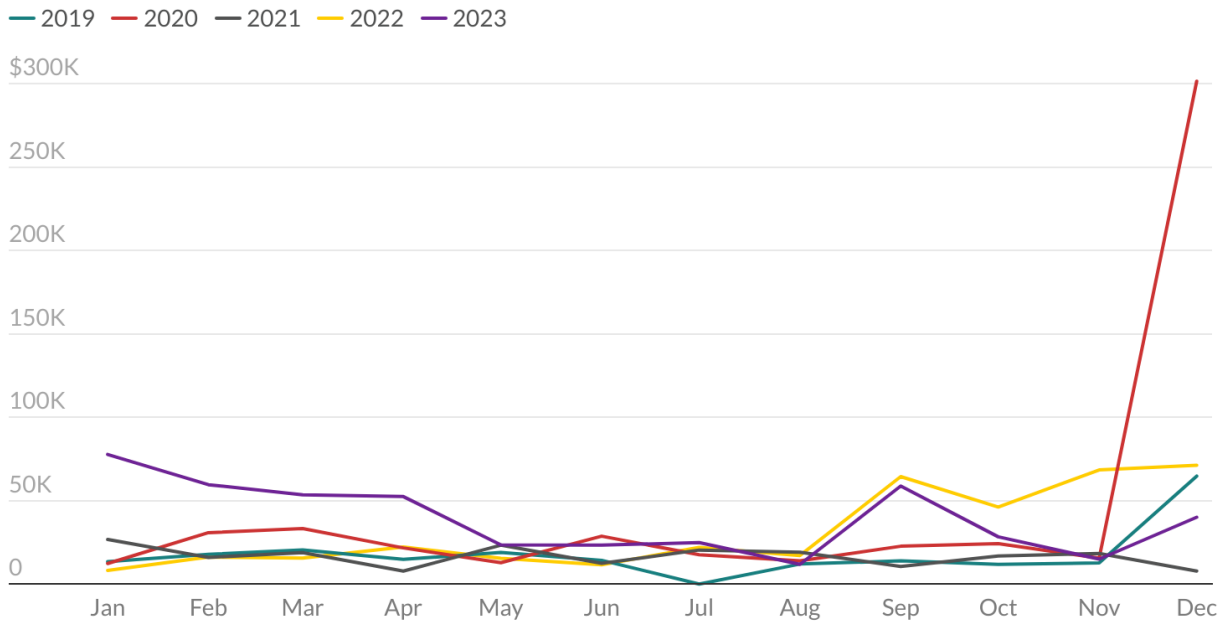
Source: City of Fayetteville, https://www.datawrapper.de/_/Irflh/

Figure 243. NAICS 8134: Civic and Social Organizations



Source: City of Fayetteville, https://www.datawrapper.de/_/n0ECO/

Figure 244. NAICS 8139: Business, Professional, Labor, Political, and Similar Organizations

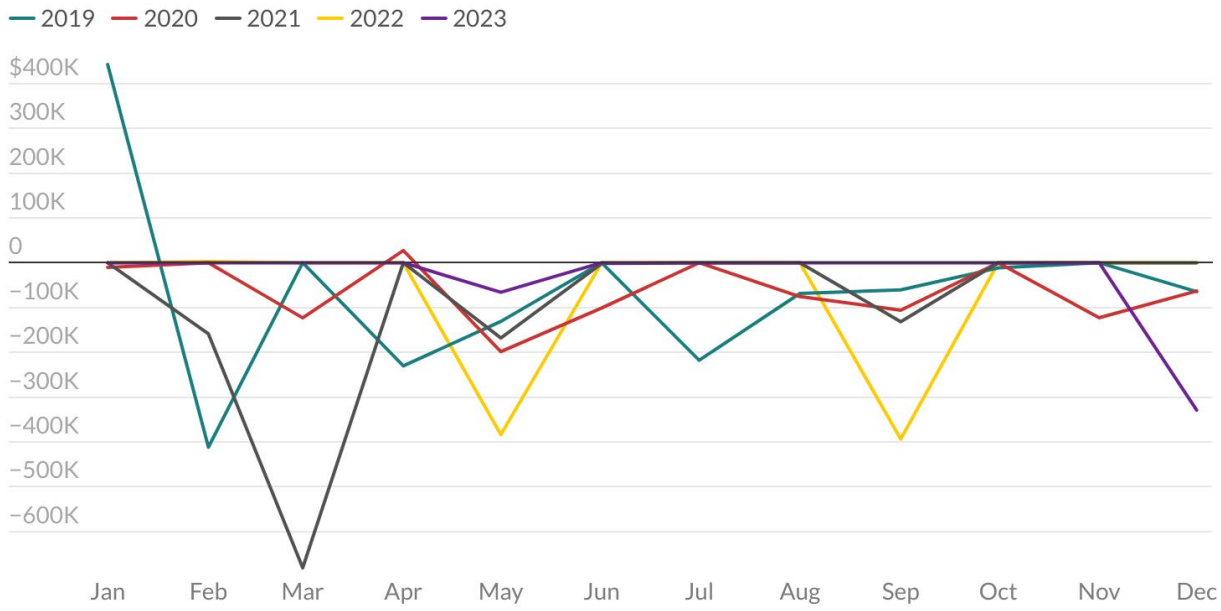


Source: City of Fayetteville, https://www.datawrapper.de/_/qgTrg/

NAICS 92: Public Administration

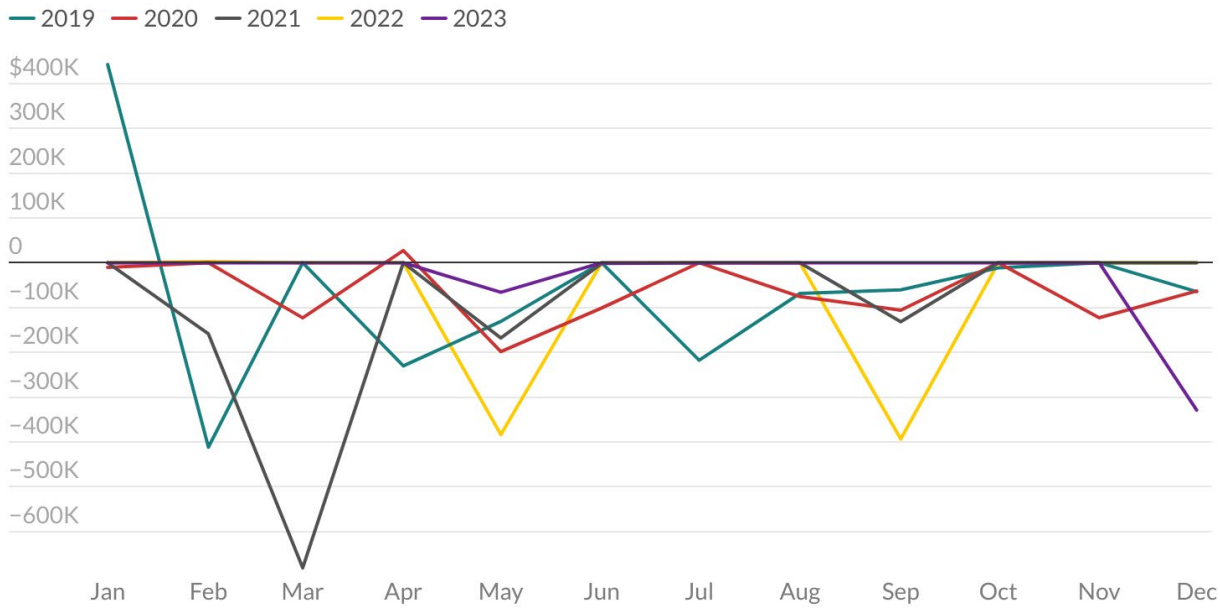
The Public Administration sector consists of establishments of federal, state, and local government agencies that administer, oversee, and manage public programs and have executive, legislative, or judicial authority over other institutions within a given area. These agencies also set policy, create laws, adjudicate civil and criminal legal cases, and provide for public safety and for national defense. In general, government establishments in the Public Administration sector oversee governmental programs and activities that are not performed by private establishments. Establishments in this sector typically are engaged in the organization and financing of the production of public goods and services, most of which are provided for free or at prices that are not economically significant.[23]

Figure 245. NAICS 92: Public Administration



Source: City of Fayetteville, https://www.datawrapper.de/_/Vjtuj/

Figure 246. NAICS 9211: Executive, Legislative, and Other General Government Support

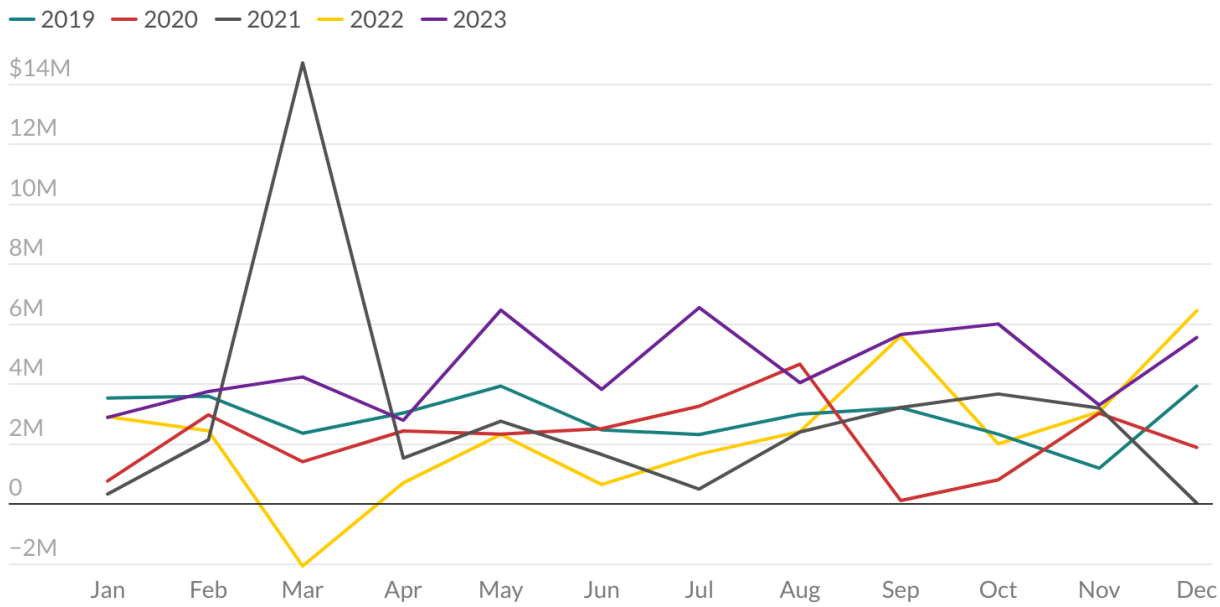


Source: City of Fayetteville, https://www.datawrapper.de/_/e7T4e/

NAICS 99: Other

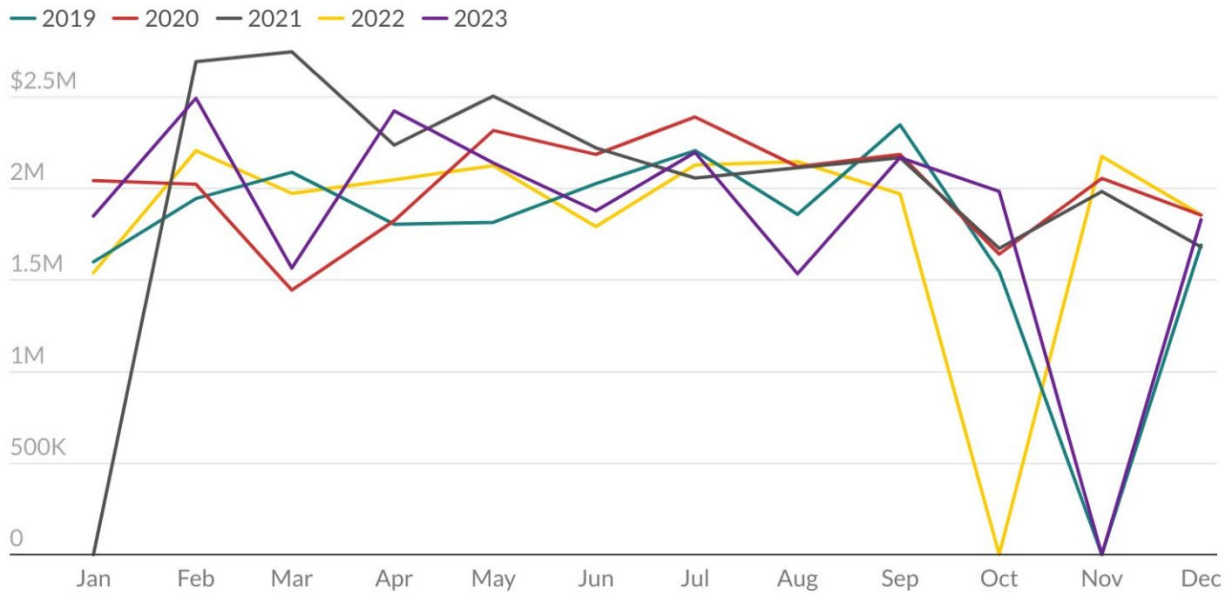
This category serves as a “catch all” for segments of the economy that do not fit into another NAICS code category. This can include some automobile purchases or NAICS codes with less than three businesses in them across the city.

Figure 247. NAICS 99: Other



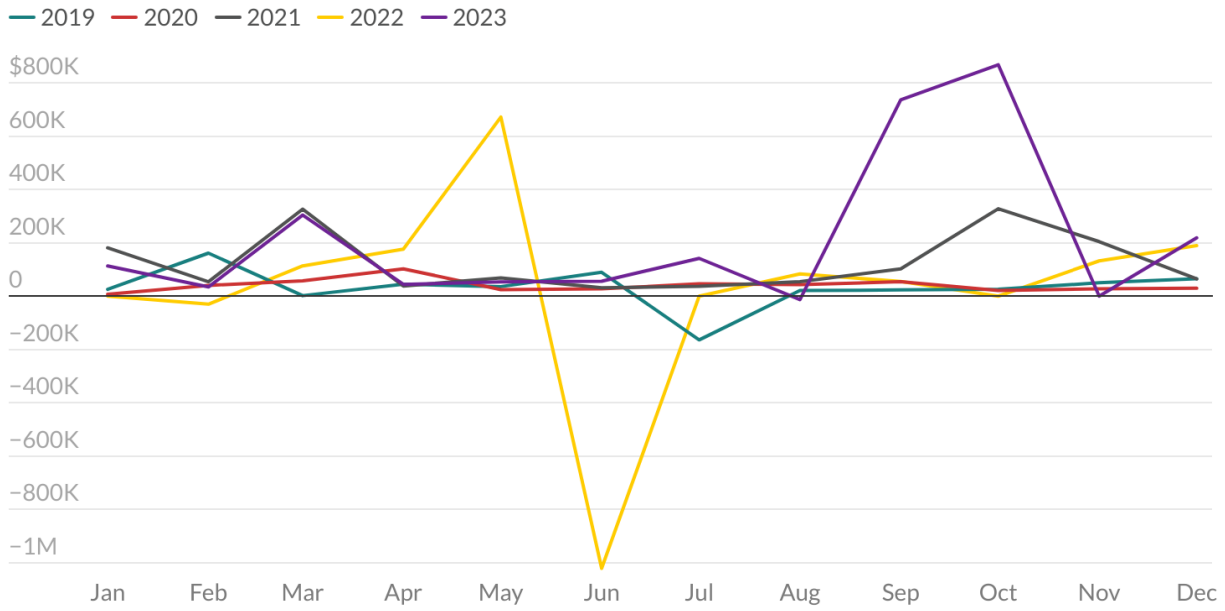
Source: City of Fayetteville, https://www.datawrapper.de/_/oQ1sK/

Figure 248. NAICS 99: Automobile



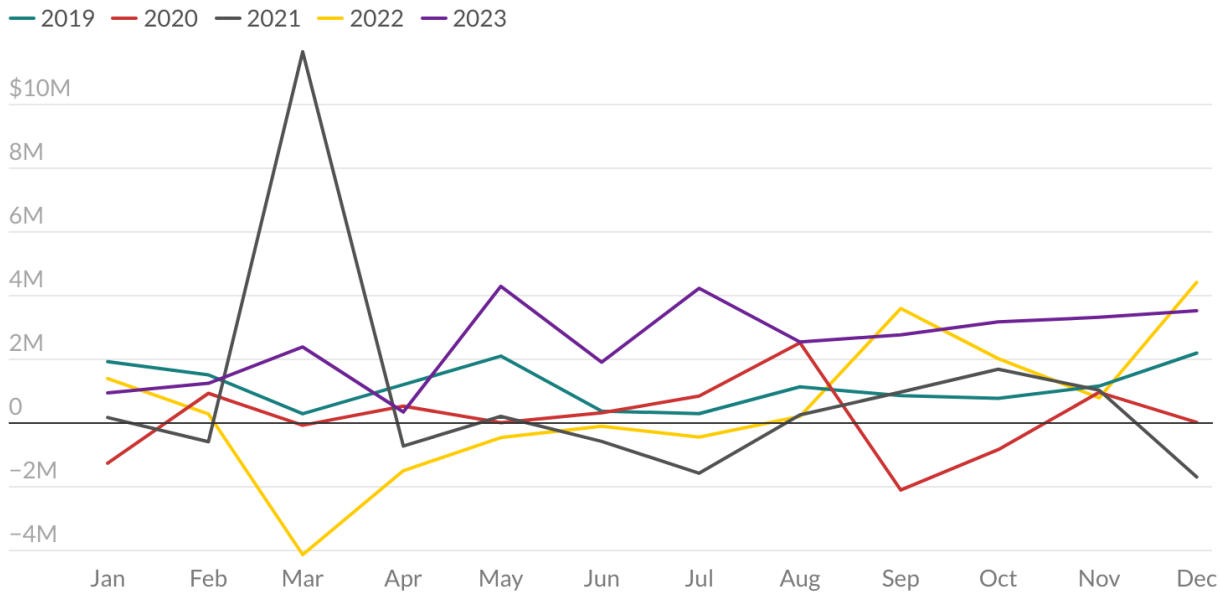
Source: City of Fayetteville, https://www.datawrapper.de/_/rrV41/

Figure 249. NAICS 99: Wholesale Vending and Other Unidentified Receipts



Source: City of Fayetteville, https://www.datawrapper.de/_/t5jRq/

Figure 250. NAICS 99: Less Than Three Businesses



Source: City of Fayetteville, https://www.datawrapper.de/_/2XOOu/

ENDNOTES

[1] Arkansas Department of Finance and Administration, "Local Tax Distribution by NAICS Report," https://www.ark.org/dfa/localtaxes/index.php.
[2] NAICS Association, "11: Agriculture, Forestry, Fishing, and Hunting," https://www.naics.com/naics-code-description/?code=11.
[3] U.S. Bureau of Labor Statistics, "Industries at a Glance: Mining, Quarrying, and Oil and Gas Extraction: NAICS 21," https://www.bls.gov/iag/tgs/iag21.htm
[4] NAICS Association, "22: Utilities," https://www.naics.com/naics-code-description/?code=22.
[5] NAICS Association, "23: Construction," https://www.naics.com/naics-code-description/?code=23.
[6] NAICS Association, "31-33: Manufacturing," https://www.naics.com/naics-code-description/?code=31-33.
[7] NAICS Association, "44-45: Retail Trade," https://www.naics.com/naics-code-description/?code=44-45.
[8] Department of Economic Vitality of the City of Fayetteville's calculations of Arkansas Department of Finance and Administration Local NAICS distribution data. https://www.ark.org/dfa/localtaxes/index.php.
[9] NAICS Association, "48-49: Transportation and Warehousing," https://www.naics.com/naics-code-description/?code=48.
[10] Department of Economic Vitality of the City of Fayetteville's calculations of Arkansas Department of Finance and Administration Local NAICS distribution data. https://www.ark.org/dfa/localtaxes/index.php.
[11] NAICS Association, "51: Information," https://www.naics.com/naics-code-description/?code=51.
[12] NAICS Association, "52: Finance and Insurance," https://www.naics.com/naics-code-description/?code=52.
[13] NAICS Association, "53: Real Estate and Rental and Leasing," https://www.naics.com/naics-code-description/?code=53.
[14] NAICS Association, "54: Professional, Scientific, and Technical Services," https://www.naics.com/naics-code-description/?code=54.
[15] U.S. Bureau of Labor Statistics, "Industries at a Glance: Management of Companies and Enterprises: NAICS 55," https://www.bls.gov/iag/tgs/iag55.htm.
[16] U.S. Bureau of Labor Statistics, "Industries at a Glance: Administrative and Support and Waste Management and Remediation Services: NAICS 56," https://www.bls.gov/iag/tgs/iag56.htm.
[17] NAICS Association, "61: Educational Services," https://www.naics.com/naics-code-description/?code=61.
[18] NAICS Association, "62: Health Care and Social Assistance," https://www.naics.com/naics-code-description/?code=62.
[19] NAICS Association, "71: Arts, Entertainment, and Recreation," https://www.naics.com/naics-code-description/?code=71.
[20] Department of Economic Vitality of the City of Fayetteville's calculations of Arkansas Department of Finance and Administration Local NAICS distribution data. https://www.ark.org/dfa/localtaxes/index.php.
[21] NAICS Association, "72: Accommodation and Food Services," https://www.naics.com/naics-code-description/?code=72.
[22] NAICS Association, "81: Other Services," https://www.naics.com/naics-code-description/?code=81.
[23] NAICS Association, "92: Public Administration," https://www.naics.com/naics-code-description/?code=92.

APPENDIX B: MACROECONOMIC ANALYSIS AND DATA REPOSITORY



2024 ECONOMIC VITALITY MASTER PLAN

DEPARTMENT OF ECONOMIC VITALITY

CITY OF FAYETTEVILLE ARKANSAS

APPENDIX B. MACROECONOMIC ANALYSIS AND DATA REPOSITORY

EXECUTIVE SUMMARY

This report provides an overview of macroeconomic conditions in Fayetteville, typically capturing trends over the last decade. Evaluating economic trends within a city can help economic developers and local officials make informed decisions on a range of policy topics and can better position municipal policies and programs to appropriately target resident populations. Given that economic development is fundamentally concerned with improving well-being of residents along multiple dimensions, macroeconomic analysis allows economic developers to check the "vital signs" of a community on a periodic basis.

While the Department of Economic Vitality has outlined key findings, residents and community organizations may also utilize the report to:

- Understand recent shifts in demographics, including population growth and composition
- Identify opportunities to align industry needs with workforce pipelines
- Make informed decisions about ongoing and emerging development needs at the local level
- Visualize how various economic vitality indicators are concentrated geographically across Fayetteville city limits

Methodology

This macroeconomic analysis and data repository was developed primarily using publicly available data provided by the U.S. Bureau of Economic Analysis (BEA), the U.S. Bureau of Labor Statistics (BLS), and the U.S. Census Bureau. In most instances, the Department uses one-year American Community Survey (ACS) estimates when available, though certain datasets are limited to rolling five-year estimates. Data from private research organizations (e.g., EMSI, JobsEQ) was generously provided by the Northwest Arkansas Council and the University of Arkansas Center for Business and Economic Research at no cost to the City. Lastly, this analysis also draws on several datasets maintained internally by City staff in relation to business licenses, employment, and taxable sales.

Data Considerations and Limitations

Trend periods. Where possible, the Department of Economic Vitality has analyzed time series data for a review period of 2010 to 2022. The period of review will be shorter for certain sections given the data available or the emergence of new types of data collection after 2010.

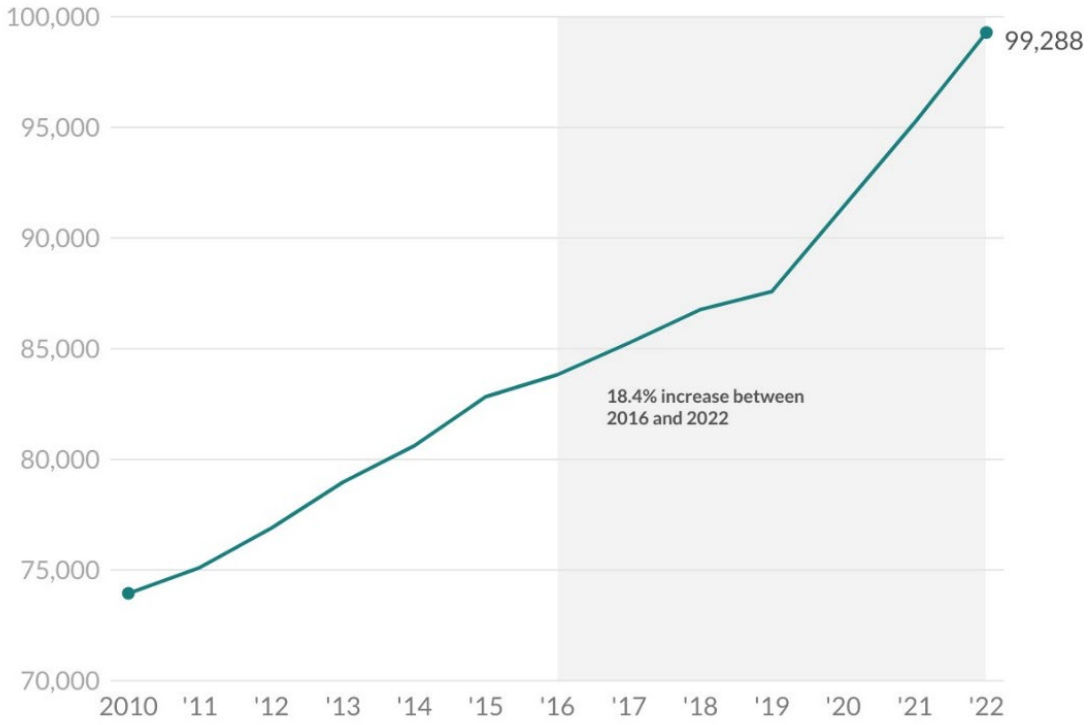
Removal of 2020 ACS data. The Covid-19 pandemic significantly disrupted data collection for the U.S. Census Bureau's 2020 American Community Survey, resulting in the Census Bureau's decision not to release standard one-year ACS data products.[i] Instead, the Census Bureau released experimental estimates using a different weighting methodology with a disclaimer to use this data with caution.[ii] The Department of Economic Vitality, like other organizations nationwide, elected not to include the 2020 five-year estimates in its analysis given that the 2020 ACS data products overestimate the number of U.S. households and are not representative of U.S. households.[iii]

DEMOGRAPHICS

Population Growth

According to the 2022 American Community Survey (ACS) conducted by the U.S. Census Bureau, Fayetteville is now home to just under 100,000 residents. Since the release of the Fayetteville First Plan in 2016, Fayetteville's population has grown by 18.4% with annual growth rates hovering around 2% until 2021 (8.7%) and 2022 (4.3%).

Figure 1. Fayetteville Population (2010-2022)



Source: 2010-2022 ACS 1-Year Estimates, DP05, https://www.datawrapper.de/_/TXCdN/?v=3

In 2022, there were 41,718 households with an average household size of 2.19 as well as 19,224 families with an average family size of 2.90. While the average household size in 2022 was similar to that of 2010, the average family size has increased from 2.83 to 2.90 during the same time period.

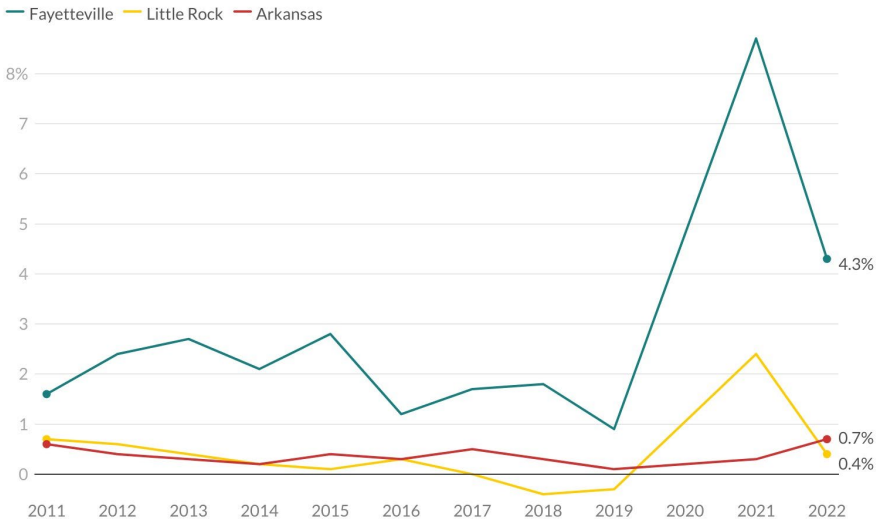
Table 1. Households and Families in Fayetteville (2010-2022)

Year	Total Households	Average Household Size	Total Families	Average Family Size
2010	29,469	2.20	14,966	2.83
2016	33,903	2.28	14,748	3.19
2022	41,718	2.19	19,224	2.90

Source: 2010-2022 ACS 1-Year Estimates, SP1101, https://www.datawrapper.de/_/088XQ/?v=2

Between 2019 and 2022, Fayetteville's population grew by 13.4%, a rate which outpaced that of the State of Arkansas more generally (0.9%). Fayetteville has consistently experienced higher annual population growth relative to that of its peers in Northwest Arkansas (i.e., Bentonville, Rogers, and Springdale) as well as the state's capital city, Little Rock.

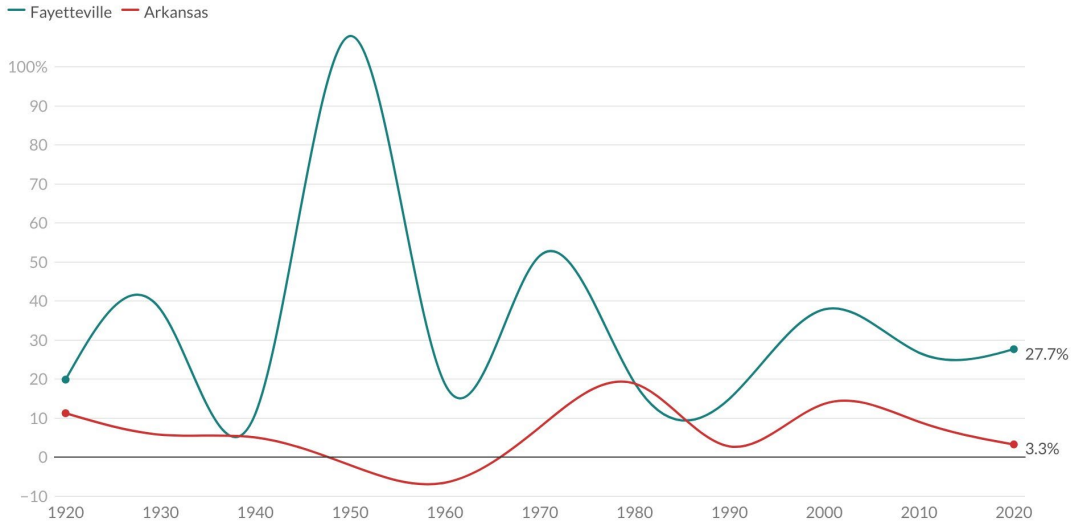
Figure 2. Arkansas MSA vs. State Annual Population Growth Rates (2011-2022)



Source: 2010-2022 ACS 1-Year Estimates, DP05, https://www.datawrapper.de/_/oKIW6/?v=2

Located in one of the fastest growing regions of the state, Fayetteville is no stranger to higher-than-state-average population growth rates. Over the past century, Fayetteville's population growth has been higher than the State of Arkansas's overall growth. Per the last U.S. Decennial Census, Fayetteville's population increased 27.7% while the State of Arkansas's population increased by 3.3%. Fayetteville has not experienced decade-over-decade population decline since 1870, and the city has enjoyed population growth rates over 25% since 2000.

Figure 3. Decade-Over-Decade Population Growth in Fayetteville and Arkansas (1920-2020)



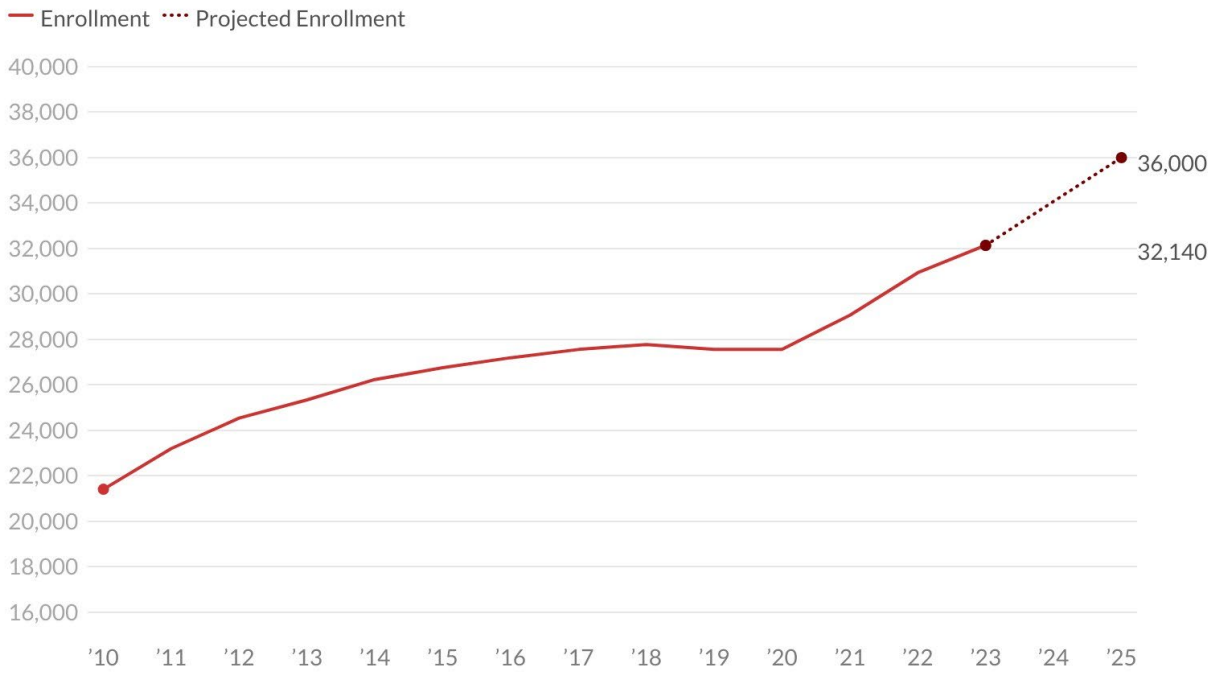
Source: 1920-2020 U.S. Decennial Census, https://www.datawrapper.de/_/SCX6i/

Demographics by Group

Age

As the home of the state's flagship university, the University of Arkansas, Fayetteville has long been grounded in its identity as a college town. The University not only serves as a cultural hub and engine for local economic growth but also represents a significant portion of Fayetteville's population.[1] Understanding this segment of our population is critical to projecting future economic development needs as the student population utilizes community resources and functions as a direct talent pipeline for current and future employers in the region. The University's enrollment increased by 50.2% between 2010 and 2023. While annual undergraduate enrollments nationwide have struggled to bounce back from the pandemic,[iv] the University has enjoyed strong growth over the past three years with a record-breaking 32,140 students enrolled in Fall 2023.

Figure 4. University of Arkansas Fall Enrollment (2010-2023) and Projected Enrollment to 2025



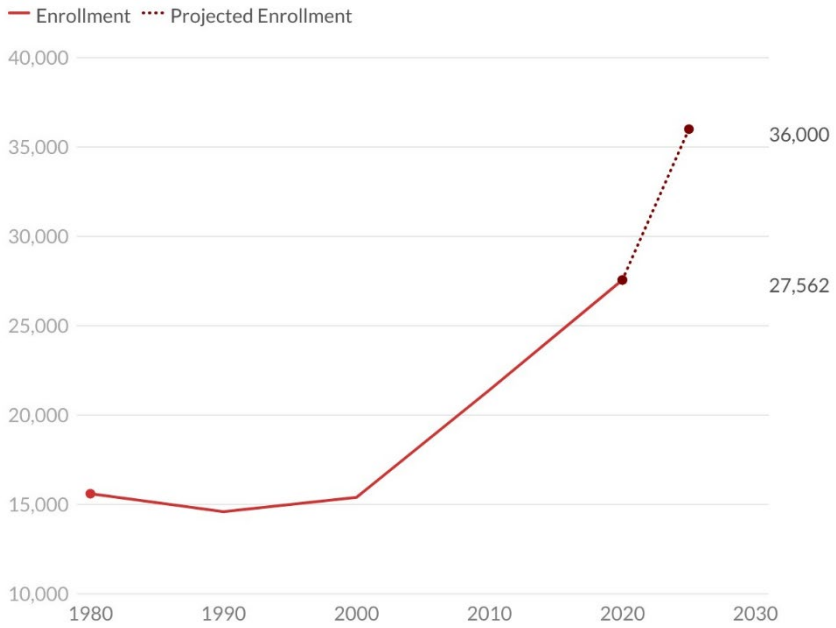
Source: University of Arkansas, https://www.datawrapper.de/_/uWGAl/?v=2

More recent enrollment growth is an extension of a longer trendline, with total enrollment more than doubling over the last two decades and plans to reach 36,000 enrolled students by 2025. Since 2010, the University of Arkansas enrollment growth rate has been higher than Fayetteville's overall population growth for eight of 12 years.[2]

[1] College students are a notoriously hard-to-count sub-population because of high levels of mobility, frequent changes of residence, and formal ties with other geographies. The U.S. Census typically counts out-of-state college students based on the principle of "usual residence" (i.e., where a person lives and sleeps most) instead of legal residence (i.e., the jurisdiction in which an individual pays taxes, votes, or has a permanent address). This practice was intentionally continued during the pandemic when some students completed coursework virtually from their state of legal residency. The Economic Vitality Master Plan considers both age-specific population data from the American Community Survey as well as enrollment data provided by the University to fully capture the young adult cohort in Fayetteville.

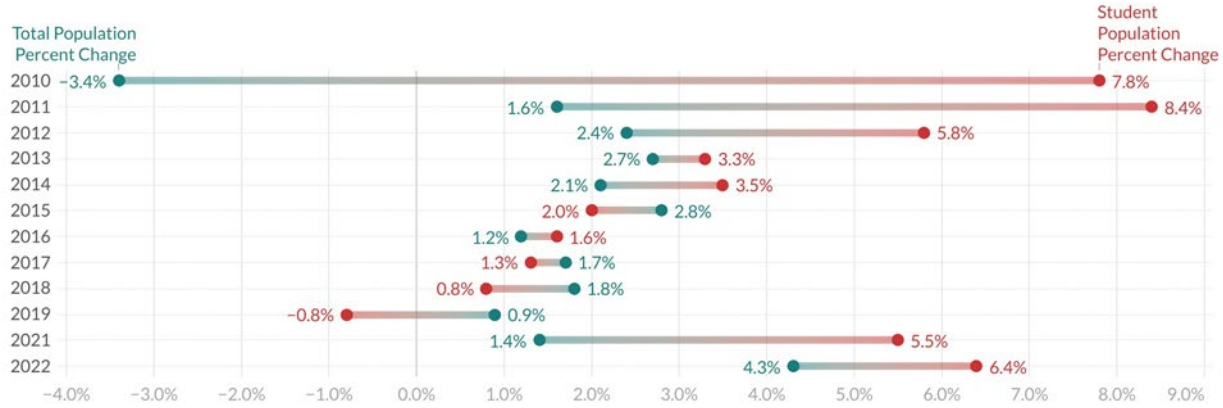
[2] 2020 American Community Survey Experimental Estimates for Fayetteville's population were not used for this calculation or throughout the Economic Vitality Master Plan.

Figure 5. University of Arkansas Decade-Over-Decade Enrollment (1980-2020)



Source: University of Arkansas, https://www.datawrapper.de/_/7wC3v/?v=7

Figure 6. Total Population Growth vs. Student Population Growth (2010-2022)

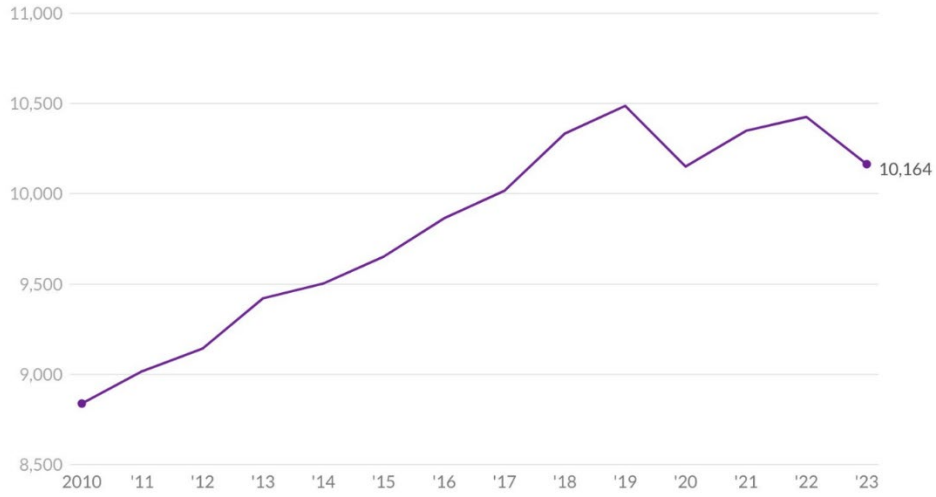


Source: ACS 1-Year Estimates; University of Arkansas, https://www.datawrapper.de/_/BueWX/?v=9

Given that 80% of University of Arkansas students seek off-campus housing options, the increased student population is a critical component to understanding local housing demand and pressure on Fayetteville's housing stock. The influence of this sub-population is evidenced by an increase in by-the-bedroom leases, in which multiple tenants of the same housing unit have individual leases. In 2023, the University commissioned a housing growth study that resulted in the construction of two new residence halls in the Maple Hill district to help "better position its student life offerings in the face of enrollment growth that has outpaced the university's ability to accommodate students in on-campus housing."[v] Given that the private housing market will continue to absorb excess housing demand for university students, it remains important for the City to collaborate with the University through the Town and Gown Advisory Committee and other cross-divisional efforts.

While residents are accustomed to conversations about the student population's position in Fayetteville, there is another student population of concern for our collective economic future. The Fayetteville Public School (FPS) district is comprised of nine elementary schools (grades K-4), three middle schools (grades 5-6), two junior high schools (grades 7-8), two high school campuses (grades 9-12), and the Fayetteville Virtual Academy (grades K-12). FPS is actively engaged in two key data-driven strategies to manage overcrowding issues at specific schools and to balance school demographics. First, FPS is piloting a middle school-level choice program, offering specialized curriculum focused on science and the environment. Second, FPS plans to transition to a new feeder pattern for the 2027-2028 school year, which will involve both reshuffling existing school facilities and constructing new facilities to establish three middle schools and three junior high schools.

Figure 7. Fayetteville Public School District Enrollment (2010-2023)

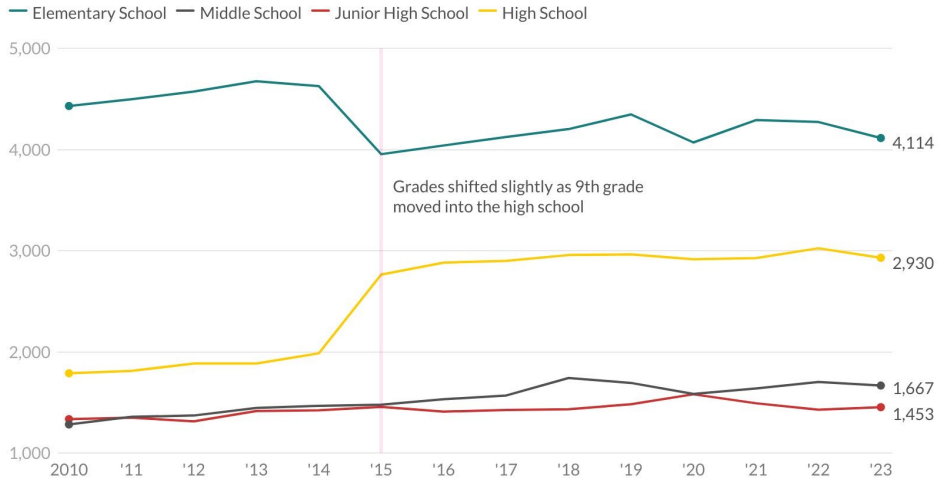


Source: Arkansas Department of Education Data Center, 2010-2023 Enrollment Count, https://www.datawrapper.de/_/Uo5fO/?v=3

During the 2023-2024 school year, approximately 91.1% of the school district's 2,599 students in grades 9 through 12 attended Fayetteville High School's main campus, with another 8.9% (254) attending the Agee Lierly Life Preparation Services School (ALLPS) School of Innovation. ALLPS programs aim to accommodate the development of students whose educational needs are not met by traditional programs and curricula (e.g., students identified as at-risk for dropout, pregnant or parenting teens). ALLPS students have full access to coursework and activities offered at the main high school campus. Launched in 2016 as the state's first virtual charter school, the Fayetteville Virtual Academy (FVA) has also expanded the district's school options across the K-12 system. FVA's enrollment spiked during the pandemic at 466 students (over a 200% increase) during the 2020-2021 academic year. More recently, 129 students were enrolled at FVA with a slightly higher concentration of students at the high school level.

The school district's annual growth rate is on average slightly above one percent, and the K-12 student population in Fayetteville increased by approximately 15% (1,326) between 2010 and 2023. FPS's 10-year demographic projections predict relatively flat enrollment, even as Fayetteville's overall population continues to grow at record rates. With this discrepancy in mind, it remains important to consider the cost-of-living needs for young families in Fayetteville.

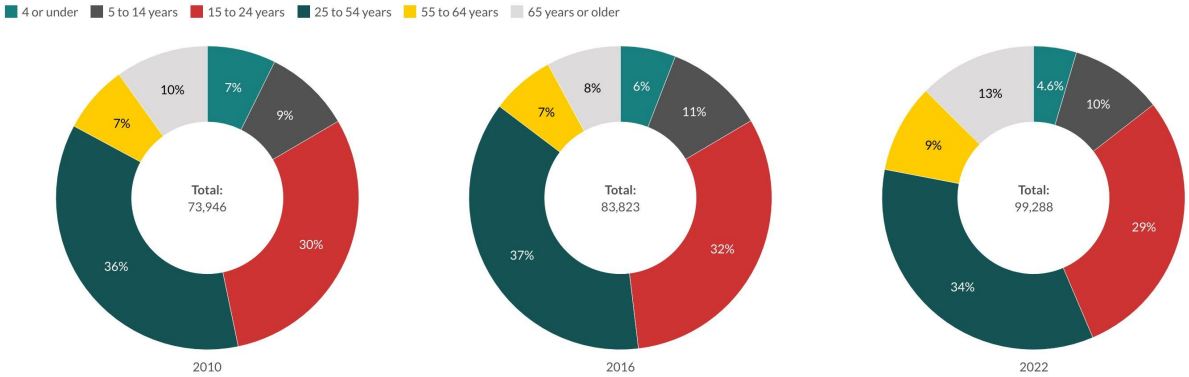
Figure 8. Fayetteville Public School District Enrollment by School Type (2010-2023)



Source: ADE Data Center, 2010-2023 Enrollment Count, https://www.datawrapper.de/_/y9yS1/?v=2

The age distribution of Fayetteville's population was relatively stable between 2010 and 2022. Adolescents and young adults (ages 15 to 24 years old) and prime-age workers (ages 25 to 54 years old) consistently represent the two largest segments of Fayetteville's population, accounting for approximately two-thirds of the overall population. At 4.6% in 2022, children under the age of 5 are the smallest segment of Fayetteville's population.

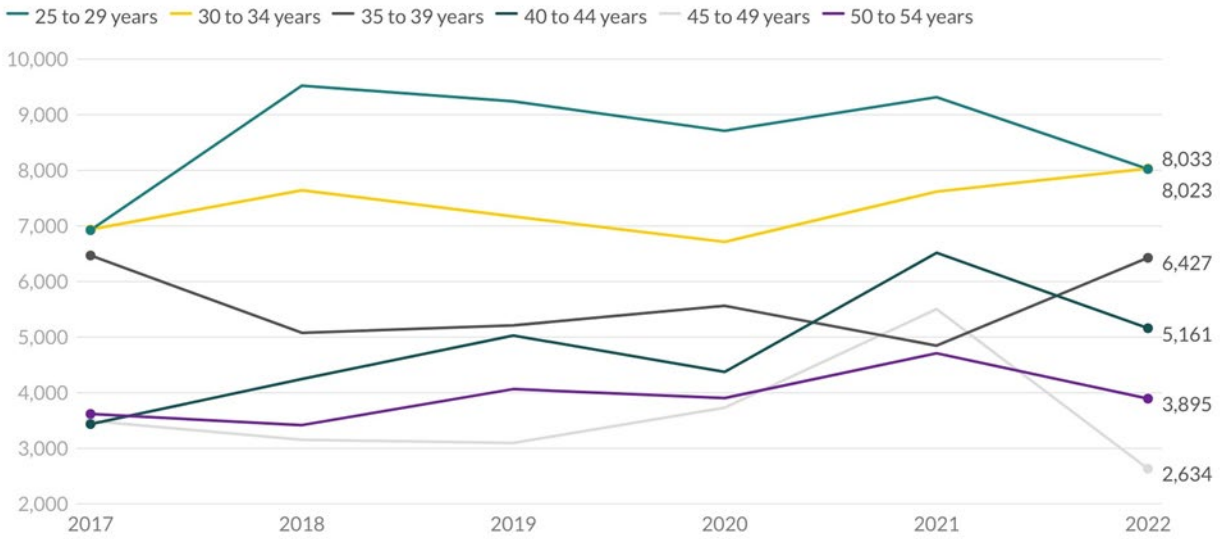
Figure 9. Population by Age (2010, 2016, 2022)



Source: 2010-2022 ACS 1-Year Estimates, DP05 and S0101

Fayetteville enjoys a healthy prime-age working population (ages 25-54), constituting approximately one-third of the city's overall population. Residents ages 30 to 34 and 40 to 44 experienced the largest increase within the prime-age working population between 2017 and 2022.

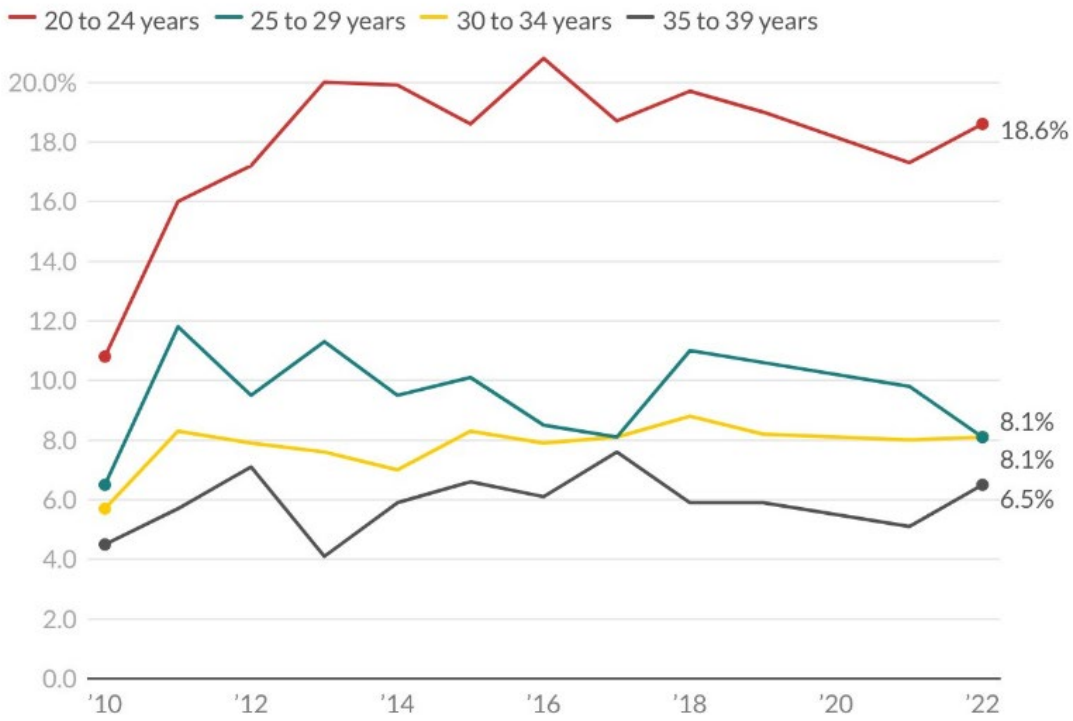
Figure 10. Prime-Age Working Population (2017-2022)



Source: 2017-2022 ACS 1-Year Estimates, DP05, https://www.datawrapper.de/_/QpCsE/?v=2

Between 2010 and 2022, the share of residents ages 20 to 24 years old increased by almost eight percentage points, growing from 10.8% of Fayetteville's population in 2010 to 18.6% in 2022. The growth in this age cohort is at least partially driven by enrollment growth at the University of Arkansas. The other three age cohorts within this range increased by approximately two percentage points each during the same time period.

Figure 11. Population Ages 20 to 39 as a Percentage of Total Population (2010-2022)

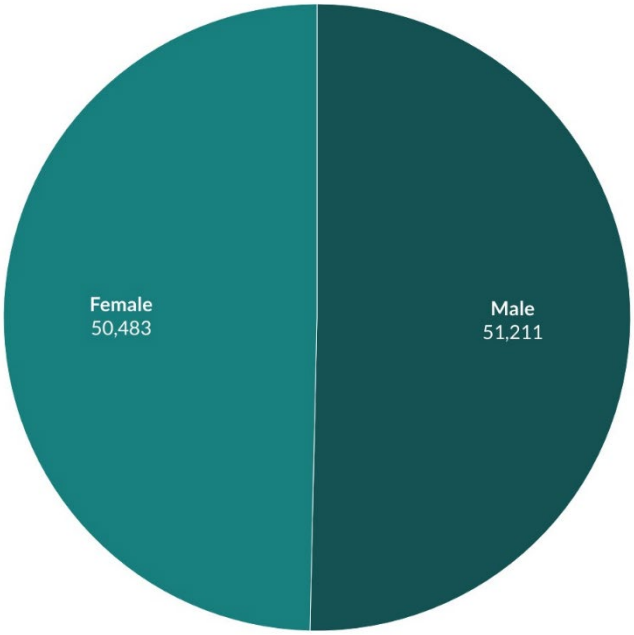


Source: 2010-2022 ACS 1-Year Estimates, DP05, https://www.datawrapper.de/_/wXAt4/?v=2

Sex, Race, and Educational Attainment

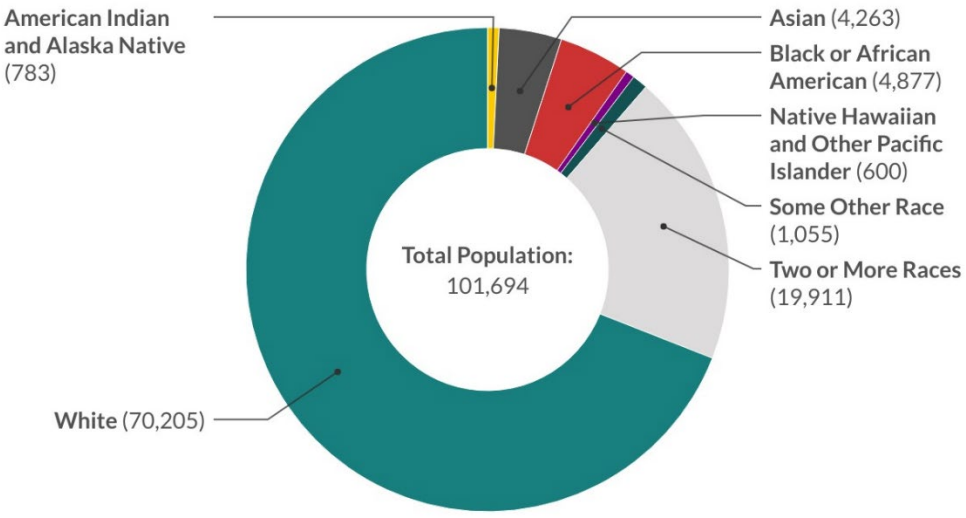
In 2023, Fayetteville's population by sex was nearly even, with 50.4% of its population representing males.[3] Approximately 69% of Fayetteville's residents identified as white in 2023, with two or more races (20%) and Black of African American (4.8%) representing the next largest racial groups.

Figure 12. Fayetteville Population by Sex (2023)



Source: 2023 ACS 1-Year Estimates Subject Table DP05, https://www.datawrapper.de/_/ZvKlE/

Figure 13. Fayetteville Population by Race (2023)

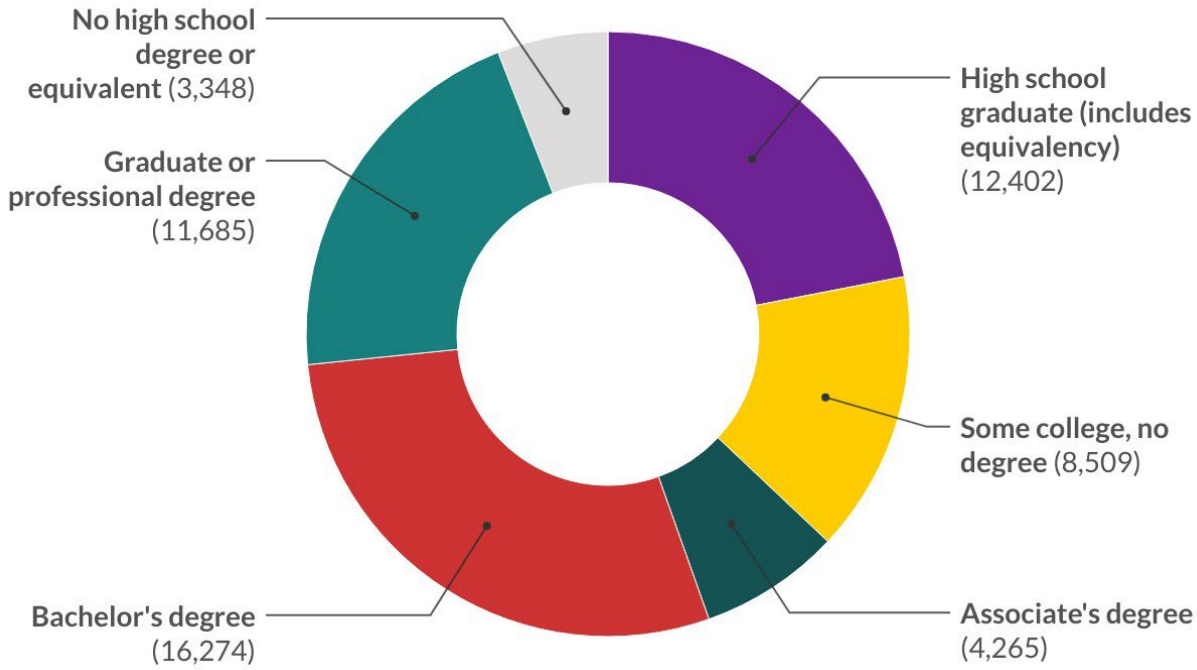


Source: 2023 ACS 1-Year Estimates Subject Table DP05, https://www.datawrapper.de/_/xH285/

[3] U.S. Census data distinguishing between men and women draws on data related to individuals' sex, not gender. While the Department is constrained to using binary data, the Economic Vitality Master Plan's discussion of gendered disparities in economic opportunity aims to recognize that Fayetteville's residents reflect a more diverse set of gender identities and experiences.

Approximately 94% of Fayetteville's population 25 years or older has an educational attainment level of high school graduate or higher, which is approximately four percentage points higher than the U.S. rate for this population. Approximately half of residents age 25 or older have obtained a bachelor's degree or higher.

Figure 14. Fayetteville Population Age 25 or Older by Educational Attainment (2023)



Source: 2023 ACS 1-Year Estimates Subject Table S1501, https://www.datawrapper.de/_/c5T8R/

INDUSTRY AND EMPLOYMENT

Business and Job Composition

Businesses by Industry

Retail trade represents the largest industry concentration of businesses in Fayetteville and also functions as the largest source of sales tax revenue for the City. Other services excluding public administration is the second largest segment of businesses, composed of a wide range of activities such as personal care services. Lastly, healthcare and social assistance is the third largest concentration of businesses in Fayetteville.

Figure 15. Businesses by Industry in Fayetteville (August 2024)



Source: City of Fayetteville, https://www.datawrapper.de/_/8ycmq/

While healthcare and social assistance is the third largest sector by number of businesses, this sector provides the greatest number of private sector jobs with nearly 8,300 full-time employees working within this sector. Retail trade as well as accommodation and food services provide over 6,000 jobs each. The table below is derived from business license data maintained by the City and does not reflect public sector employment (e.g., over 5,000 full-time jobs at the University of Arkansas and approximately 1,600 full-time Veterans Affairs employees). Lastly, manufacturing as

well as professional, scientific, and technical services represent two other major sources of full-time employment in Fayetteville.

Table 2. Industry by Businesses and Full-Time Employees (August 2024)

NAICS	Industry Sector	Number of Businesses	Number of Full Time Employees	Percent of Businesses	Percent of Workforce
11	Agriculture, Forestry, Fishing, and Hunting	10	25	0.2%	0.1%
22	Utilities	5	623	0.1%	1.5%
23	Construction	187	2,164	4.6%	5.0%
31-33	Manufacturing	98	4,054	2.4%	9.4%
42	Wholesale Trade	66	905	1.6%	2.1%
44-45	Retail Trade	687	6,373	16.8%	14.8%
48-49	Transportation and Warehousing	44	424	1.1%	1.0%
51	Information	42	492	1.0%	1.1%
52	Finance and Insurance	157	1,896	3.8%	4.4%
53	Real Estate Rental and Leasing	432	1,164	10.5%	2.7%
54	Professional, Scientific, and Technical Services	450	4,614	11.0%	10.7%
55	Management of Companies and Enterprises	23	851	0.6%	2.0%
56	Adminstrative and Support and Waste Management	72	513	1.8%	1.2%
61	Educational Services	64	977	1.6%	2.3%
62	Health Care and Social Assistance	457	8,289	11.1%	19.3%
71	Arts, Entertainment, and Recreation	147	600	3.6%	1.4%
72	Accommodation and Food Services	414	6,657	10.1%	15.5%
81	Other Services (except Public Administration)	467	1,931	11.4%	4.5%
92	Public Administration	7	177	0.2%	0.4%

Source: City of Fayetteville, https://www.datawrapper.de/_/1wgVU/?v=4

Location Quotient

Location quotients show the percentage of local employment as it relates to national employment in each industry. For example, a location quotient of 1.0 indicates the percentage of local employment for an area is equivalent to the national level.

$$LQ_i = \frac{e_i/e}{E_i/E}$$

Location Quotient Formula Components

e_i = local employment in industry

E_i = reference area employment in industry

e = total local employment

E = total reference area employment

ESMI estimates that there are currently 151,047 jobs in Washington County with projections of 168,600 by 2031.

For Washington County, the highest concentration of an industry is Management of Companies and Enterprises (NAICS 55) with a location quotient of 1.98. This sector is composed of 4,179 jobs and is expected to grow by 9% in the next 10 years. The most specialized sector in Washington County is manufacturing, with a location quotient of 1.50. The food manufacturing sub-sector is the most specialized segment of this sector, with a location quotient of 6.22, and employs over 8,000 residents.

The top five industries that employ the greatest number of residents in Washington County includes Government (20,868), Health Care (17,899), Retail Trade (14,834), Manufacturing (14,753), and Accommodation and Food Services (11,488). The healthcare industry is expected to produce the greatest number of new jobs in Washington County within the next 10 years, with a projection of 2,915 new jobs and increasing sectoral employment by 16%.

Table 3. 2-Digit Washington County Location Quotient

NAICS	Description	2021 Jobs	2031 Jobs	2021-2031 Change	2021-2031 Percent Change	Current Wages, Salaries, and Proprietor Earnings	2021 Location Quotient	2031 Location Quotient
11	Agriculture, Forestry, Fishing, and Hunting	3	3	(141)	(5%)	$41,669	1.10	0.97
21	Mining, Quarrying, and Oil and Gas Extraction	392	147	(245)	(62%)	$14,411	0.54	0.22
22	Utilities	424	327	(97)	(23%)	$82,760	0.98	0.76
23	Construction	10	12	1,577	16%	$51,108	1.20	1.25
31	Manufacturing	15	16	1,485	10%	$46,598	1.50	1.59
42	Wholesale Trade	4	4	4	0%	$73,164	0.84	0.80
44	Retail Trade	15	16	877	6%	$29,914	1.08	1.09
48	Transportation and Warehousing	8	8	409	5%	$45,419	1.02	0.88
51	Information	1	1	3	0%	$41,846	0.54	0.50
52	Finance and Insurance	5	5	640	13%	$59,437	0.55	0.54
53	Real Estate and Rental and Leasing	7	8	1,238	18%	$41,606	0.92	0.94
54	Professional, Scientific, and Technical Services	8	9	1,427	18%	$46,126	0.69	0.70
55	Management of Companies and Enterprises	4	5	371	9%	$133,291	1.98	1.87
56	Administrative and Support and Waste Management and Remediation Services	8	9	877	11%	$28,584	0.84	0.85
61	Educational Services	2	2	266	17%	$19,417	0.42	0.42
62	Health Care and Social Assistance	18	21	2,915	16%	$51,402	1.03	1.02
71	Arts, Entertainment, and Recreation	3	3	601	22%	$16,684	0.83	0.85
72	Accommodation and Food Services	11	13	1,707	15%	$18,144	1.17	1.20
81	Other Services (except Public Administration)	8	10	1,190	14%	$26,623	0.94	0.97
90	Government	21	23	2,449	12%	$47,715	1.14	1.20

Source: EMSI data provided by the Northwest Arkansas Council, https://www.datawrapper.de/_/vOByi/

Table 4. 2-Digit Washington County Top Industries by Projected Job Growth

NAICS	Description	2021 Jobs	2031 Jobs	2021-2031 Change	2021-2031 Percent Change	Current Wages, Salaries, and Proprietor Earnings	2021 Location Quotient	2031 Location Quotient
23	Construction	10,144	11,721	1,577	16%	$51,108	1.20	1.25
31	Manufacturing	14,753	16,238	1,485	10%	$46,598	1.50	1.59
44	Retail Trade	14,834	15,711	877	6%	$29,914	1.08	1.09
48	Transportation and Warehousing	7,664	8,072	409	5%	$45,419	1.02	0.88
52	Finance and Insurance	4,750	5,389	640	13%	$59,437	0.55	0.54
53	Real Estate and Rental and Leasing	7,065	8,303	1,238	18%	$41,606	0.92	0.94
54	Professional, Scientific, and Technical Services	7,838	9,265	1,427	18%	$46,126	0.69	0.70
55	Management of Companies and Enterprises	4,179	4,550	371	9%	$133,291	1.98	1.87
56	Administrative and Support and Waste Management and Remediation Services	7,652	8,529	877	11%	$28,584	0.84	0.85
61	Educational Services	1,530	1,796	266	17%	$19,417	0.42	0.42
62	Health Care and Social Assistance	17,899	20,813	2,915	16%	$51,402	1.03	1.02
71	Arts, Entertainment, and Recreation	2,779	3,380	601	22%	$16,684	0.83	0.85
72	Accommodation and Food Services	11,488	13,195	1,707	15%	$18,144	1.17	1.20
81	Other Services (except Public Administration)	8,388	9,578	1,190	14%	$26,623	0.94	0.97
90	Government	20,868	23,317	2,449	12%	$47,715	1.14	1.20

Source: EMSI data provided by the Northwest Arkansas Council, https://www.datawrapper.de/_/f9JHf/

Table 5. Any-Digit Washington County Top Industry by Projected Job Loss

NAICS	Description	2021 Jobs	2031 Jobs	2021-2031 Change	2021-2031 % Change	Current Wages, Salaries, and Proprietor Earnings	2021 Location Quotient	2031 Location Quotient
11	Agriculture, Forestry, Fishing and Hunting	3,007	2,866	(141)	(5%)	$41,669	1.10	0.97
21	Mining, Quarrying, and Oil and Gas Extraction	392	147	(245)	(62%)	$14,411	0.54	0.22
22	Utilities	424	327	(97)	(23%)	$82,760	0.98	0.76
112	Animal Production and Aquaculture	2,377	2,151	(226)	(10%)	$46,309	2.71	2.40
211	Oil and Gas Extraction	365	134	(231)	(63%)	$12,399	1.13	0.63
326	Plastics and Rubber Products Manufacturing	184	56	(128)	(70%)	$45,844	0.34	0.10
332	Fabricated Metal Product Manufacturing	1,723	1,627	(96)	(6%)	$53,927	1.57	1.44
425	Wholesale Electronic Markets and Agents and Brokers	279	150	(130)	(46%)	$68,174	0.63	0.29
452	General Merchandise Stores	2,746	2,589	(157)	(6%)	$25,599	1.24	1.14
3116	Animal Slaughtering and Processing	4454	4365	(89)	(2%)	$39,592	11	10
3261	Plastics Product Manufacturing	136	47	(89)	(66%)	$44,464	0	0
4522	Department Stores	743	622	(121)	(16%)	$22,416	1	1
311615	Poultry Processing	4242	4010	(232)	(5%)	$39,090	23	22

Source: EMSI data provided by the Northwest Arkansas Council, https://www.datawrapper.de/_/9VeMl/

Occupational Analysis

The following section utilizes data from the Standard Occupational Classification (SOC) system, a federal statistical standard used to categorize occupations. The system is managed by the U.S. Bureau of Labor Statistics, and the data was extracted using EMSI with assistance from the Fayetteville Chamber. In Washington County, data is available for over 800 different occupations.

Table 6. Top 20 Occupations in Washington County by Job Count (2023)

SOC	Occupation	2013 Jobs	2023 Jobs	2013-2023 Net Change	2013-2023 Percent Change	Average Hourly Earnings	Median Hourly Earnings	Median Annual Earnings
35-3023	Fast Food and Counter Workers	2,928	4,547	1,619	55%	$13.58	$13.25	$27,554
53-3032	Heavy and Tractor-Trailer Truck Drivers	4,074	4,398	324	8%	$21.86	$19.84	$41,274
41-2031	Retail Salespersons	4,047	3,354	(693)	(17%)	$17.28	$14.94	$31,086
29-1141	Registered Nurses	1,526	3,055	1,530	100%	$33.02	$33.19	$69,031
43-9061	Office Clerks, General	2,170	2,730	560	26%	$17.63	$16.54	$34,401
11-1021	General and Operations Managers	1,225	2,693	1,468	120%	$47.44	$34.58	$71,922
25-1099	Postsecondary Teachers	1,930	2,652	722	37%	$40.24	$34.20	$71,139
41-2011	Cashiers	2,325	2,597	272	12%	$13.57	$13.17	$27,386
53-7065	Stockers and Order Fillers	1,071	2,359	1,287	120%	$16.37	$15.10	$31,406
35-3031	Waiters and Waitresses	2,170	2,082	(88)	(4%)	$13.75	$12.27	$25,518
53-7062	Laborers and Freight, Stock, and Material Movers, Hand	1,803	1,825	22	1%	$16.07	$15.94	$33,148
43-4051	Customer Service Representatives	941	1,703	762	81%	$18.07	$16.64	$34,621
51-3022	Meat, Poultry, and Fish Cutters and Trimmers	1,559	1,661	102	7%	$15.22	$15.27	$31,766
37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	1,736	1,645	(91)	(5%)	$14.92	$13.70	$28,492
31-1128	Home Health and Personal Care Aides	1,668	1,559	(109)	(7%)	$15.83	$15.35	$31,928
31-1131	Nursing Assistants	1,144	1,402	258	23%	$14.47	$14.59	$30,338
35-2014	Cooks, Restaurant	1,160	1,391	231	20%	$14.26	$13.51	$28,110
43-1011	First-Line Supervisors of Office and Administrative Support Workers	918	1,318	399	43%	$29.33	$28.16	$58,579
49-9071	Maintenance and Repair Workers, General	862	1,288	427	50%	$19.85	$18.37	$38,215
47-2061	Construction Laborers	755	1,267	512	68%	$20.13	$18.09	$37,625

Source: EMSI data provided by Fayetteville Chamber, https://www.datawrapper.de/_/YeGVv/

Table 7. Top 20 Highest Paying Occupations with 100+ Individuals in Washington County (2023)

SOC	Occupation	2013 Jobs	2023 Jobs	2013-2023 Net Change	2013-2023 Percent Change	Average Hourly Earnings	Median Hourly Earnings	Median Annual Earnings
29-1211	Anesthesiologists	Less than 10	106			$148.70	$199.82	$415,617
29-1229	Physicians, All Other	75	217	142	190%	$137.05	$135.96	$282,796
29-1021	Dentists, General	94	128	34	36%	$92.49	$95.35	$198,326
11-3061	Purchasing Managers	50	183	132	262%	$79.40	$73.49	$152,851
29-1071	Physician Assistants	40	109	69	173%	$62.45	$65.98	$137,241
29-1051	Pharmacists	195	234	39	20%	$65.41	$64.09	$133,314
11-9041	Architectural and Engineering Managers	67	127	61	91%	$67.13	$63.29	$131,643
11-2022	Sales Managers	218	305	87	40%	$67.87	$63.09	$131,235
11-2021	Marketing Managers	127	146	19	15%	$66.73	$63.01	$131,055
15-1221	Computer and Information Research Scientists	83	149	67	81%	$60.30	$61.06	$126,997
11-9033	Education Administrators, Postsecondary	191	252	61	32%	$73.51	$60.50	$125,840
11-3021	Computer and Information Systems Managers	96	184	88	92%	$66.46	$60.24	$125,298
11-3031	Financial Managers	212	472	259	122%	$64.74	$59.20	$123,142
15-1253	Software Quality Assurance Analysts and Testers	197	485	289	147%	$58.20	$58.59	$121,863
15-1251	Computer Programmers	383	195	(188)	(49%)	$58.29	$58.39	$121,455
11-1011	Chief Executives	137	133	(4)	(3%)	$86.91	$57.93	$120,504
11-3051	Industrial Production Managers	150	213	63	42%	$61.79	$57.90	$120,438
11-3121	Human Resources Managers	64	113	49	77%	$66.18	$56.04	$116,567
29-1171	Nurse Practitioners	87	320	233	269%	$57.11	$54.74	$113,853
23-1011	Lawyers	401	458	57	14%	$69.00	$49.21	$102,361

Source: EMSI data provided by Fayetteville Chamber, https://www.datawrapper.de/_/sfGz6/

Table 8. Bottom 20 Lowest Paying with 100+ Individuals Occupations in Washington County (2023)

SOC	Occupation	2013 Jobs	2023 Jobs	2013-2023 Net Change	2013-2023 Percent Change	Average Hourly Earnings	Median Hourly Earnings	Median Annual Earnings
35-2011	Cooks, Fast Food	517	528	11	2%	$12.34	$12.23	$25,439
35-9011	Dining Room and Cafeteria Attendants and Bartender Helpers	179	481	302	169%	$12.88	$12.23	$25,448
35-3031	Waiters and Waitresses	2,170	2,082	(88)	(4%)	$13.75	$12.27	$25,518
35-9031	Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	303	257	(46)	(15%)	$12.61	$12.29	$25,563
39-9011	Childcare Workers	1,158	960	(198)	(17%)	$13.02	$12.51	$26,027
37-2012	Maids and Housekeeping Cleaners	824	1,061	238	29%	$14.41	$12.63	$26,279
35-9021	Dishwashers	402	349	(53)	(13%)	$12.95	$12.69	$26,387
39-3091	Amusement and Recreation Attendants	152	247	96	63%	$14.31	$12.69	$26,405
45-2093	Farmworkers, Farm, Ranch, and Aquacultural Animals	104	124	20	19%	$16.19	$12.94	$26,906
45-2092	Farmworkers and Laborers, Crop, Nursery, and Greenhouse	286	288	2	1%	$14.35	$12.94	$26,913
39-9032	Recreation Workers	158	200	42	26%	$14.58	$13.00	$27,048
35-3041	Food Servers, Nonrestaurant	102	245	144	142%	$13.20	$13.14	$27,330
51-3011	Bakers	121	205	84	69%	$14.63	$13.17	$27,383
41-2011	Cashiers	2,325	2,597	272	12%	$13.57	$13.17	$27,386
43-4081	Hotel, Motel, and Resort Desk Clerks	135	222	87	65%	$13.23	$13.18	$27,417
39-2021	Animal Caretakers	141	303	161	114%	$15.43	$13.23	$27,516
35-3023	Fast Food and Counter Workers	2,928	4,547	1,619	55%	$13.58	$13.25	$27,554
35-3011	Bartenders	430	424	(7)	(2%)	$16.08	$13.27	$27,601
35-2014	Cooks, Restaurant	1,160	1,391	231	20%	$14.26	$13.51	$28,110
27-1026	Merchandise Displayers and Window Trimmers	86	417	331	383%	$15.34	$13.53	$28,144

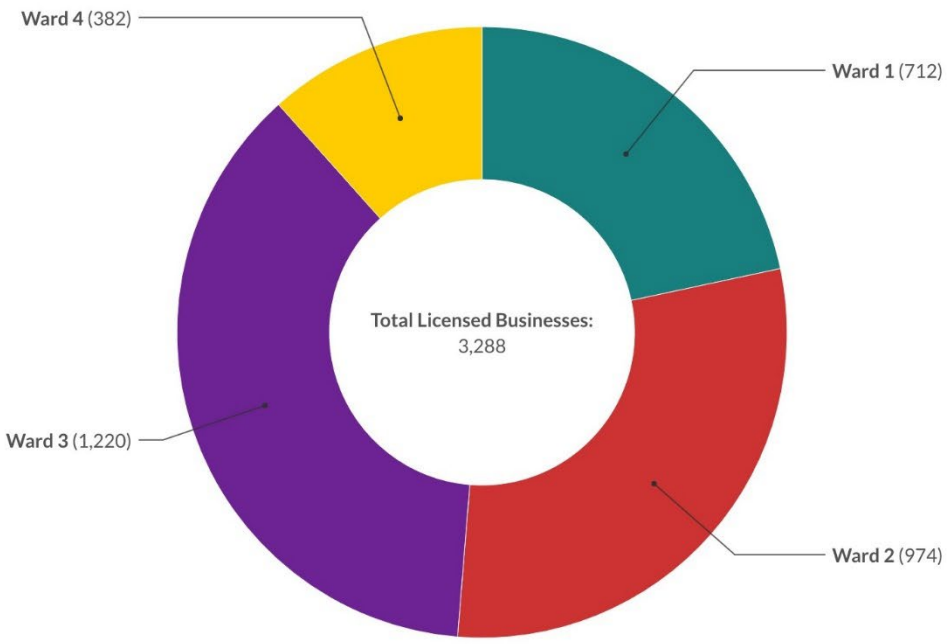
Source: EMSI data provided by Fayetteville Chamber, https://www.datawrapper.de/_/mDso5/

Business and Job Distribution

Businesses and Employees by Ward

Ward 3 is home to over a third of Fayetteville's licensed businesses (1,220), followed by Ward 2 (974) and Ward 1 (712). Ward 4 represents the smallest concentration of licensed businesses (382) in Fayetteville.

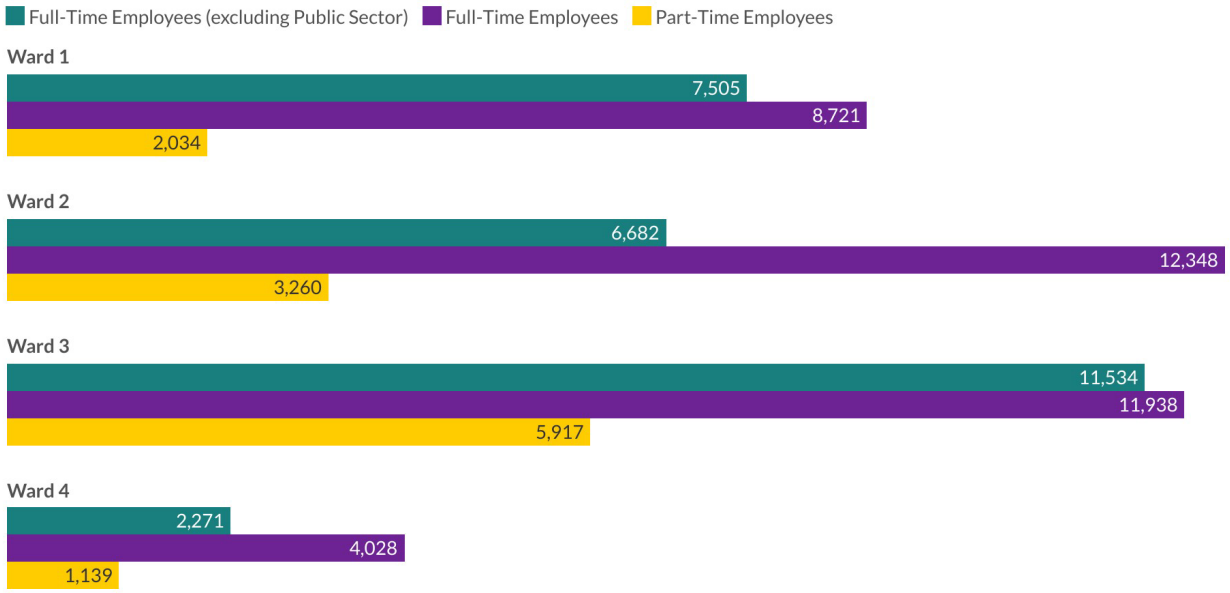
Figure 16. Businesses by Ward (August 2024)



Source: City of Fayetteville, https://www.datawrapper.de/_/bktwU/

Ward 3 is also home to the highest concentration of employees in Fayetteville, with a total of 17,451 employees, excluding public sector employment. Washington Regional Medical Center is the largest employer in this region with over 4,000 full-time employees. While Ward 1 (9,539) and Ward 2 (9,942) are similar in terms of total employees excluding public sector employment, Ward 2 (15,608) more closely trails Ward 3 (17,855) in terms of total employment with public sector employment included. Both the University of Arkansas and the U.S. Veterans Administration Hospital contribute significantly to full-time employment within Ward 2.

Figure 17. Employees by Ward (August 2024)



Source: City of Fayetteville, https://www.datawrapper.de/_/BXx0G/

While Ward 1's licensed business concentration exhibited relative variety, manufacturing, accommodation and food services, and retail trade represented the highest employment levels.

Table 9. Ward 1 Licensed Businesses and Employment (August 2024)

NAICS Code	Industry	Licensed Businesses	Full-Time Equivalent (FTE) Employees
11	Agriculture, Forestry, Fishing, and Hunting	3	3
22	Utilities	1	74
23	Construction	62	602
31-33	Manufacturing	41	3,816
42	Wholesale Trade	21	474
44-45	Retail Trade	129	1,010
48-49	Transportation and Warehousing	17	119
51	Information	6	5
52	Finance and Insurance	10	44
53	Real Estate Rental and Leasing	86	187
54	Professional, Scientific, and Technical Services	70	265
55	Management of Companies and Enterprises	2	2
56	Administrative and Support and Waste Management	18	101
61	Educational Services	10	67
62	Health Care and Social Assistance	28	221
71	Arts, Entertainment, and Recreation	28	41
72	Accommodation and Food Services	88	1,145
81	Other Services (except Public Administration)	91	351
92	Public Administration	0	0

Source: City of Fayetteville, https://www.datawrapper.de/_/0YUmK/

Ward 2's largest concentration of licensed businesses was retail trade, which also had the second highest level of employment by industry. Accommodation and food services, however, represented the industry with the highest concentration of employment.

Table 10. Ward 2 Licensed Businesses and Employment (August 2024)

NAICS Code	Industry	Licensed Businesses	Full-Time Equivalent (FTE) Employees
11	Agriculture, Forestry, Fishing, and Hunting	0	0
22	Utilities	1	75
23	Construction	28	247
31-33	Manufacturing	16	86
42	Wholesale Trade	14	70
44-45	Retail Trade	183	1,639
48-49	Transportation and Warehousing	6	57
51	Information	15	178
52	Finance and Insurance	33	540
53	Real Estate Rental and Leasing	109	240
54	Professional, Scientific, and Technical Services	128	857
55	Management of Companies and Enterprises	6	603
56	Administrative and Support and Waste Management	8	30
61	Educational Services	11	83
62	Health Care and Social Assistance	110	754
71	Arts, Entertainment, and Recreation	38	267
72	Accommodation and Food Services	127	1,967
81	Other Services (except Public Administration)	138	508
92	Public Administration	3	116

Source: City of Fayetteville, https://www.datawrapper.de/_/iWiXw/

Health care and social assistance was Ward 3's highest concentration of both licensed businesses as well as employment. Professional, scientific, and technical services as well as retail trade were also significant drivers of employment.

Table 11. Ward 3 Licensed Businesses and Employment (August 2024)

NAICS Code	Industry	Licensed Businesses	Full-Time Equivalent (FTE) Employees
11	Agriculture, Forestry, Fishing, and Hunting	4	10
22	Utilities	2	226
23	Construction	36	771
31-33	Manufacturing	19	92
42	Wholesale Trade	17	318
44-45	Retail Trade	206	2,403
48-49	Transportation and Warehousing	10	100
51	Information	10	73
52	Finance and Insurance	80	564
53	Real Estate Rental and Leasing	143	329
54	Professional, Scientific, and Technical Services	134	2,534
55	Management of Companies and Enterprises	12	209
56	Administrative and Support and Waste Management	19	79
61	Educational Services	21	375
62	Health Care and Social Assistance	211	3,608
71	Arts, Entertainment, and Recreation	46	213
72	Accommodation and Food Services	119	1,976
81	Other Services (except Public Administration)	131	619
92	Public Administration	0	0

Source: City of Fayetteville, https://www.datawrapper.de/_/Y4OMc/

While retail trade constituted Ward 4's greatest number of licensed businesses, the accommodation and food services sector reemployed more than twice as many FTE employees.

Table 12. Ward 4 Licensed Businesses and Employment (August 2024)

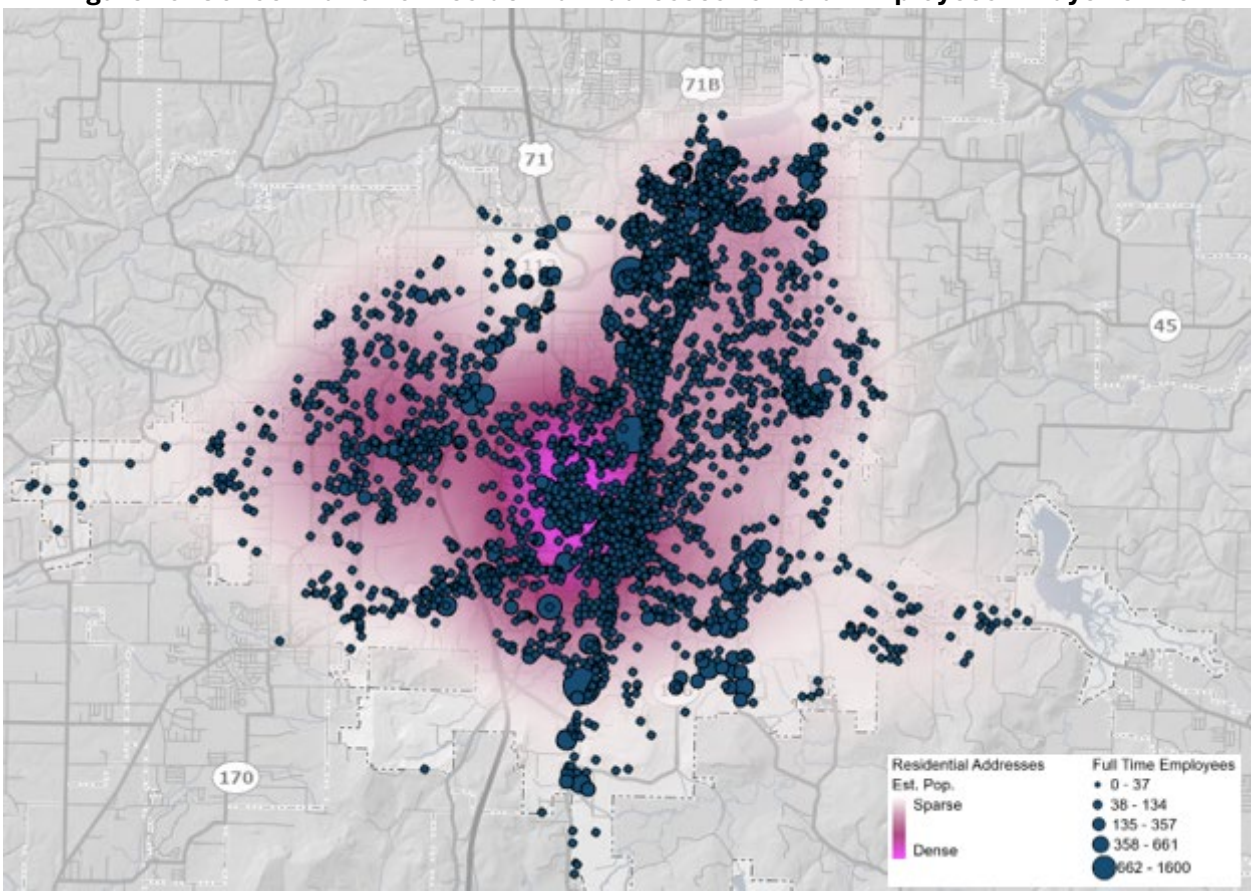
NAICS Code	Industry	Licensed Businesses	Full-Time Equivalent (FTE) Employees
11	Agriculture, Forestry, Fishing, and Hunting	2	8
22	Utilities	1	249
23	Construction	33	235
31-33	Manufacturing	14	42
42	Wholesale Trade	3	1
44-45	Retail Trade	69	294
48-49	Transportation and Warehousing	4	107
51	Information	2	68
52	Finance and Insurance	7	53
53	Real Estate Rental and Leasing	40	111
54	Professional, Scientific, and Technical Services	48	242
55	Management of Companies and Enterprises	0	0
56	Administrative and Support and Waste Management	14	25
61	Educational Services	10	155
62	Health Care and Social Assistance	29	307
71	Arts, Entertainment, and Recreation	15	16
72	Accommodation and Food Services	44	883
81	Other Services (except Public Administration)	46	48
92	Public Administration	0	0

Source: City of Fayetteville, https://www.datawrapper.de/_/qgZEa/

Job Density

The Economic Vitality Master Plan story map developed by the City's GIS teams utilizes residential address data and internal business license data to depict and compare the concentration of residential addresses with full-time employment associated with local businesses.

Figure 18. Concentration of Residential Addresses vs. Total Employees in Fayetteville



Source: City of Fayetteville GIS

The story map also includes an interactive 3-D map demonstrating the number of total employees, including full-time and part-time employees, within building footprints across town. The darker the purple shading, the greater the number of employees that work within a building. Multiple businesses may be housed within a single building, providing a different view of this data relative to the Where Fayetteville Lives and Work module of the story map.

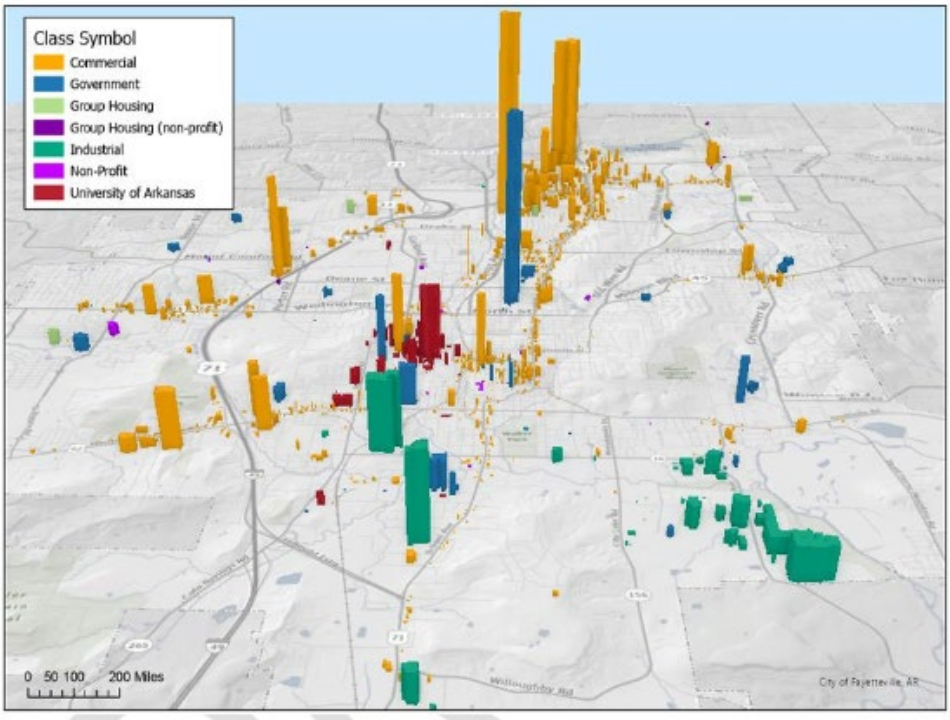
Figure 19. Employee Density by Building



Source: City of Fayetteville GIS

While approximately 79% of employees in Fayetteville are employed by individual businesses, approximately 21% of employment comes from the nonprofit sector and the public sector. The story map also captures the number of employees within a building, with shading of the extrusion representing the type of building.

Figure 20. Employee Density by Building Classification



Source: City of Fayetteville GIS

LABOR AND WORKFORCE

Employment

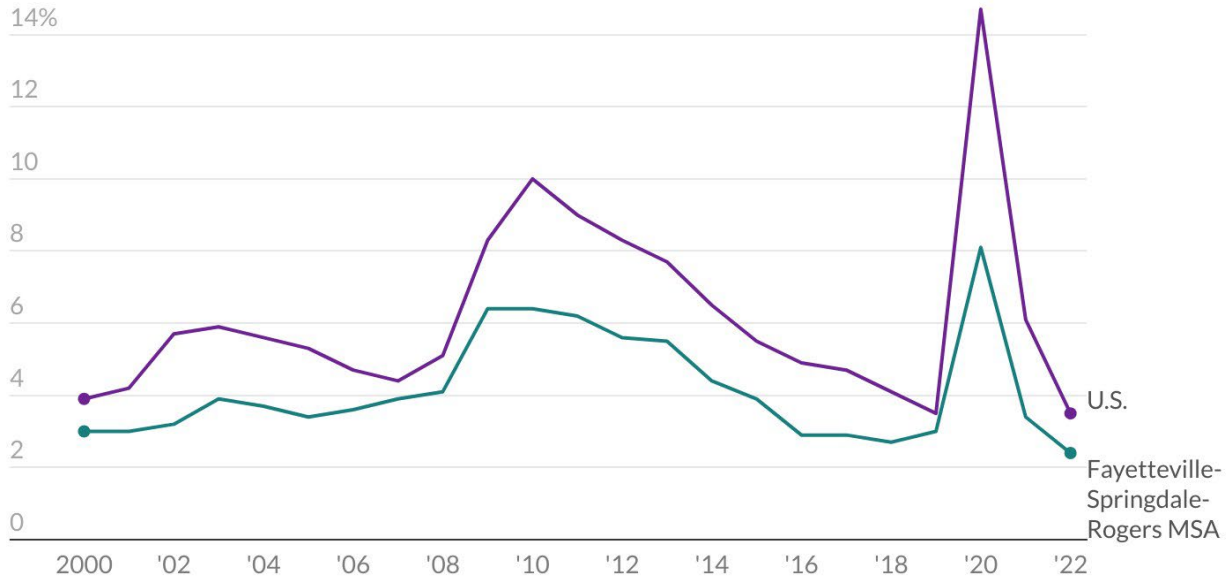
While individuals are most familiar with the standard unemployment statistic reported in the news, economists actually monitor several different types of unemployment rates:

- **U1:** includes only those unemployed at least 15 weeks (long-term unemployment)
- **U2:** includes only those unemployed for less than one month (short-term unemployment)
- **U3:** traditional, headline metric
- **U4:** unemployed and discouraged workers (marginally attached workers who do not think jobs are available)
- **U5:** U4 plus other marginally attached workers
- **U6:** counts those unemployed plus those who work part-time but would prefer full-time work (marginally attached to the workforce)

Some economists argue that U3 understates the true level of unemployment within an economy, while others argue that U6, the broadest unemployment metric, does not capture long-term discouraged workers. Given the variation of forms of this metric, the Department of Economic Vitality discourages an overreliance on the unemployment rate as an indicator for overall economic health.

Unemployment for the region peaked in 2020 at 8.1%, driven by growing economic and social uncertainty caused by the Covid-19 pandemic. In 2024, the unemployment rate for the Fayetteville-Springdale-Rogers MSA has fluctuated between 2.3% and 2.8%.

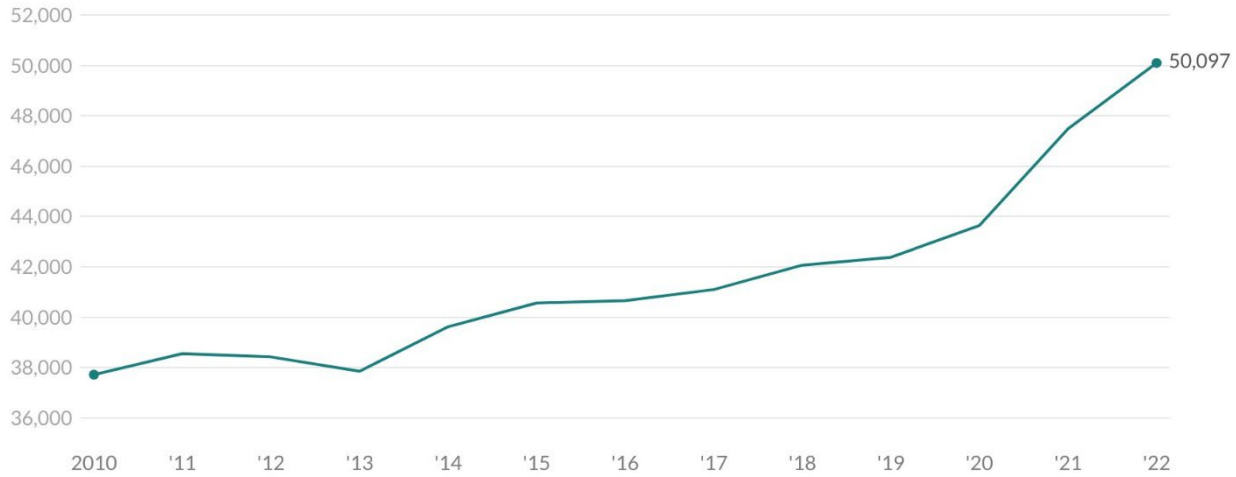
Figure 21. U3 Unemployment Rate (2000-2022)



Source: U.S. Bureau of Labor Statistics, https://www.datawrapper.de/_/MG4gv/

Employed residents in Fayetteville reached an all-time high of 50,097 in 2022, a 15% increase from 2020. Unemployed residents reached an all-time high of 3,802 in 2022. This is influenced by multiple factors, including the growth of student enrollment at the University of Arkansas as well as an overall increase in population.

Figure 22. Employed Residents (2010-2022)



Source: U.S. Bureau of Labor Statistics, https://www.datawrapper.de/_/nMXml/

Figure 23. Unemployed Residents (2010-2022)



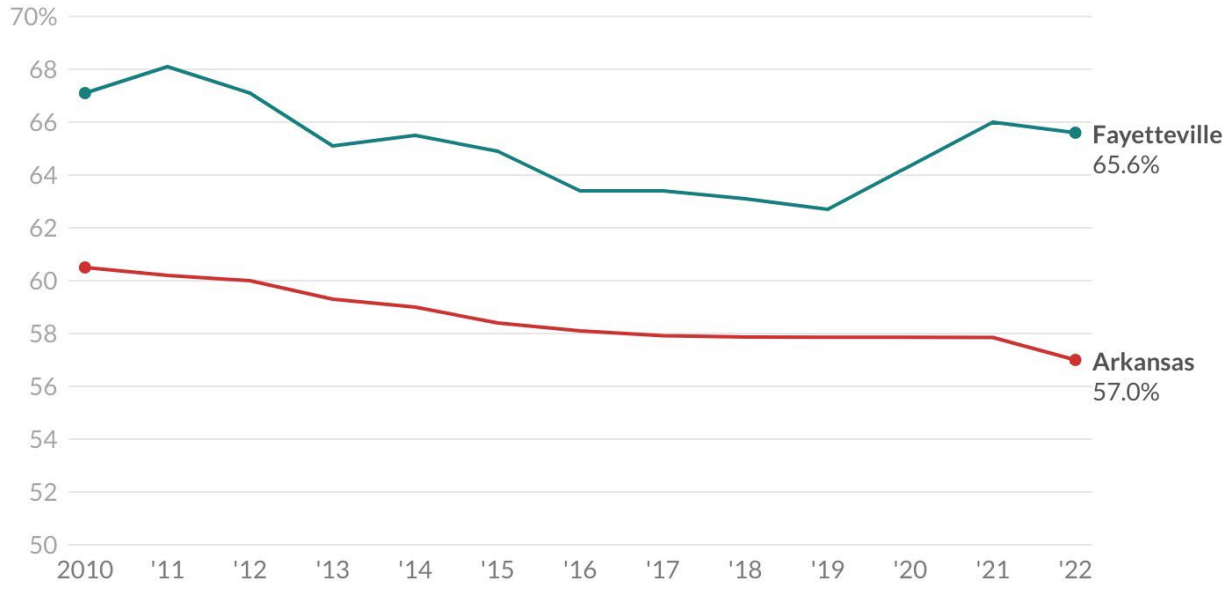
Source: U.S. Bureau of Labor Statistics, https://www.datawrapper.de/_/pe3Ux/

Labor Force Participation

A region's labor force is comprised of both people who are working (i.e., employed) as well as those who are not working but are seeking work (i.e., unemployed). The labor force participation rate is the percentage of the civilian noninstitutional population age 16 and older that is working or actively looking for work. A labor market is strongly correlated with the business cycle, so it is important to understand who is an is not participating in the labor force.

Fayetteville has steadily experienced a labor force participation rate higher than the state labor force participation rate. In 2022, Fayetteville's labor force participation rate was approximately 66%.

Figure 24. Labor Force Participation Rate (2010-2022)



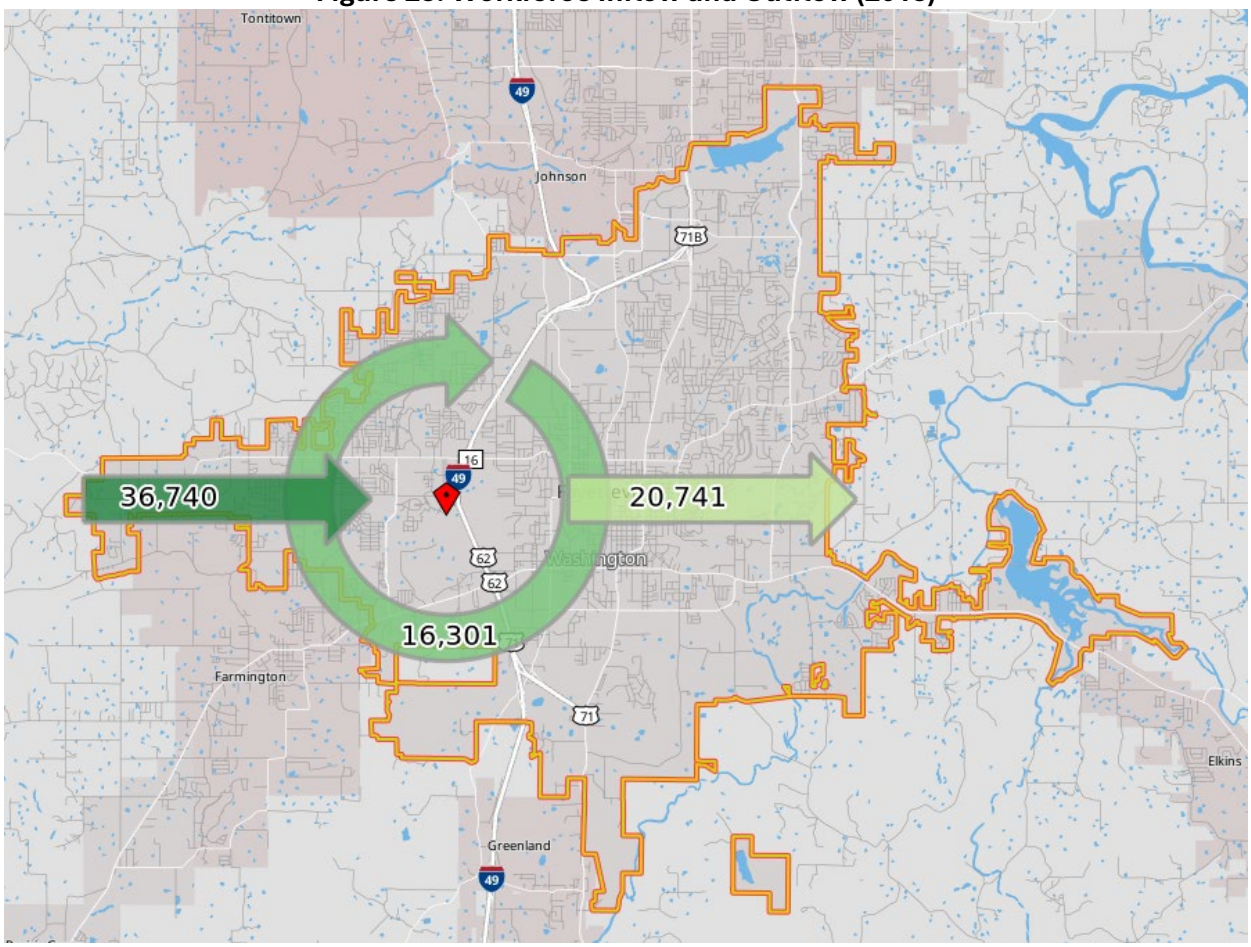
Source: U.S. Bureau of Labor Statistics, https://www.datawrapper.de/_/mvqfR/

Worker Mobility

This section utilizes data from the U.S. Census Bureau's OnTheMap tool. The latest data available for Fayetteville in the tool is 2018, but the Department has elected to include this information to demonstrate how future data releases in this tool may be utilized.

In 2018, only 31% of Fayetteville's residents lived *and* worked in the City, with 69% of residents employed in Fayetteville living outside of city limits. This metric was largely flat between 2015 and 2018, even as population continued to grow overall. Understanding the inflow and outflow of Fayetteville's workforce sheds light on the ongoing impact of Fayetteville's affordable housing crisis and underscores the need for future analysis of housing needs.

Figure 25. Workforce Inflow and Outflow (2018)

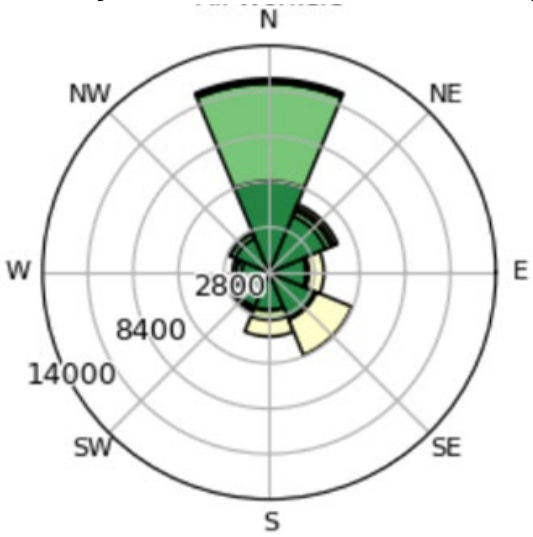


Source: U.S. Census Bureau, OnTheMap

In 2018, 20,667 Fayetteville residents worked outside of the City. Another 32,608 individuals commuted to Fayetteville for work, and only 13,450 residents lived and worked in Fayetteville. Central to the 2024 Economic Vitality Master Plan's focus on growth concept-oriented development is the importance of combining population growth management, economic vitality, and sustainability. Reducing commute times decrease residents' individual carbon footprints, and increasing Fayetteville's housing stock in parts of town that are best suited to handle higher density and higher intensity are a critical piece of the puzzle for delivering the housing affordability levels

required to encourage a live-work-play lifestyle in Fayetteville. Every day, thousands of Fayetteville residents head north to work, resulting in increased emissions and longer commute times.

Figure 26. Job Counts by Distance and Direction from Fayetteville (2018)



Source: U.S. Census Bureau, OnTheMap

A labor shed analysis explores where residents are employed. In 2018, 44% of residents who lived in Fayetteville also worked in Fayetteville.[4] Springdale was the city with the second greatest share of Fayetteville residents as employees.

Figure 27. Labor Shed Analysis (2011-2018)



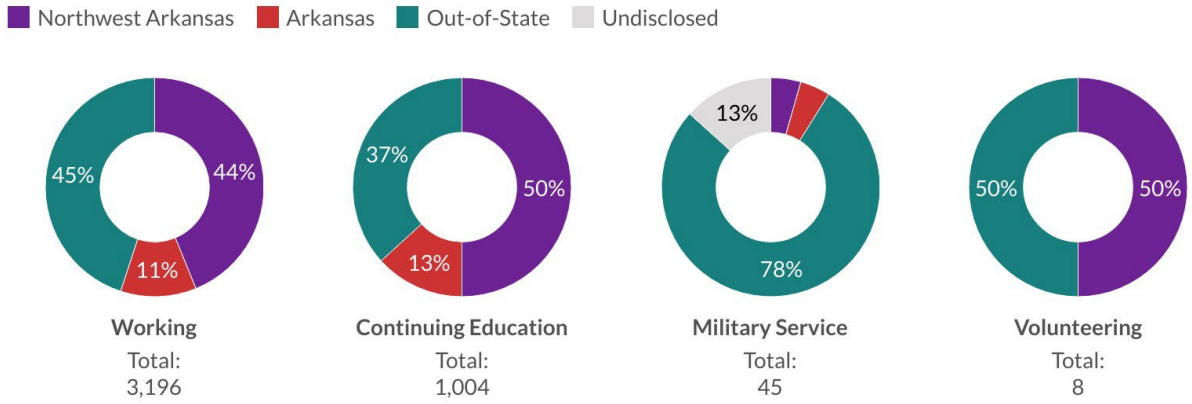
Source: U.S. Census Bureau, OnTheMap, https://www.datawrapper.de/_/ELsvm/

[4] The Department of Economic Vitality acknowledges the discrepancy for this statistic within this section. Due to limitations of available public datasets, the Department altered the language of Goal 3 in the Community Development section to allow for further determination of the goal percentage of residents who both live and work in Fayetteville once the City engages a professional demographer as outlined in the Community Development action items.

Talent Retention

As the state's flagship university, the University of Arkansas functions as a massive economic development engine for Fayetteville, the Norwest Arkansas region, and the state more broadly. Subsequently, the City's economic health is enhanced by retaining talent from the University of Arkansas upon graduation. On an annual basis, the University of Arkansas provides a high-level overview of retention of students graduating each year. Approximately 44% of graduates from the Class of 2023 who entered the workforce remained in Northwest Arkansas while approximately 45% left the state altogether. Half of graduates pursuing continued education opportunities remained in Northwest Arkansas.

Figure 28. University of Arkansas Class of 2023 Outcome Destinations



Source: University of Arkansas, https://www.datawrapper.de/_/IIoF5/

Income

Median household income in 2023 was $51,513, down almost three percentage points from the previous year. This is particularly challenging given that the U.S. has experienced annual inflation rates of approximately 7% for two years in a row.

Figure 29. Median Household Income (2010-2023)



Source: 2010-2023 ACS 1-Year Estimates, S1901, https://www.datawrapper.de/_/1f9qS/

Table 13. Median Household Income Growth vs. Inflation (2010-2023)

Year	Median Household Income Growth	National Inflation Rate
2010	N/A	1.6%
2011	4.5%	3.0%
2012	6.7%	1.7%
2013	1.9%	1.5%
2014	3.5%	0.8%
2015	2.2%	0.7%
2016	−3.4%	2.1%
2017	10.9%	2.1%
2018	−1.1%	1.9%
2019	7.1%	2.3%
2021	36.9%	1.4%
2022	−13.7%	7.0%
2023	−2.8%	7.0%

Source: 2010-2022 ACS 1-Year Estimates, S1901; U.S. Bureau of Labor Statistics, https://www.datawrapper.de/_/hoiV9/

Figure 30. Percentage of Population by Pay Range in Past 12 Months (2023)



Source: 2023 ACS 1-Year Estimates, S1903, https://www.datawrapper.de/_/U6fAL/

Table 14. Median Household Income by Race (2010-2022)

Year	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some Other Race	Two or More Races	Hispanic or Latino origin (of any race)	White alone, not Hispanic or Latino
2010	38,321	29,985	27,391	30,844	38,214	32,401	17,024	30,163	38,690
2011	37,670	31,135	28,333	26,938	38,375	31,314	18,981	29,732	37,983
2012	36,998	31,720	29,013	31,927	-	38,758	20,371	38,345	37,106
2013	36,785	31,981	37,969	24,125	-	38,523	22,231	39,901	36,718
2014	38,412	26,375	24,654	22,295	-	38,918	40,069	37,621	38,684
2015	41,128	29,788	-	34,300	-	36,221	24,592	36,329	41,565
2016	41,803	26,776	-	29,978	-	35,491	-	36,698	42,204
2017	43,865	28,639	-	32,246	-	31,016	42,983	32,422	44,432
2018	46,302	27,622	-	31,116	-	38,583	28,382	35,170	47,130
2019	47,487	28,685	16,250	31,000	-	36,274	32,156	39,688	47,572
2021	55,900	31,405		35,496	-	46,223	56,736	47,500	55,886
2022	58,120	41,003	64,050	41,367	-	-	35,705	63,410	57,947

Source: 2023 ACS 1-Year Estimates, https://www.datawrapper.de/_/6o8yv/

Figure 31. Median Earnings Gap by Sex and Educational Attainment Level (2023)



Source: 2023 ACS 1-Year Estimates, B20004, https://www.datawrapper.de/_/NRvr0/

Calculated on the basis of family size, federal poverty levels are used to determine eligibility for key social safety net programs and benefits like subsidized health insurance, housing vouchers, Medicaid, and CHIP.

Table 15 Federal Poverty Guidelines (2023)

Family Size	Federal Poverty Level
1	$14,580
2	$19,720
3	$24,860
4	$30,000
5	$35,140
6	$40,280
7	$45,420
8	$50,560
Per additional family member beyond 8	$5,140

Source: U.S. Department of Health and Human Services, https://www.datawrapper.de/_/dBE6f/

The U.S. Census Bureau describes poverty ratios as a statistical yardstick, not a complete description of what income residents and families need to live. Federal poverty levels are set at a national level and do not take into account local costs of living. In 2023, an estimated 1,202 families in Fayetteville made less than 50% of the federal poverty level, nearly double the number of families in this group in 2022. An additional 3,415 families in Fayetteville made just above the threshold at 125% of the poverty level.

Table 16. All Families with Income Below Selected Poverty Ratios (2023)

Poverty Ratio	2015	2016	2017	2018	2019	2020	2021	2022	2023
50% of poverty level	1,076	805	997	972	605	804	1,780	630	1,202
125% of poverty level	2,604	3,235	2,963	3,884	1,722	2,763	2,875	2,892	3,415
150% of poverty level	2,958	3,571	4,011	4,677	2,121	3,407	3,603	4,006	4,881
185% of poverty level	4,219	4,049	5,169	5,655	3,619	4,213	4,674	4,749	6,478
200% of poverty level	4,947	4,256	5,555	6,151	3,761	4,650	6,044	5,078	7,194
300% of poverty level	6,884	6,702	8,655	8,222	6,169	6,842	8,240	8,373	9,851
400% of poverty level	9,171	8,758	10,057	9,958	9,129	8,991	11,122	11,004	11,527
500% of poverty level	11,436	9,899	11,759	10,740	10,919	10,450	14,077	12,462	13,286

Source: ACS 2023 1-Year Estimates, S1702, https://www.datawrapper.de/_/Ff20I/

It is worth noting that college students have a statistical impact on poverty rates in areas with a large off-campus student population like Fayetteville. While not reviewed on an annual basis, analysis is periodically performed to understand differences when off-campus college students are included. Between 2012 and 2016, for example, the City's overall poverty rate was 9.4% lower when the off-campus student population was removed.

Cost of Living

Defining a Living Wage

While the definition of a living wage varies, the Department of Economic Vitality utilizes MIT's Living Wage Calculator, which determines a living wage based on estimates the cost of living in various communities based on typical expenses. Interested readers can review MIT's Living Wage Calculator Methodology as well as the User's Guide and Technical Notes. To develop typical expenses for an area, the calculator utilizes a range of data like U.S. Department of Housing and Urban Development Fair Market Rent (HUD FMR) estimates as well as childcare estimates from the National Association of Child Care Resource and Referral Agencies. Transportation expenses are calculated based on the costs to periodically replace a vehicle.

When analyzing this tool's outputs, it is important to note that some of the figures beyond one adult may be over-inflated or under-inflated in certain instances. Typical expenses included in the MIT Living Wage Calculator are derived from a range of federal data sources, which are adjusted using the Consumer Price Index as a multiplier. This data is best utilized as a standardized measurement across different communities to allow comparison rather than a concrete presentation of actual expenses in Northwest Arkansas.

Washington County Living Wages

Housing, transportation, and childcare are typically the most significant expenditures in a household budget. Data suggest that many of Fayetteville's residents do not earn or have a clear pathway to earning the wages required to meet these needs on a consistent basis, which forces many households to make tradeoffs. Raising median household income and lowering the cost of housing, transportation, and childcare is perhaps the most significant opportunity to promote shared economic prosperity in Fayetteville.

Table 17. Wage Levels for One Adult (2024)

Wage Level	0 Children	1 Child	2 Children	3 Children
Living Wage	$19.35	$32.30	$39.80	$52.17
Poverty Wage	$7.24	$9.83	$12.41	$15.00
Minimum Wage		$11.00		

Source: MIT Living Wage Calculator, https://www.datawrapper.de/_/oF5G1/

Table 18. Wage Levels for Two Adults – One Working (2024)

Wage Level	0 Children	1 Child	2 Children	3 Children
Living Wage	$27.07	$32.25	$36.69	$39.66
Poverty Wage	$9.83	$12.41	$15.00	$17.59
Minimum Wage		$11.00		

Source: MIT Living Wage Calculator, https://www.datawrapper.de/_/WOMMc/

Table #19. Wage Levels for Two Adults – Both Working (2024)

Wage Level	0 Children	1 Child	2 Children	3 Children
Living Wage	$13.35	$18.22	$22.42	$25.81
Poverty Wage	$4.91	$6.21	$7.50	$8.79
Minimum Wage		$11.00		

Source: MIT Living Wage Calculator, https://www.datawrapper.de/_/ZhFsX/

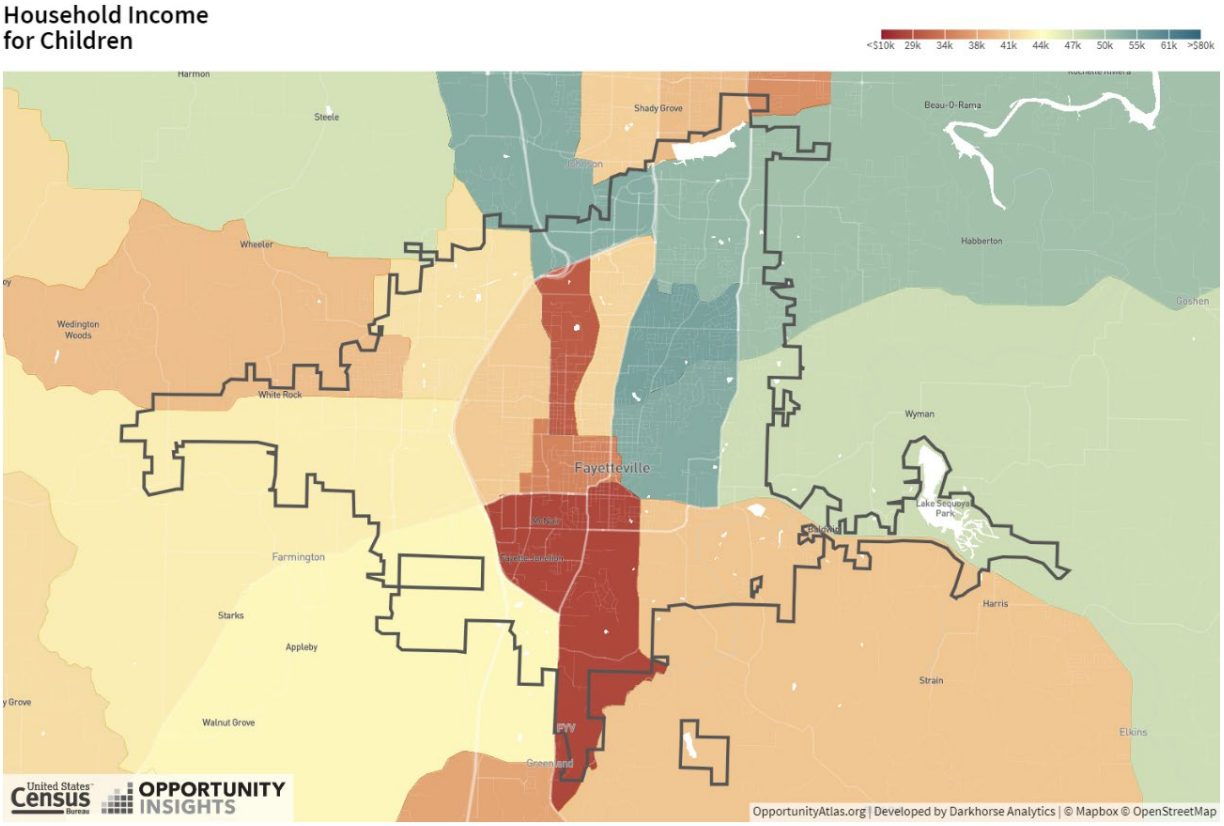
PLACE

Mapping Economic Inequality

Generational Poverty

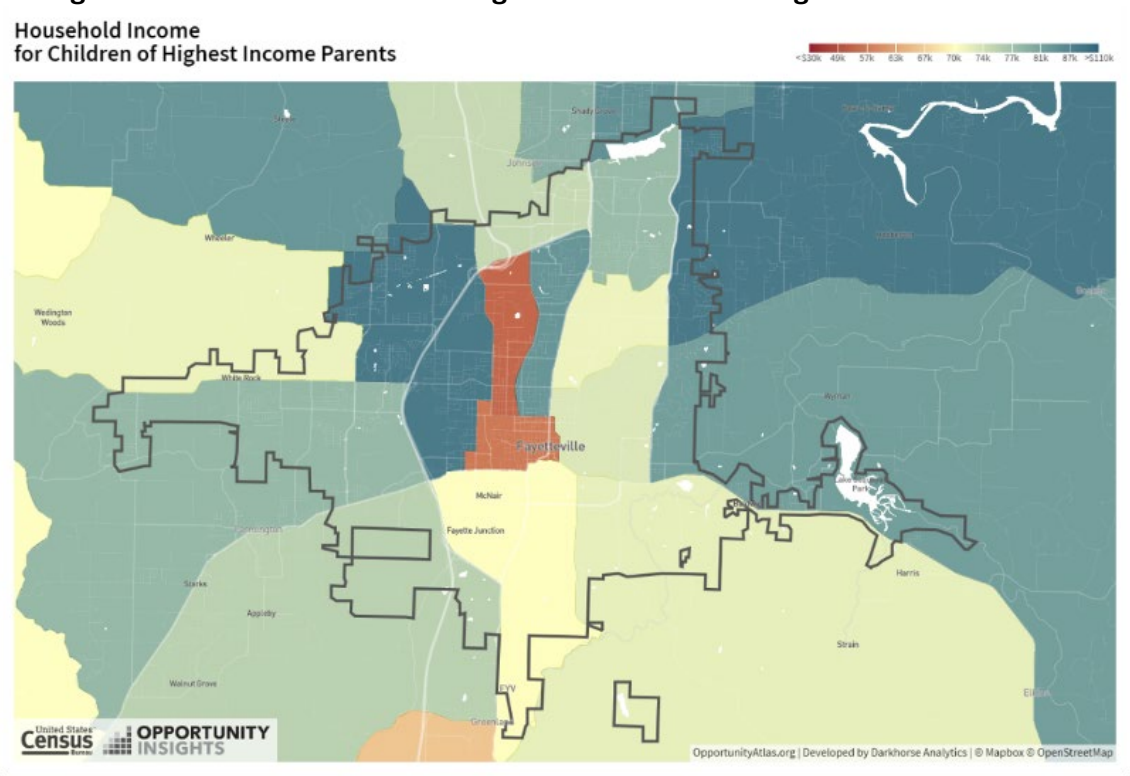
Understanding different forms of poverty are a critical precursor to mapping the spatial distribution and concentration of economic inequality. Situational poverty is associated with a crisis or sudden loss and is often a temporary circumstance; it is also possible that an individual may experience situational poverty more than once and for different reasons over the course of a lifetime. Generational poverty occurs in families where households experience poverty for at least two generations. While the issue of generational poverty is complex, the long-term impacts of growing up in poverty are well-documented. Utilizing data from the Opportunity Atlas, a social mobility tool developed by the U.S. Census Bureau in partnership with Harvard University and Brown University, it is apparent that children born in poverty in Fayetteville and adjacent Census tracts have a higher probability of living below the poverty line in adulthood relative to children born in households that did not experience poverty.

Figure 32. Household Income at Age 35 for Children of Parents of All Income Levels



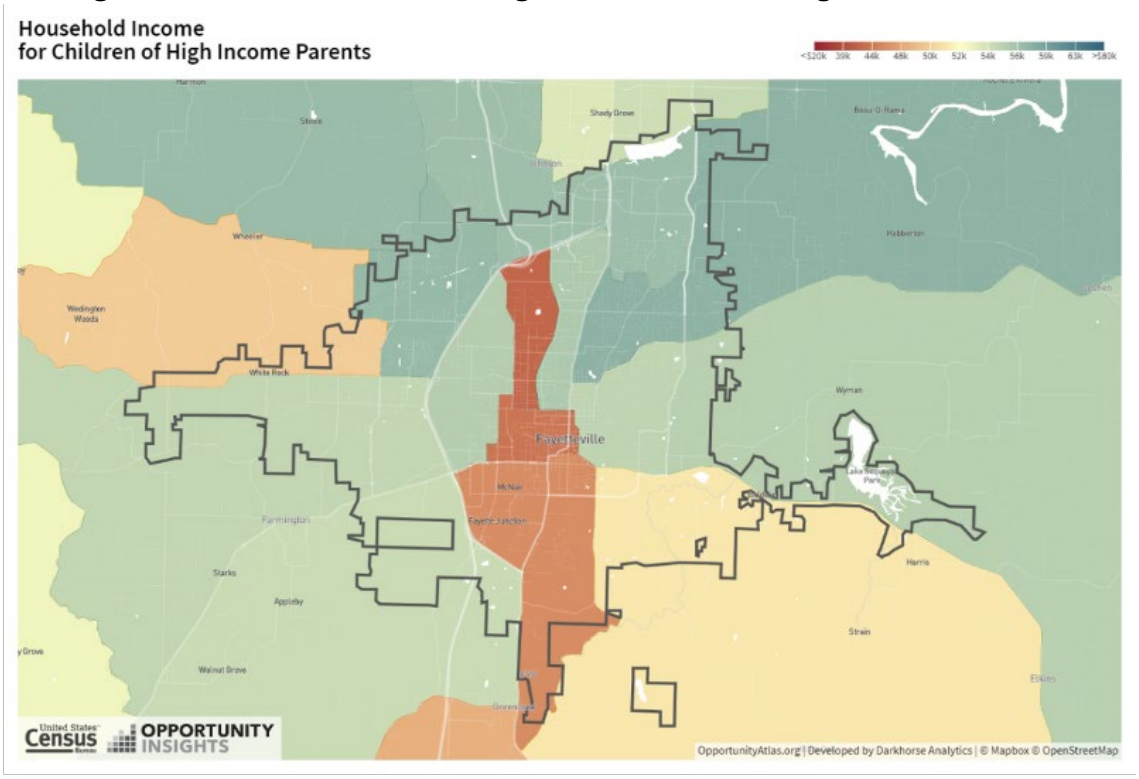
Source: U.S. Census Bureau, Opportunity Atlas

Figure 33. Household Income at Age 35 for Children of Highest Income Parents



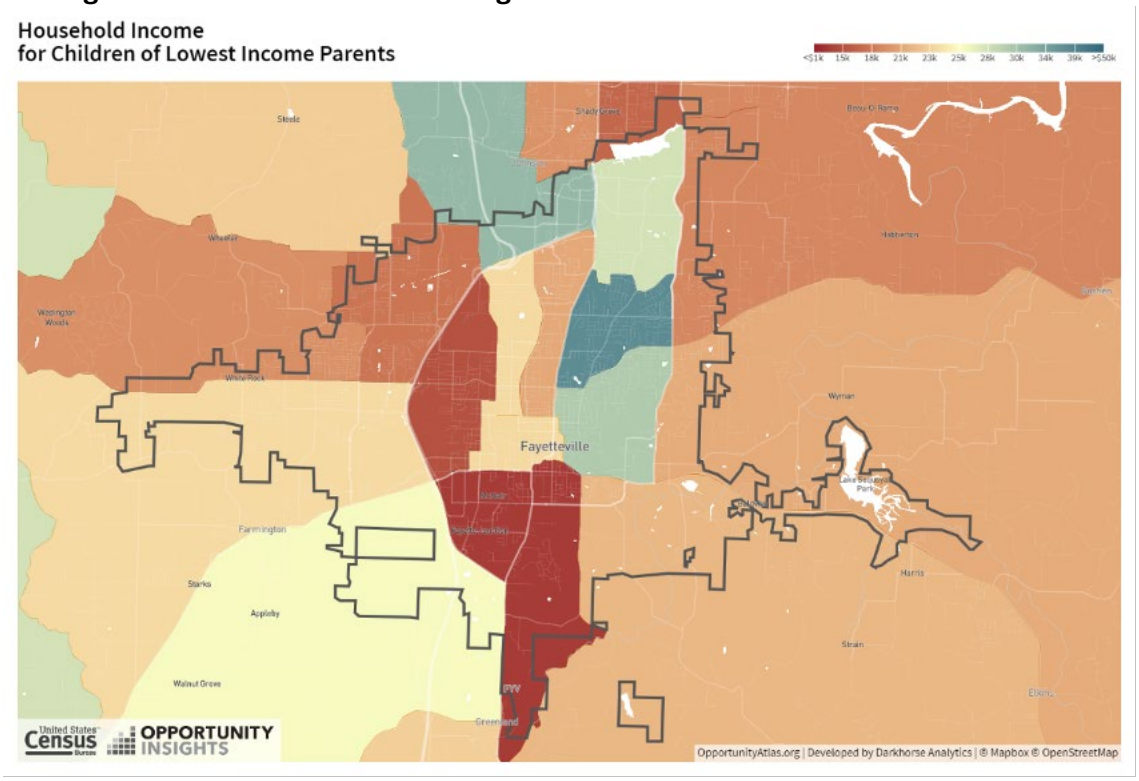
Source: U.S. Census Bureau, Opportunity Atlas

Figure 34. Household Income at Age 35 for Children of High-Income Parents



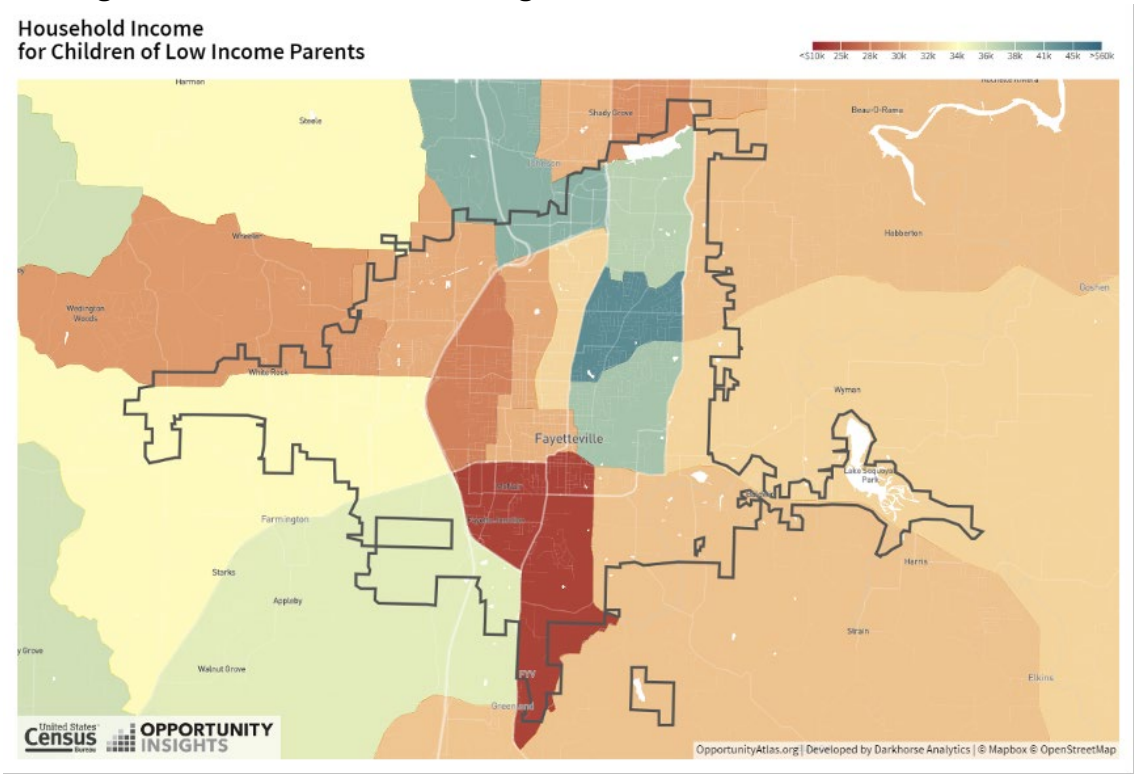
Source: U.S. Census Bureau, Opportunity Atlas

Figure 35 Household Income at Age 35 for Children of Lowest Income Parents



Source: U.S. Census Bureau, Opportunity Atlas

Figure 36. Household Income at Age 35 for Children of Low-Income Parents



Source: U.S. Census Bureau, Opportunity Atlas

The following table summarizes household income levels and incarceration rates for individuals at age 35 who were born to high-income, middle-income, and low-income parents. Relative to the children of middle-income and high-income parents, the children of low-income parents tended to face lower income levels as well as higher incarceration rates as adults.

Table 19. Household Income by Census Tract and Parent Income Level

Census Tract	City	Household Income of All Children at Age 35		Household Income of Children at Age 35 with High Income Parents		Household Income of Children at Age 35 of Middle Income Parents		Household Income for Children at Age 35 of Low Income Parents	
		Income	Incarceration Rate	Income	Incarceration Rate	Income	Incarceration Rate	Income	Incarceration Rate
5007021301	Siloam Springs, AR	$40,865	0.54%	$49,755	0.00%	$41,387	0.19%	$33,642	1.36%
5087960100	Huntsville, AR	$39,144	0.31%	$51,197	0.00%	$42,571	0.00%	$34,649	0.20%
5087960300	Wesley, AR	$39,549	0.69%	$50,670	0.02%	$42,286	0.12%	$34,557	0.31%
5143010101	Springdale, AR	$43,513	0.40%	$56,070	0.18%	$43,974	0.36%	$33,413	0.73%
5143010102	Fayetteville, AR	$49,719	0.62%	$56,861	0.20%	$43,152	0.64%	$31,386	1.55%
5143010104	Fayetteville, AR	$52,113	0.36%	$54,648	0.32%	$45,478	0.44%	$37,188	0.69%
5143010105	Fayetteville, AR	$46,889	0.82%	$54,955	0.18%	$42,800	0.98%	$32,149	2.63%
5143010106	Fayetteville, AR	$50,521	1.08%	$56,115	1.55%	$45,656	1.11%	$36,369	0.21%
5143010107	Fayetteville, AR	$53,321	0.35%	$56,936	0.29%	$49,209	0.44%	$42,094	0.75%
5143010301	Springdale, AR	$39,611	1.54%	$54,030	0.00%	$40,921	0.91%	$29,455	3.06%
5143010302	Springdale, AR	$36,513	1.55%	$54,347	0.31%	$41,818	0.90%	$30,834	2.12%
5143010403	Springdale, AR	$40,871	0.84%	$53,455	0.27%	$41,495	0.49%	$30,921	0.94%
5143010501	Springdale, AR	$46,489	0.39%	$56,237	0.53%	$44,127	0.33%	$33,562	0.00%
5143010503	Springdale, AR	$51,930	0.11%	$56,031	0.10%	$46,801	0.05%	$38,480	0.00%
5143010504	Lincoln, AR	$41,692	0.47%	$52,645	0.00%	$43,648	0.20%	$35,459	0.64%
5143010506	Fayetteville, AR	$42,757	0.43%	$54,531	0.00%	$43,399	0.06%	$33,541	0.57%
5143010507	Fayetteville, AR	$41,967	4.04%	$56,365	2.64%	$42,504	3.52%	$30,593	5.32%
5143010508	Fayetteville, AR	$39,734	1.51%	$49,902	0.49%	$39,429	1.15%	$29,894	2.51%
5143010600	Fayetteville, AR	$40,517	0.80%	$55,108	0.08%	$40,946	0.71%	$28,711	2.00%
5143010701	Fayetteville, AR	$31,907	3.74%	$43,642	0.87%	$36,951	1.93%	$30,492	4.09%
5143010702	Fayetteville, AR	$41,179	1.72%	$55,419	1.23%	$43,017	1.41%	$32,192	1.79%
5143011001	Farmington, AR	$43,320	1.14%	$54,230	1.10%	$43,976	1.19%	$34,805	1.35%
5143011002	Lincoln, AR	$38,306	0.09%	$53,821	0.16%	$42,600	0.00%	$32,644	0.00%
5143011003	West Fork, AR	$38,027	0.13%	$48,494	0.59%	$39,720	0.37%	$31,579	0.00%
5143011101	Fayetteville, AR	$29,505	2.01%	$46,496	0.00%	$35,278	0.76%	$24,846	2.39%
5143011102	Fayetteville, AR	$40,277	0.70%	$51,017	0.00%	$40,787	0.49%	$31,515	1.65%
5143011103	West Fork, AR	$38,454	0.66%	$48,685	0.43%	$40,823	0.55%	$33,478	0.82%
5143011300	Fayetteville, AR	$35,582	1.13%	$44,937	1.33%	$37,732	1.26%	$30,847	1.11%

Source: U.S. Census Bureau, Opportunity Atlas, https://www.datawrapper.de/_/dH6aF/

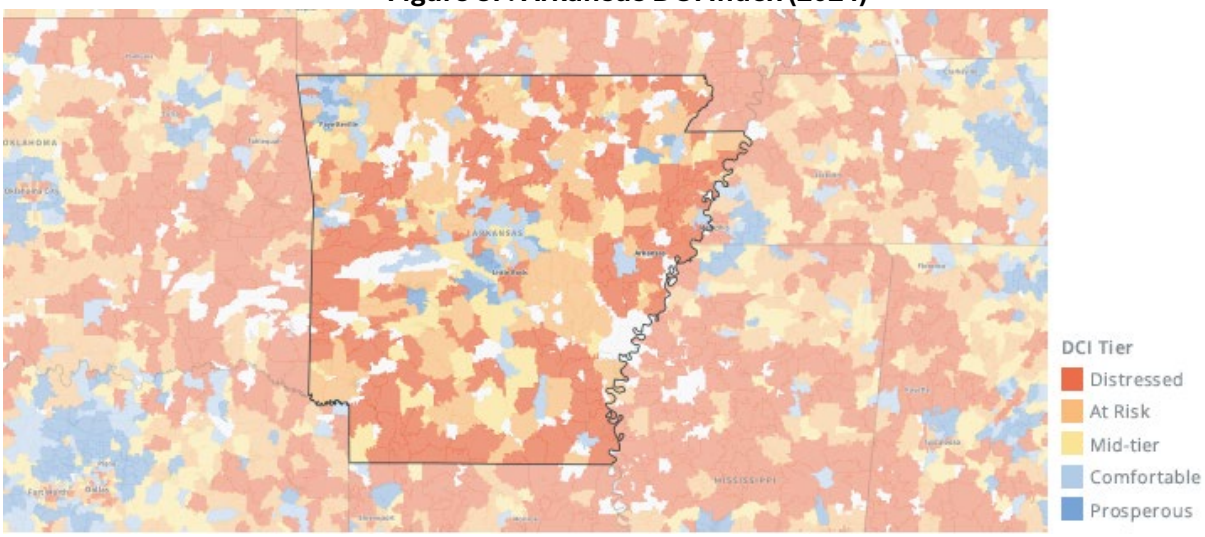
Distressed Communities Index

Developed by the Economic Innovation Group, the Distressed Communities Index (DCI) combines seven factors to generate a single measure of economic well-being. The DCI components include:

- **No high school diploma:** Share of the 25 and older population without a high school diploma or equivalent
- **Housing vacancy rate:** Share of habitable housing that is unoccupied, excluding properties that are for seasonal, recreational, or occasional use
- **Adults not working:** Share of the prime-age (25-54) population that is not currently employed
- **Poverty rate:** Share of the population below the poverty line
- **Median income ratio:** Median household income as a share of metro area median household income (or state, for non-metro areas and all congressional districts)
- **Changes in employment:** Percent change in the number of jobs over the past five years
- **Changes in establishments:** Percent change in the number of business establishments over the past five years

Geographies are assigned into one of five quintiles of well-being: prosperous, comfortable, mid-tier, at risk, and distressed as depicted in the DCI map.

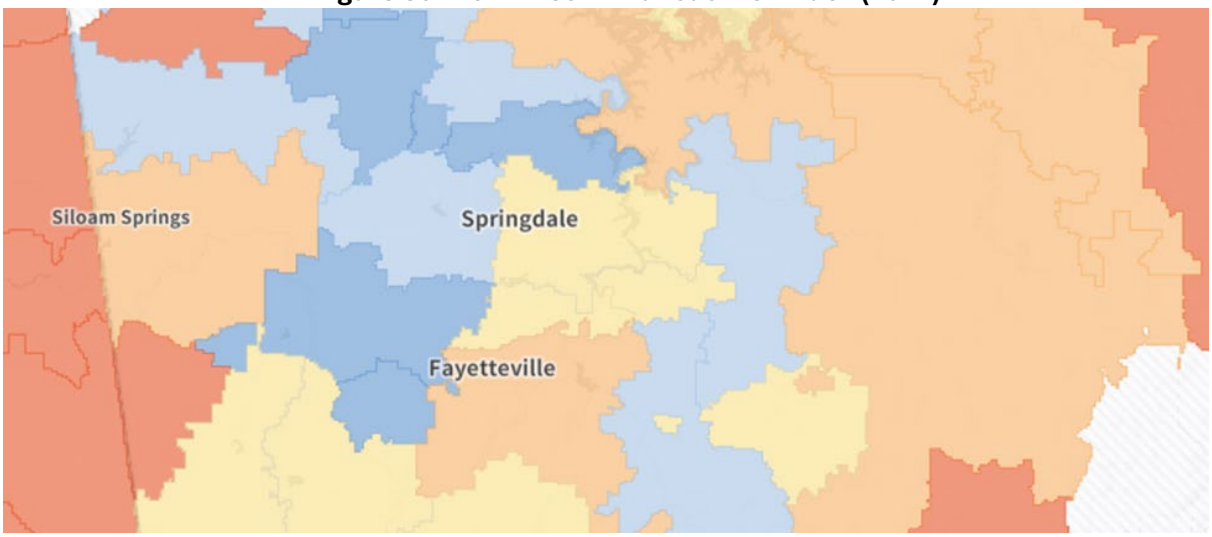
Figure 37. Arkansas DCI Index (2024)



Source: Distressed Community Index

Zip codes in Northwest Arkansas exhibit a moderate degree of variability. Fayetteville zip codes range from prosperous (72704) to mid-tier (72703) to at risk (72701). Other communities in Northwest Arkansas like Springdale and Rogers likewise exhibit variation in their 2024 distress scores.

Figure 38. Northwest Arkansas DCI Index (2024)



Source: Distressed Community Index

Table 20. Selected DCI Index Components by Zip Code (2024)

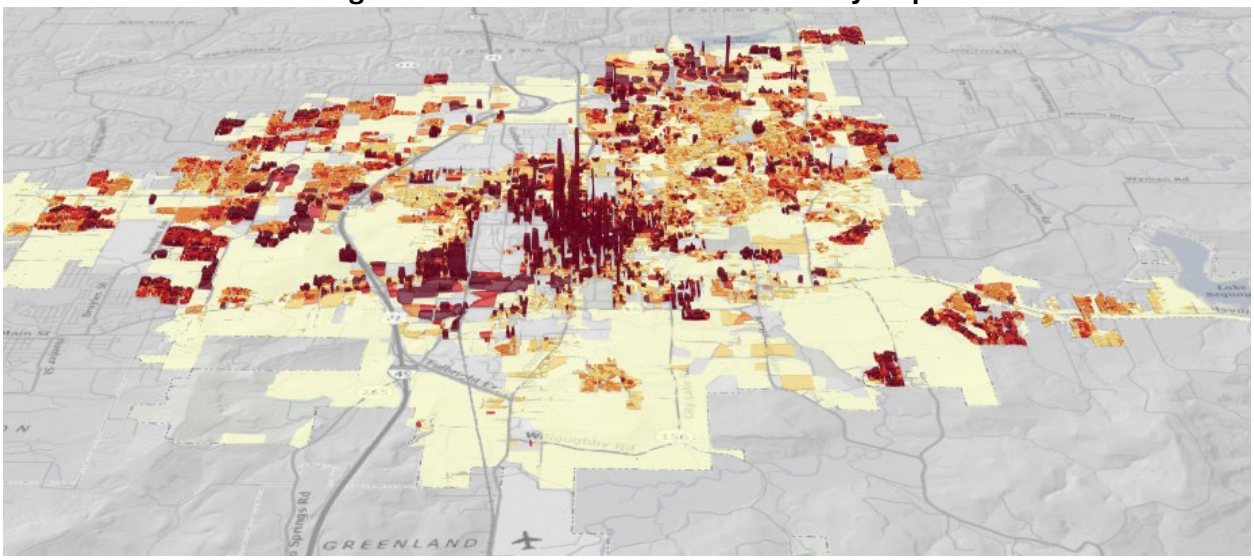
Metric	72701	72703	72704	72764	72730
2024 DCI Designation	At Risk	Mid-Tier	Prosperous	Mid-Tier	Prosperous
2024 DCI Score	74.8	15.4	8.9	57.4	15.4
2022 DCI Score	68.5	45.5	9.9	59.4	19.8
2020 DCI Score	61.0	48.1	5.7	57.2	13.2
No High School Degree	7.5%	8.6%	5.1%	29.8%	8.6%
Poverty Rate	27.2%	5.7%	8.0%	15.7%	5.7%
Adults Not Working	24.1%	23.4%	9.8%	18.3%	23.4%
Housing Vacancy Rate	9.7%	4.2%	5.9%	6.1%	4.2%
Median Income Ratio	66.9%	105.3%	113.7%	80.0%	105.3%
Change in employment	1.1%	26.8%	4.7%	11.1%	26.8%
Change in businesses	6.8%	20.0%	18.2%	7.2%	20.0%

Source: Distressed Community Index

Assessed Value Per Acre

The Economic Vitality Master Plan story map developed by the City's GIS team provides an interactive map of the assessed value per acre across Fayetteville, utilizing local property tax data. The higher the assessed value of the parcel, the darker the parcel will appear in the map. The higher the assessed value per acre, the more raised the parcel will appear in the 3-D interactive map.

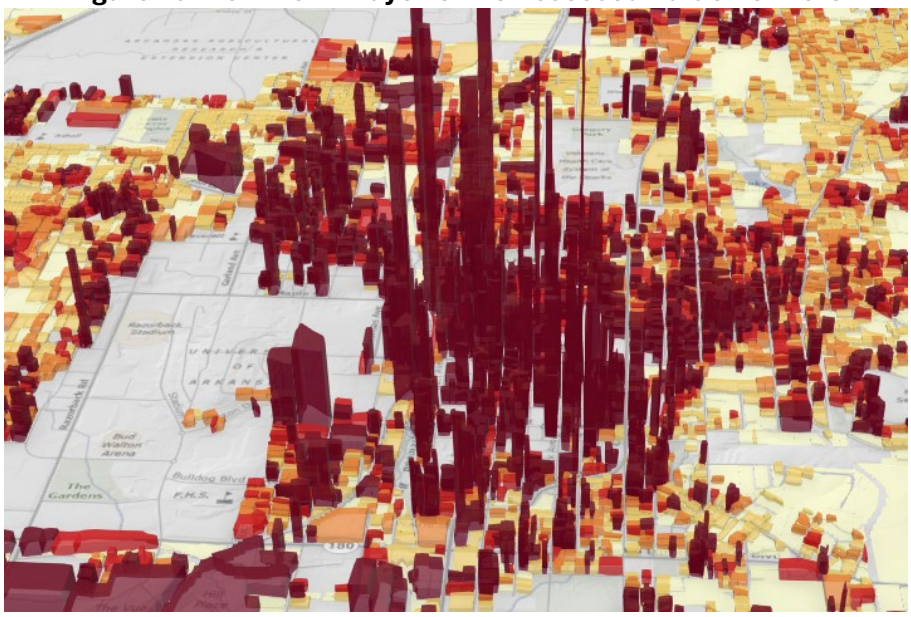
Figure 39. Assessed Value Per Acre Story Map



Source: City of Fayetteville GIS, https://storymaps.arcgis.com/stories/bea98586a2d240b588eadd07fc85eebd

Downtown Fayetteville has the greatest concentration of parcels with high assessed property values as well as high levels of assessed value per acre. With the exception of several clusters of commercial and institutional parcels, South Fayetteville has the lowest levels of assess value per acre and overall assessed value of property.

Figure 40. Downtown Fayetteville Assessed Value Per Acre



Source: City of Fayetteville GIS, https://storymaps.arcgis.com/stories/bea98586a2d240b588eadd07fc85eebd

Affordable Housing

In October 2023, the City's Long Range Planning team published a comprehensive analysis of housing in Fayetteville. The Community Development section of the 2024 Economic Vitality Master Plan is heavily informed by the 2023 Fayetteville Housing Assessment's findings, and key information from the report is excerpted below.

In 2022, Fayetteville had a total of 41,718 occupied housing units with an average household size of 2.19 individuals. Fayetteville is a majority-renter community with renter-occupied units comprising almost 60% of occupied housing units citywide. While housing cost burdens have continued to climb the income ladder in the region alongside historically low vacancy rates, low-income renters continue to bear the highest incidences of housing cost burden. The majority of renter-occupied households were low- and moderate-income households, with 48% making $34,999 or less annually.

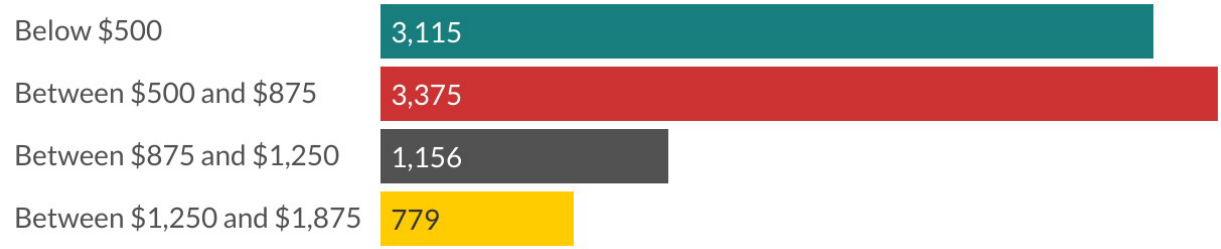
Table 21: Monthly Housing Costs as a Percentage of Household Income in the Past 12 Months

	Occupied Housing Units	Percent Occupied Housing Units	Owner–Occupied Housing Units	Percent Owner–Occupied Housing Units	Renter–Occupied Housing Units	Percent Renter–Occupied Housing Units
Less than $20,000	6,139	14.7%	881	5.2%	5,258	21.2%
Less than 20 percent	35	0.1%	35	0.2%	0	0.0%
20 to 29 percent	613	1.5%	200	1.2%	413	1.7%
30 percent or more	**5,491**	**13.2%**	**646**	**3.8%**	**4,845**	**19.6%**
$20,000 to $34,999	7,456	17.9%	1,455	8.6%	6,001	24.2%
Less than 20 percent	332	0.8%	332	2.0%	0	0.0%
20 to 29 percent	1,167	2.8%	446	2.6%	721	2.9%
30 percent or more	**5,957**	**14.3%**	**677**	**4.0%**	**5,280**	**21.3%**
$35,000 to $49,999	4,940	11.8%	1,261	7.4%	3,679	14.8%
Less than 20 percent	455	1.1%	294	1.7%	161	0.6%
20 to 29 percent	2,436	5.8%	340	2.0%	2,096	8.5%
30 percent or more	**2,049**	**4.9%**	**627**	**3.7%**	**1,422**	**5.7%**
$50,000 to $74,999	6,602	15.8%	2,332	13.8%	4,270	17.2%
Less than 20 percent	3,319	8.0%	961	5.7%	2,358	9.5%
20 to 29 percent	1,893	4.5%	538	3.2%	1,355	5.5%
30 percent or more	**1,390**	**3.3%**	**833**	**4.9%**	**557**	**2.2%**
$75,000 or more	15,271	36.6%	10,928	64.5%	4,343	17.5%
Less than 20 percent	11,662	28.0%	8,876	52.4%	2,786	11.2%
20 to 29 percent	2,643	6.3%	1,238	7.3%	1,405	5.7%
30 percent or more	**966**	**2.3%**	**814**	**4.8%**	**152**	**0.6%**
Zero or negative income	396	0.9%	84	0.5%	312	1.3%
No cash rent	914	2.2%	(X)	(X)	914	3.7%

Source: 2022 ACS 1-Year Estimates Subject Tables S2503 (excerpted from the 2023 Fayetteville Housing Assessment)

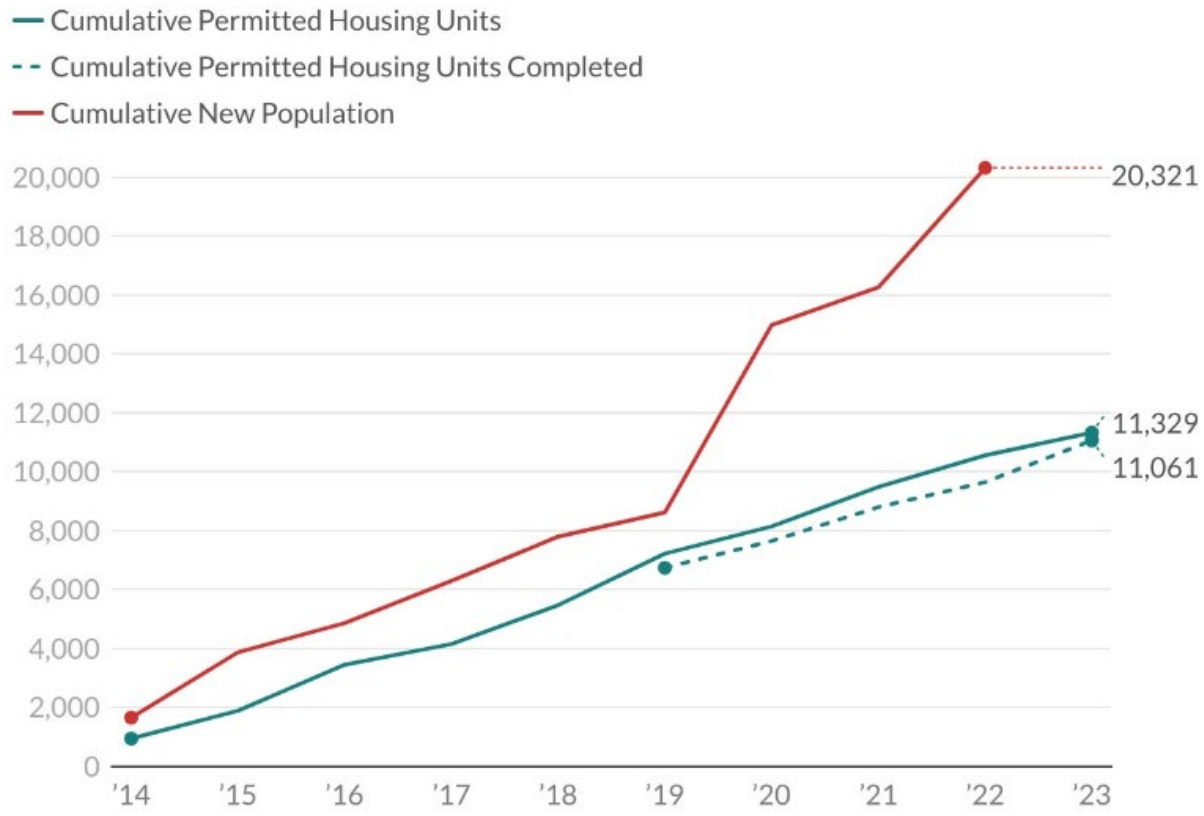
A key finding of the 2023 Fayetteville Housing Assessment was the need to produce housing units affordable across most income levels, not just for low-income households. Recent data indicate that Fayetteville needs more than 6,000 additional units of housing available below $875 per month with more than half of those units needed at a rate below $500 per month to relieve current low-income cost-burdened households. The current citywide median gross rent is $927, and it is worth emphasizing that additional housing stock is required at price points above the current median rate. Failure to address this segment of the market will exacerbate pressure on the lower end of the market.

Figure 40. Projected Affordable Housing Units Needed (2023-2045)



Source: City of Fayetteville (excerpted from the 2023 Fayetteville Housing Assessment)

Figure 41. Cumulative Housing Units Permitted vs. Population Growth (2014-2023)



Source: City of Fayetteville, as of September 30, 2023 (excerpted from the 2023 Fayetteville Housing Assessment)

[i] Ceci A. Villa Ross, Hyon B. Shin, and Matthew C. Marlay, "Pandemic Impact on 2020 American Community Survey 1-Year Data," U.S. Census Bureau, October 27, 2021, https://www.census.gov/newsroom/blogs/random-samplings/2021/10/pandemic-impact-on-2020-acs-1-year-data.html.

[ii] U.S. Census Bureau, "2020 ACS 1-Year Experimental Data Release," https://www.census.gov/programs-surveys/acs/data/experimental-data.html.

[iii] Daniel McCue, "Defining 'Use with Caution': How We're Navigating New Census Bureau Data," Joint Center for Housing Studies of Harvard University, April 28, 2022, https://www.jchs.harvard.edu/blog/defining-use-caution-how-were-navigating-new-census-bureau-data.

[iv] National Student Clearinghouse Research Center, "Regular Updates on Higher Education Enrollment," October 26, 2023, https://nscresearchcenter.org/stay-informed/.

[v] University of Arkansas, "Request for Qualifications: New Residence Halls in the Maple Hill District – Central and North Sites," March 2024, https://fama.uark.edu/campus-planning/capital-budgeting/2024_rfq_cmgc_newresidencehallsinthemaplehilldistrict.pdf.

APPENDIX C: STRATIFIED RANDOM SAMPLING AND COMMUNITY-WIDE SURVEY RESPONSES



2024: ECONOMIC VITALITY MASTER PLAN

DEPARTMENT OF ECONOMIC VITALITY

CITY OF FAYETTEVILLE ARKANSAS

Economic Vitality and Recovery Stratified Random Sampling Methodology:

The City of Fayetteville developed and deployed this survey under the guidance and direction of the Arkansas Economic Development Institute (AEDI), who serves as the U.S. Census Data Center for the State of Arkansas.

The survey was developed and deployed through a stratified random sample which was recommended by AEDI[1]. Residents were randomly selected by the City of Fayetteville's GIS Division with 1,500 survey's being mailed out to each Ward.

Randomized Surveys distributed: 6,000
Responses Received: 628
Response Rate: 10.46%
Confidence Interval: 95%

[1] P. 26 Folz, David. "Surveying Citizens: A Handbook for Municipal Officials Who Want to Know what Their Citizens Think." Nov. 2010, The University of Tennessee.

Economic Vitality and Recovery Stratified Random Sampling Summary of Findings:

*Top Five Economic Vitality **Areas of Focus**:*

1. Supporting Small Businesses
2. Attracting New Jobs that Pay a Living Wage
3. Quality of Life Amenities such as our Enduring Green Network, Parks, and Trails
4. Ensuring Housing Development keeps up with population growth and that homes are available across all income levels
5. Job Skill Training for Residents who face barriers to employment

*Top Five **Workforce Training Programs** the City should pursue funding for:*

1. Renewable Energy and Energy Efficiency
2. Skilled Trades
3. Health Care
4. Information Technology
5. Transportation and Logistics

*Top Five **Industry Sectors** the City should proactively pursue:*

1. Education
2. Health Care
3. Research and Development
4. Information Technology
5. Medical Manufacturing

*Top Three **Housing** Priorities:*

1. Creating and developing workforce housing (homes that are affordable for families who make between $35,000 and $55,000)
2. Creating and developing affordable housing for residents who face barriers to housing in Fayetteville.
3. Increasing the number of living units and housing options in the City in order to slow the price escalation of housing.

*Top Five **COVID-19 Economic Recovery** items:*

1. Expanding Vaccination Rates
2. Expanding Broadband Access to aid in closing the homework gap
3. Retaining skilled talent in the City of Fayetteville
4. Building economic resiliency in order to be better positioned to address future crises that may impact businesses in Fayetteville.

5. Making strategic investment beyond Downtown and Uptown (north of the Fulbright expressway) to improve public infrastructure services (transportation, trails, etc.) that aid in the creation of unique live-work-play areas across the City.

*Ranking of **quality of life and placemaking items** based on number of Very Important Responses:*

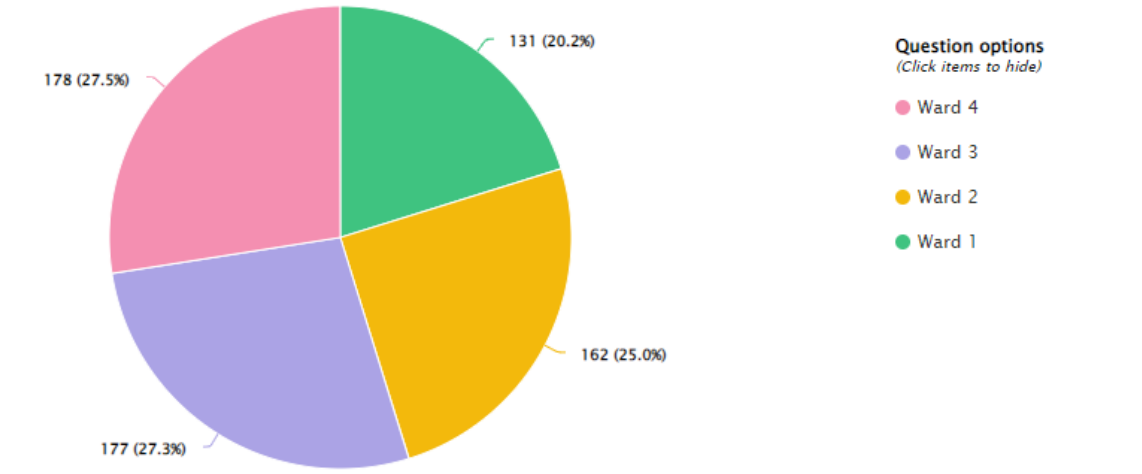
1. Establishing a fund for expanded tree planting and conservation efforts such as "Coins for Conservation." *(297 very important responses)*
2. Work to ensure every home in Fayetteville has a park or trail within a 15-minute walk. *(285 very important responses)*
3. Create additional Outdoor Refreshment Areas throughout Fayetteville*. (229 very important responses)*
4. Encourage businesses to orient towards Fayetteville's trail system and near parks*. (226 very important responses)*

*Ranking of **creative economy and the arts** in the City of Fayetteville based on number of Very Important Responses:*

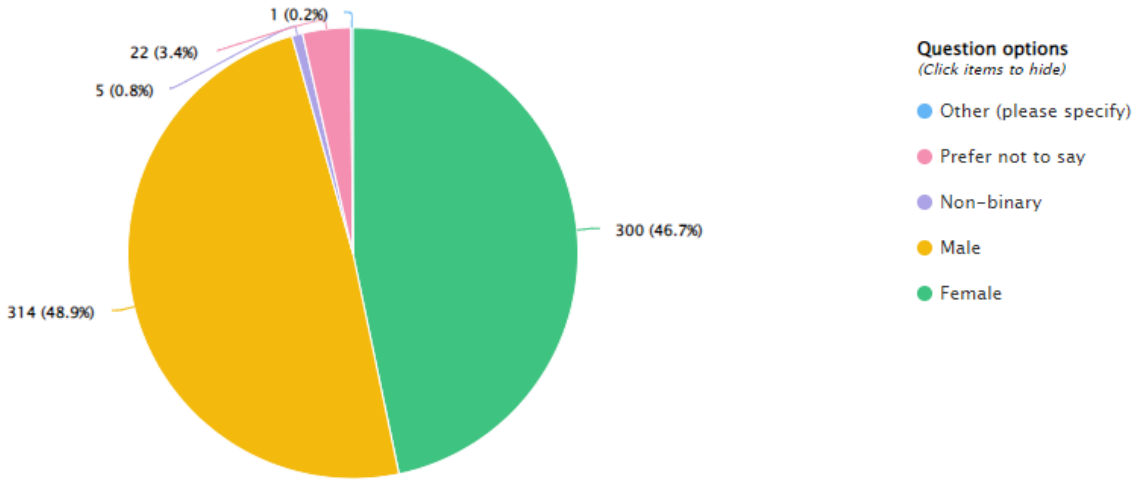
1. The incorporation and inclusion of public art projects within all applicable City construction projects.
2. Expanding employment opportunities within the creative economy.
3. Professional and organizational development specifically for creatives such as business development, communication, capital access, and avenues to sell their work.
4. Creation of a funding stream, such as "percent for the arts," in the City of Fayetteville. (Percent for the arts is a fee, usually a percentage of a large-scale development project or municipal infrastructure project, to fund public art and the broader creative economy in a city).
5. Proactive development and/or recruitment of affordable artist studio spaces and housing.

APPENDIX C: STRATIFIED RANDOM SAMPLING SURVEY RESPONSES

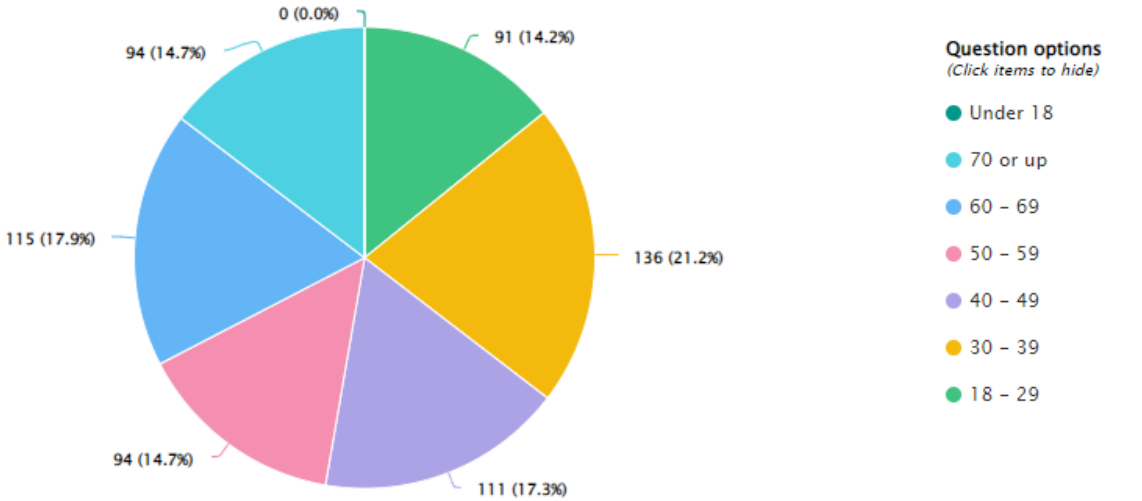
Which ward of the City do you live in? (648 responses)



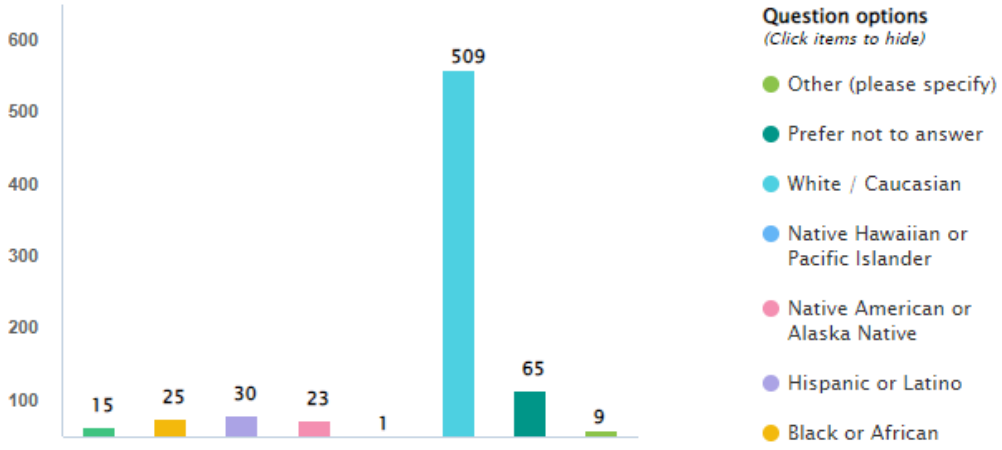
What is your gender? (642 responses, 6 skipped)



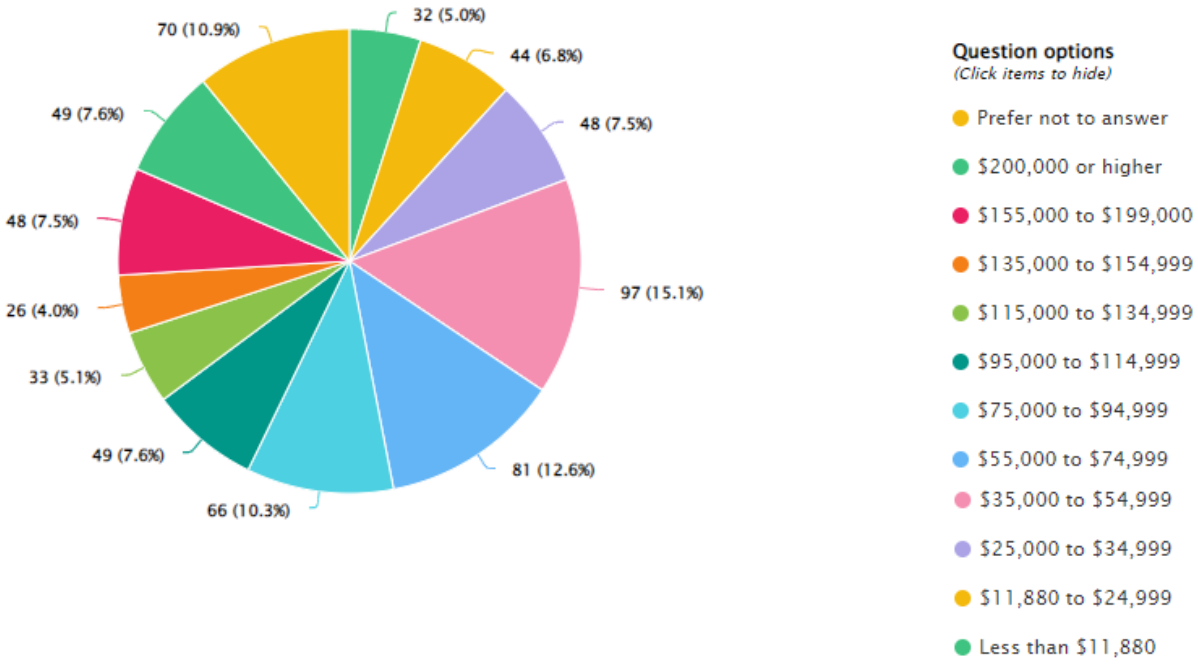
What is your age? (641 responses, 7 skipped)



What is your racial/ethnic background? Participants were asked to select all that apply. (641 responses, 7 skipped)

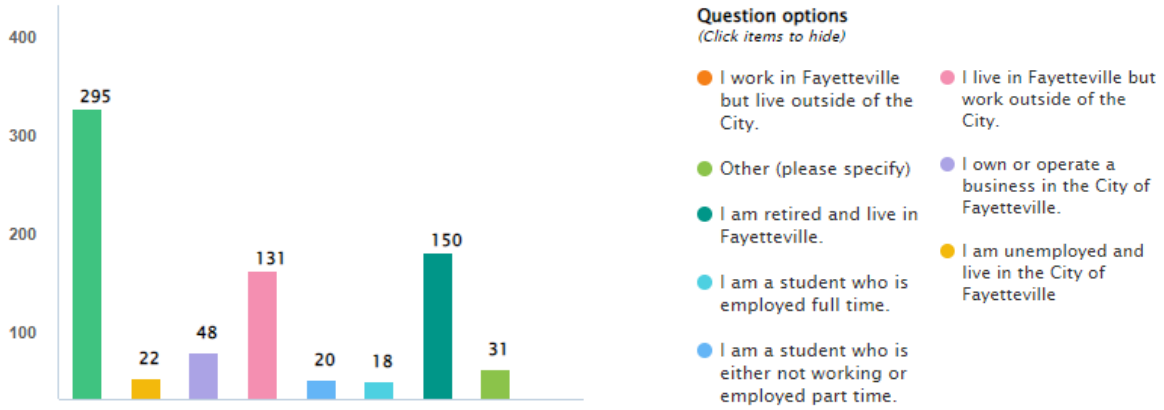


Please indicate your current level of annual household income. (643 responses, 5 skipped)

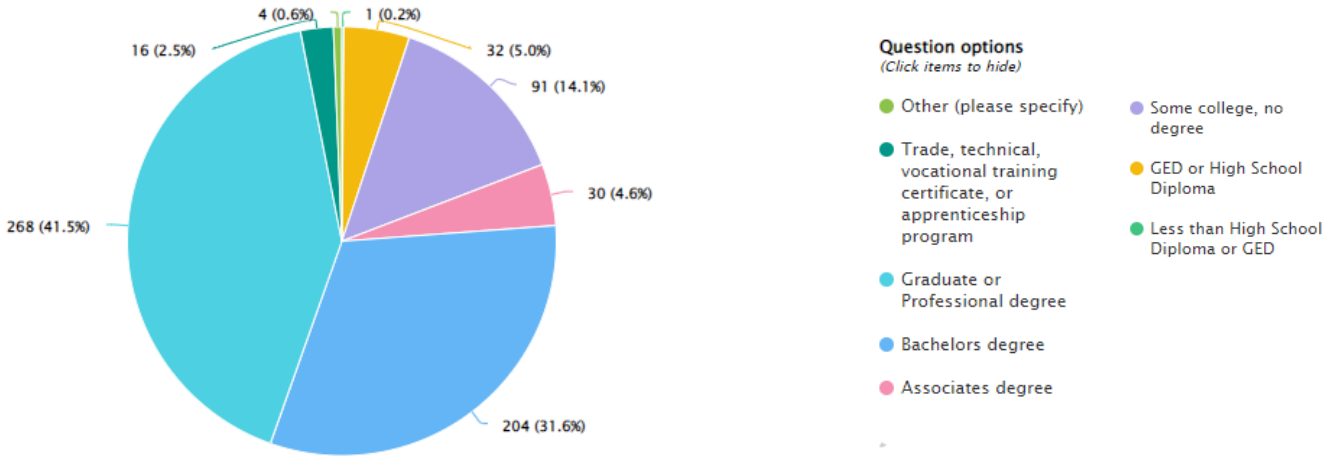


APPENDIX C: STRATIFIED RANDOM SAMPLING SURVEY RESPONSES

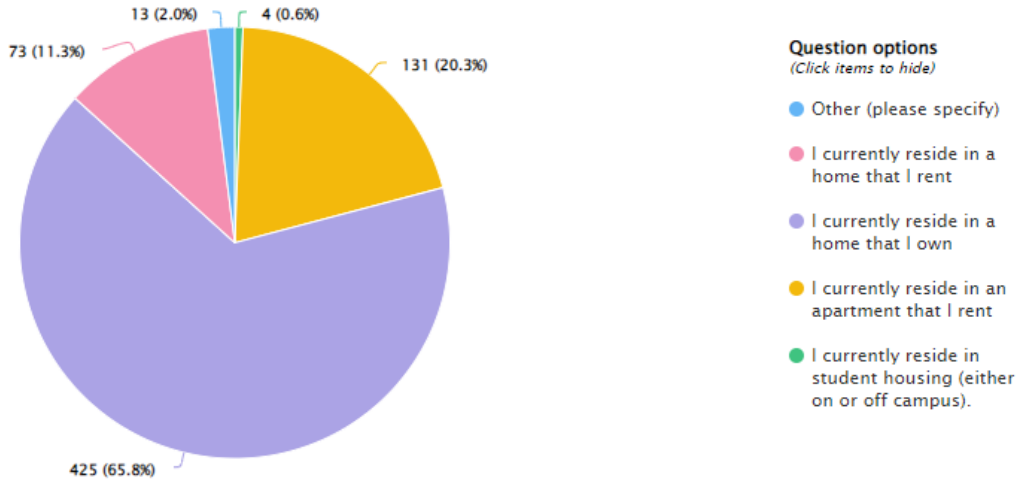
Which of the following best describes you? Participants were asked to select all that apply. (646 responses, 2 skipped)



What is your current level of education? (646 responses, 2 skipped)



Which of the following best describes your current living scenario? (646 responses, 2 skipped)



How many people, including yourself, currently reside in your home?

Number of residents in home	Number of Households that responded to survey	Average Number of residents per home
0	5	
1	179	
2	248	
3	90	
4	68	
5	20	
6	8	
8	3	**2.3**

There are many facets to economic development in Fayetteville. How important do you feel it is for the City to address issues in the following areas? (629 responses, 19 skipped)



Considering jobs that pay a living wage, what type of training, education, and workforce development programs should the City of Fayetteville concentrate on pursuing funding for or funding directly? (628 responses, 20 skipped)

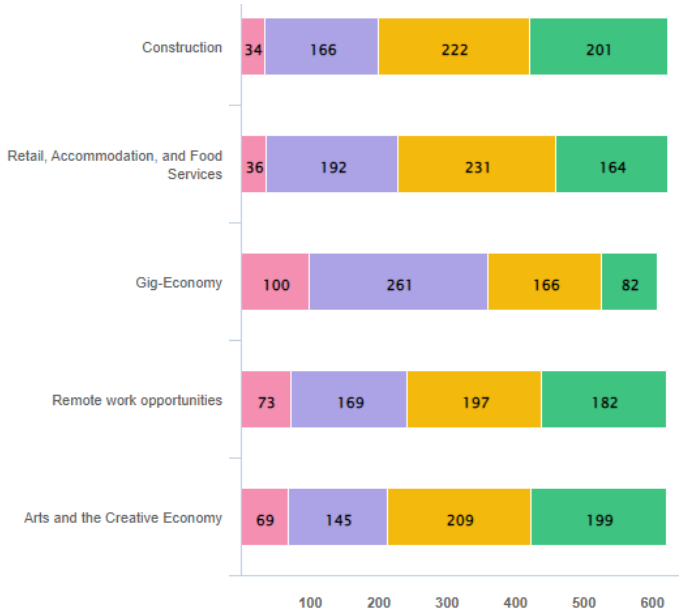


Are there other types of training, education, or workforce development programs you think the City of Fayetteville should concentrate on pursing funding for that are not listed above? If so, please list below. (151 responses, 497 skipped)

To review the submitted responses, please visit the detailed survey report.

What types of employment opportunities do you think the City of Fayetteville and its economic development contracts should proactively pursue?





Are there other types of employment opportunities the City should pursue, that are not listed above? (195 responses, 453 skipped)

To review the submitted responses, please visit the detailed survey report.

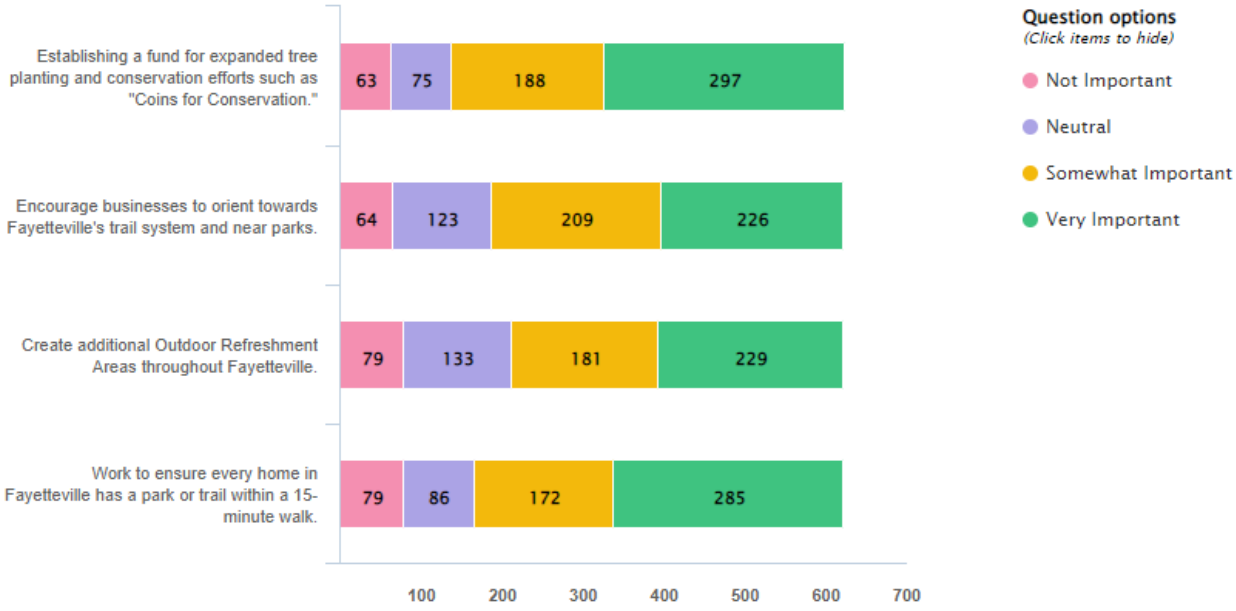
Thinking about housing in Fayetteville, how important to you is it that the City of Fayetteville actively work to address the following? (628 responses, 20 skipped)



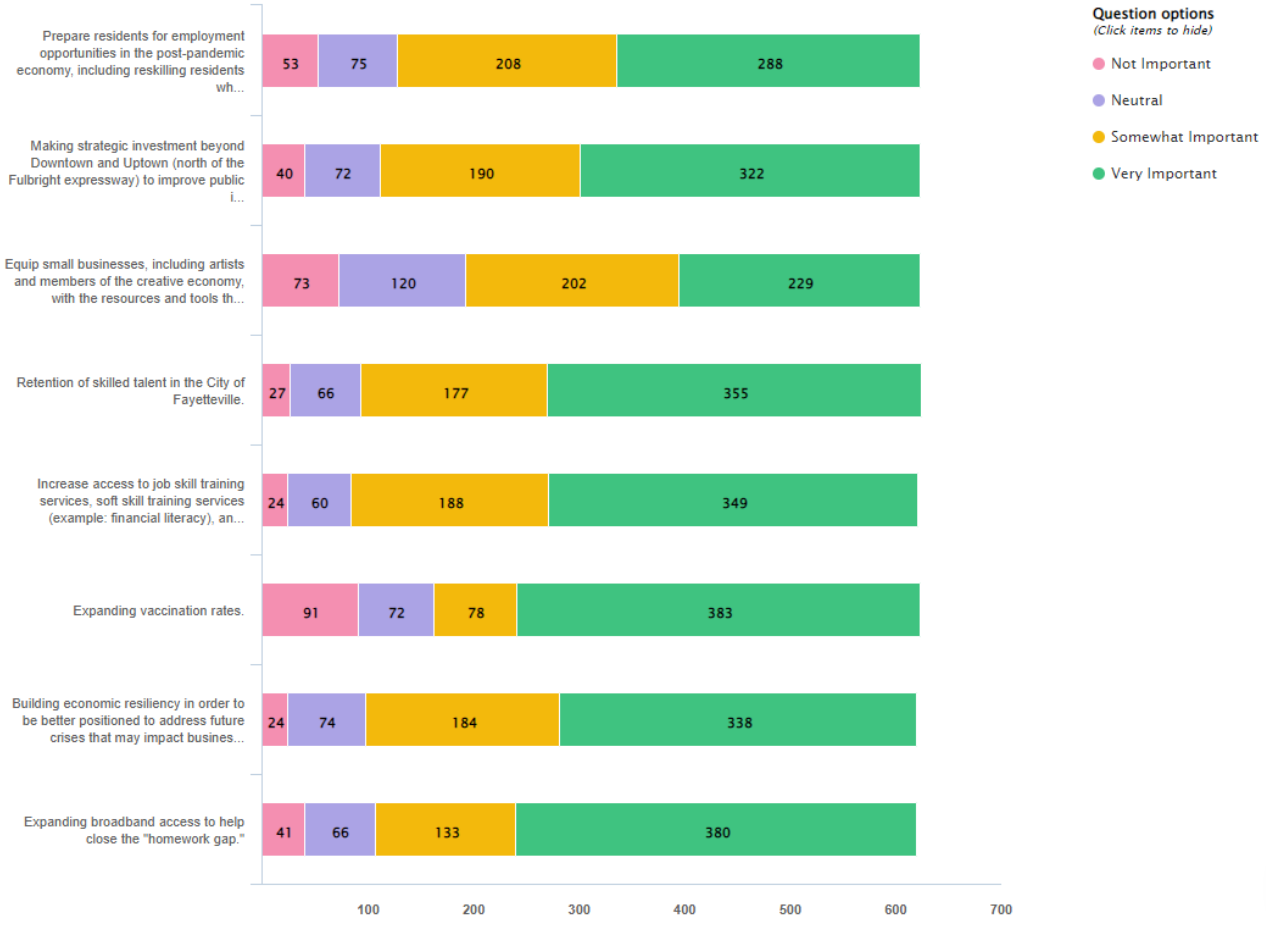
As it relates to the creative economy and the arts in the City of Fayetteville, how important are each of the following areas?



Quality of life and placemaking: The City of Fayetteville is known for its quality of life, which the City's parks, trails, and urban forests contribute to. Of the items listed below, state the importance of expanded work in each of the areas. (625 responses, 23 skipped)



As it relates to economic recovery from the COVID-19 pandemic, please state the importance of the following items. (626 responses, 22 skipped)



If you have other priorities related to the City's economic recovery from the COVID-19 pandemic, please list them here. (146 responses, 500 skipped)

To review the submitted responses, please visit the detailed survey report.

What other comments or suggestions would you like to make about economic vitality or economic recovery in Fayetteville? (174 responses)

To review the submitted responses, please visit the detailed survey report.



The report continues on the next page

About the Economic Vitality and Recovery General Public Questionnaire:
This questionnaire is a copy of the statistically valid survey that was distributed as part of the Economic Vitality master planning process. The questionnaire was made available on the City's public input platform, Speak Up Fayetteville, in order to provide all Fayetteville residents an opportunity to give feedback.

Economic Vitality and Recovery General Public Summary of Findings:

*Top Five Economic Vitality **Areas of Focus**:*

1. Supporting Small Businesses
2. Ensuring Housing Development keeps up with population growth and that homes are available across all income levels
3. Attracting New Jobs that Pay a Living Wage
4. Quality of Life Amenities such as our Enduring Green Network, Parks, and Trails
5. Job Skill Training for Residents who face barriers to employment

*Top Five **Workforce Training Programs** the City should pursue funding for:*

1. Skilled Trades
2. Renewable Energy/Energy Efficiency
3. Health Care
4. Information Technology
5. Construction

*Top Five **Industry Sectors** the City should proactively pursue:*

1. Education
2. Health Care
3. Research and Development
4. Information Technology
5. Transportation and Logistics

*Top Three **Housing** Priorities:*

1. Creating and developing workforce housing (homes that are affordable for families who make between $35,000 and $55,000)
2. Creating and developing affordable housing for residents who face barriers to housing in Fayetteville.
3. Increasing the number of living units and housing options in the City in order to slow the price escalation of housing.

*Top Five **COVID-19 Economic Recovery** items:*

1. Expanding broadband access to help close the "homework gap."
2. Increase access to job skill training services, soft skill training services (example: financial literacy), and mental health services.
3. Making strategic investment beyond Downtown and Uptown (north of the Fulbright expressway) to improve public infrastructure services (transportation, trails, etc.) that aid in the creation of unique live-work-play areas across the City.

4. Expanding vaccination rates.
5. Building economic resiliency in order to be better positioned to address future crises that may impact businesses in Fayetteville.

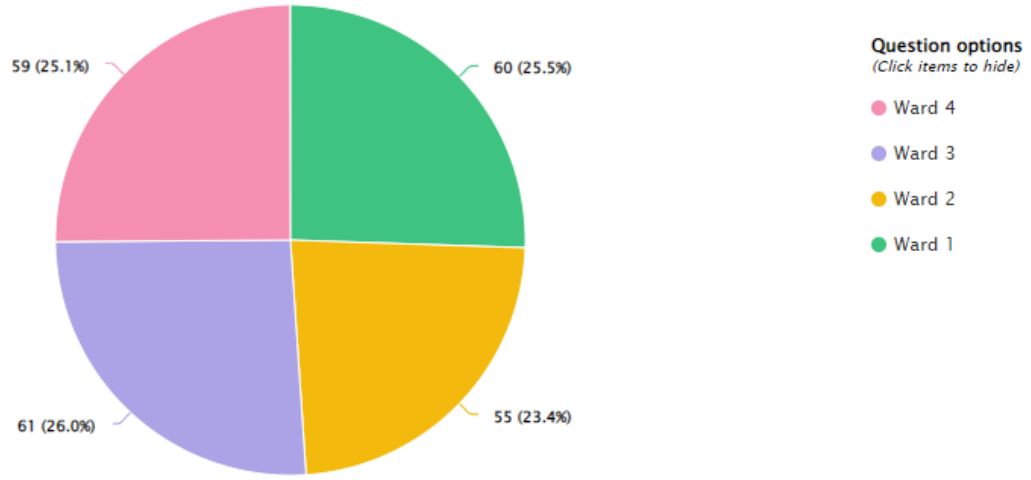
*Ranking of **quality of life and placemaking items** based on number of Very Important Responses:*

1. Establishing a fund for expanded tree planting and conservation efforts such as "Coins for Conservation." *(121 very important responses)*
2. Work to ensure every home in Fayetteville has a park or trail within a 15-minute walk. *(107 very important responses)*
3. Encourage businesses to orient towards Fayetteville's trail system and near parks. *(93 very important responses)*
4. Create additional Outdoor Refreshment Areas throughout Fayetteville. *(85 very important responses)*

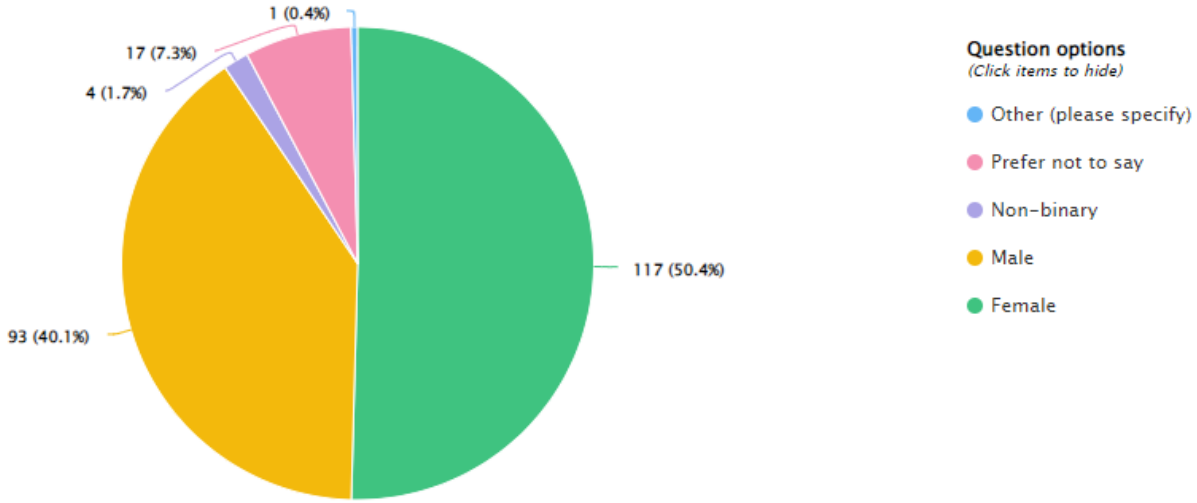
*Ranking of **creative economy and the arts** in the City of Fayetteville based on number of Very Important Responses:*

1. The incorporation and inclusion of public art projects within all applicable City construction projects.
2. Expanding employment opportunities within the creative economy.
3. Professional and organizational development specifically for creatives such as business development, communication, capital access, and avenues to sell their work.
4. Creation of a funding stream, such as "percent for the arts," in the City of Fayetteville. (Percent for the arts is a fee, usually a percentage of a large-scale development project or municipal infrastructure project, to fund public art and the broader creative economy in a city).
5. Proactive development and/or recruitment of affordable artist studio spaces and housing.

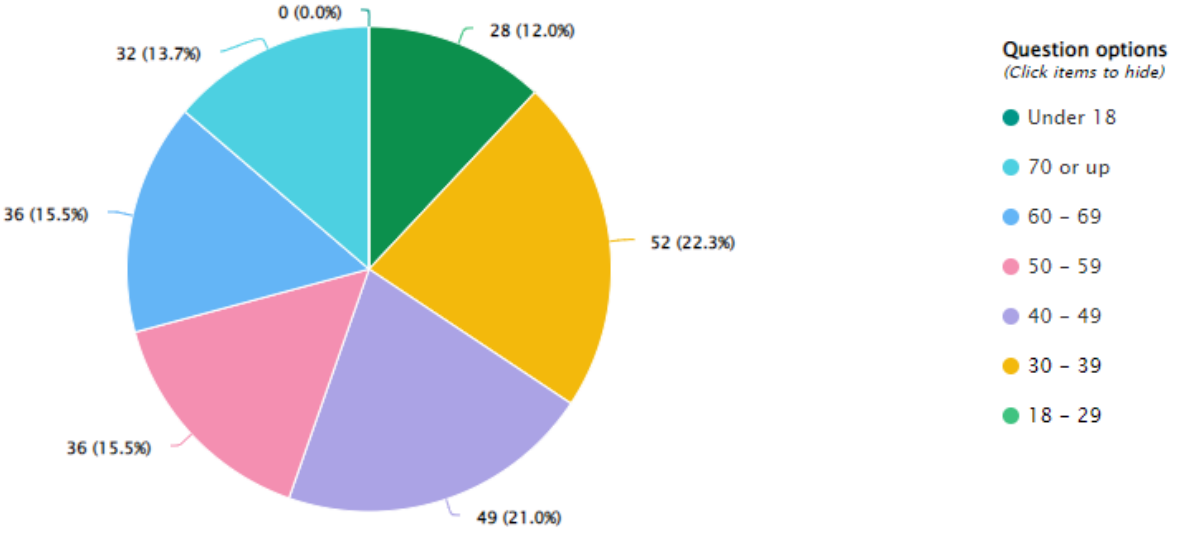
Which ward of the City do you live in? (235 responses)



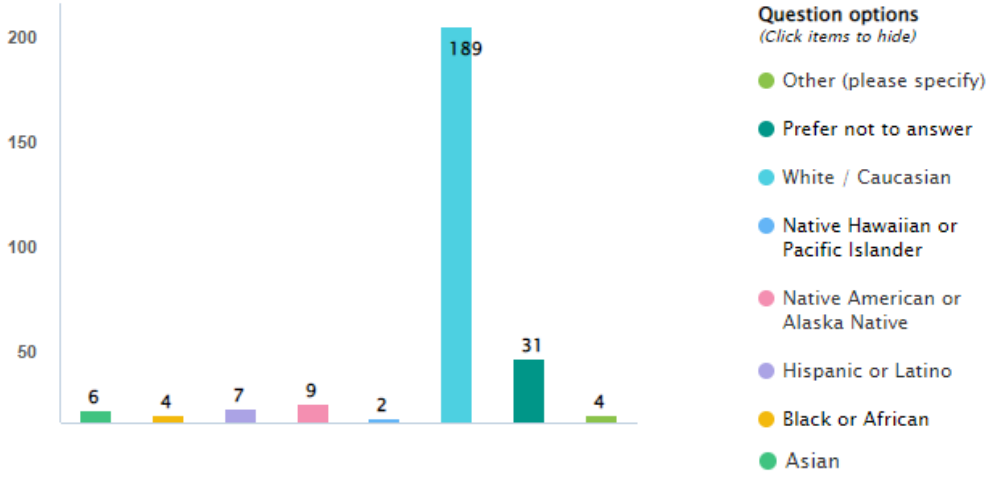
What is your gender? (232 responses, 3 skipped)



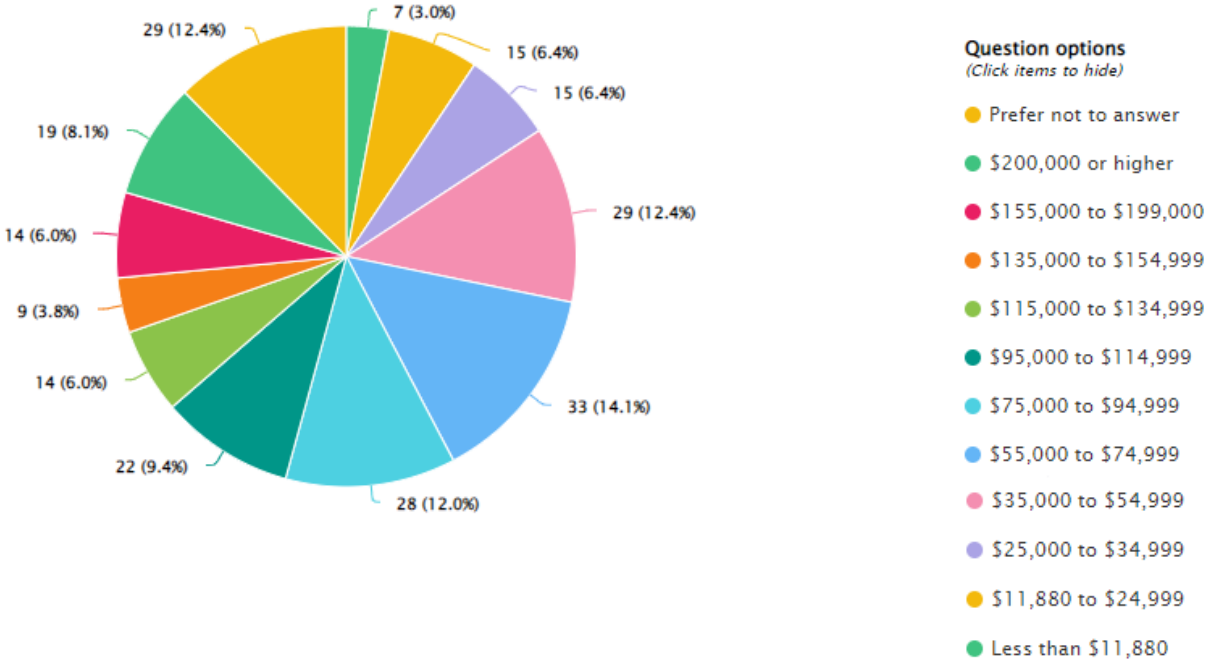
What is your age? (233 responses, 2 skipped)



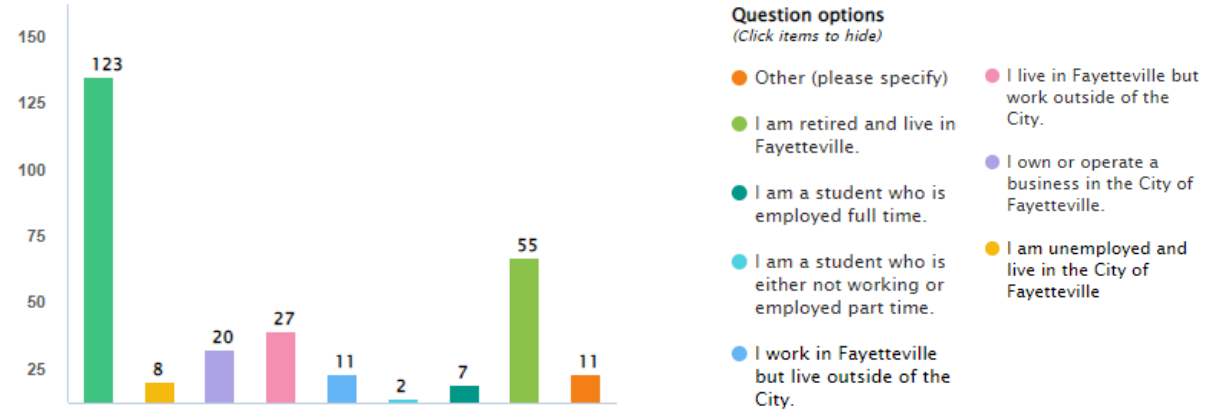
What is your racial/ethnic background? Participants were asked to select all that apply. (232 responses, 3 skipped)



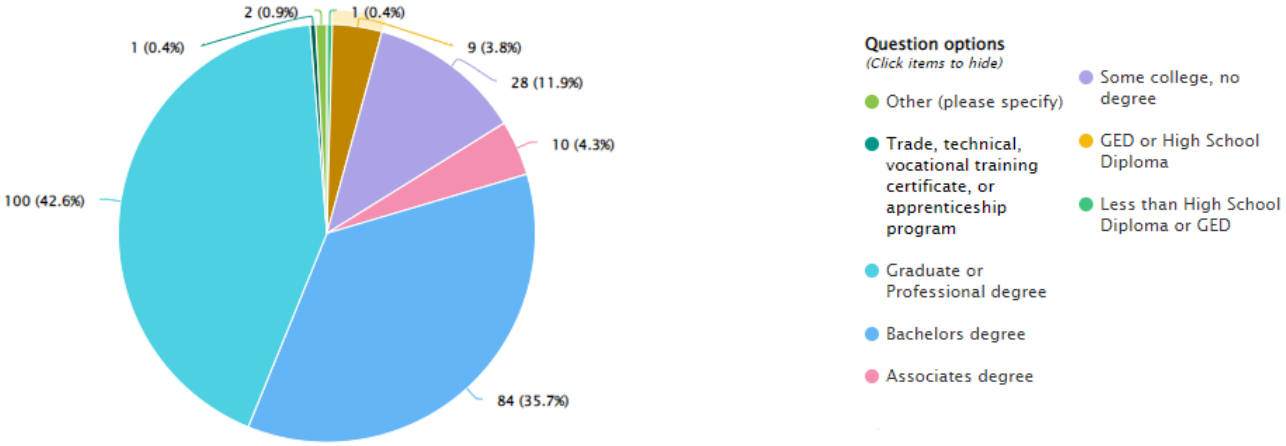
Please indicate your current level of annual household income. (243 responses, 1 skipped)



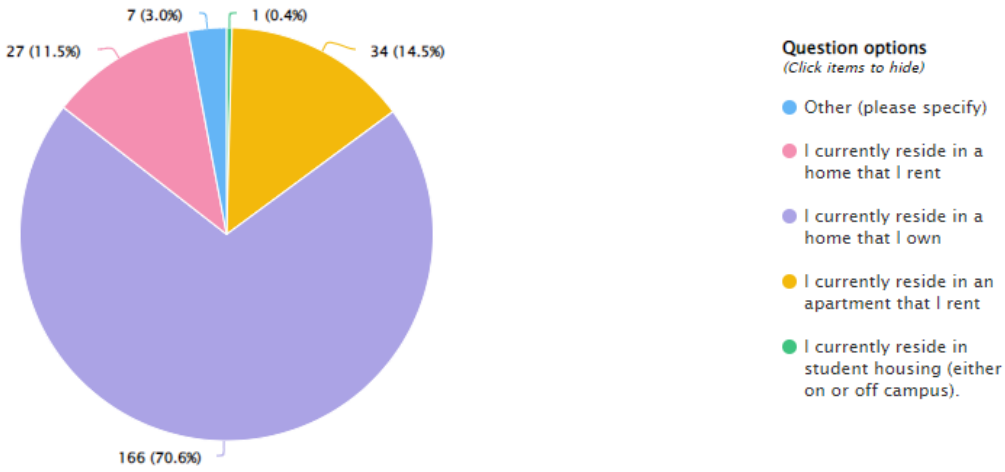
Which of the following best describes you? Participants were asked to select all that apply. (234 responses, 1 skipped)



What is your current level of education? (235 responses, 0 skipped)



Which of the following best describes your current living scenario? (235 responses, 0 skipped)



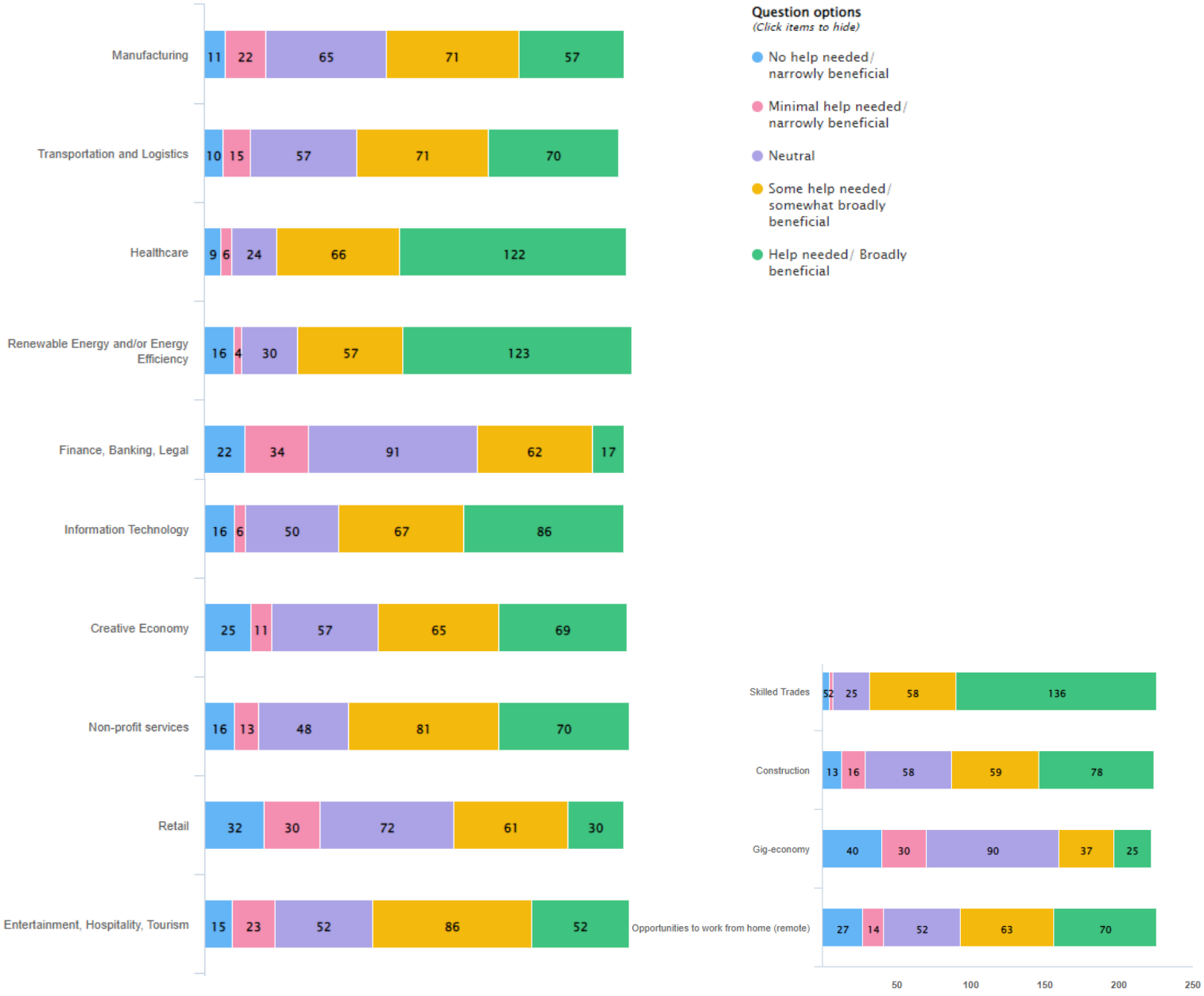
How many people, including yourself, currently reside in your home? (222 responses)

Number of residents in home	Number of Households that responded to survey	Average Number of residents per home
1	51	
2	102	
3	26	
4	31	
5	6	
6	6	2.4

There are many facets to economic development in Fayetteville. How important do you feel it is for the City to address issues in the following areas? (235 responses, 0 skipped)



Considering jobs that pay a living wage, what type of training, education, and workforce development programs should the City of Fayetteville concentrate on pursuing funding for or funding directly? (628 responses, 20 skipped)



Are there other types of training, education, or workforce development programs you think the City of Fayetteville should concentrate on pursing funding for that are not listed above? If so, please list below. (151 responses, 497 skipped)

To review the submitted responses, please visit the detailed survey report.

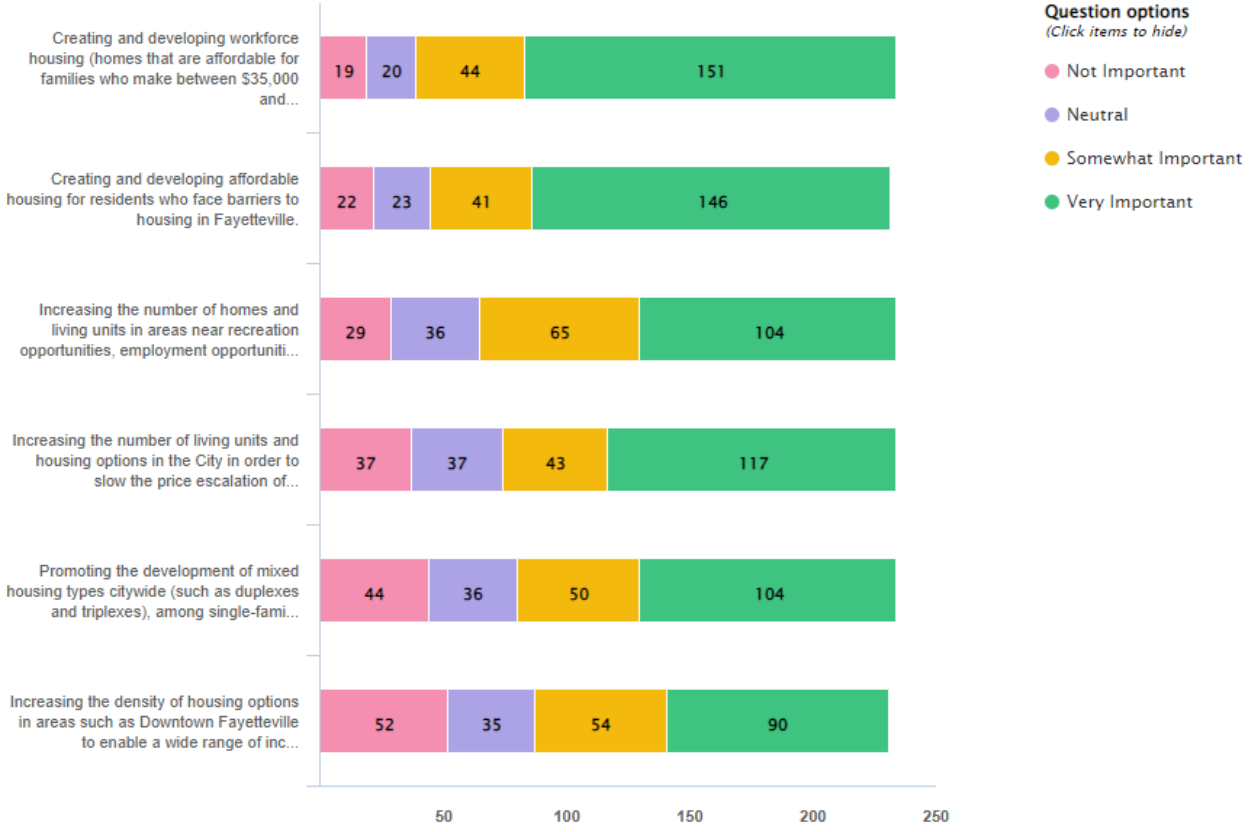
What types of employment opportunities do you think the City of Fayetteville and its economic development contracts should proactively pursue?



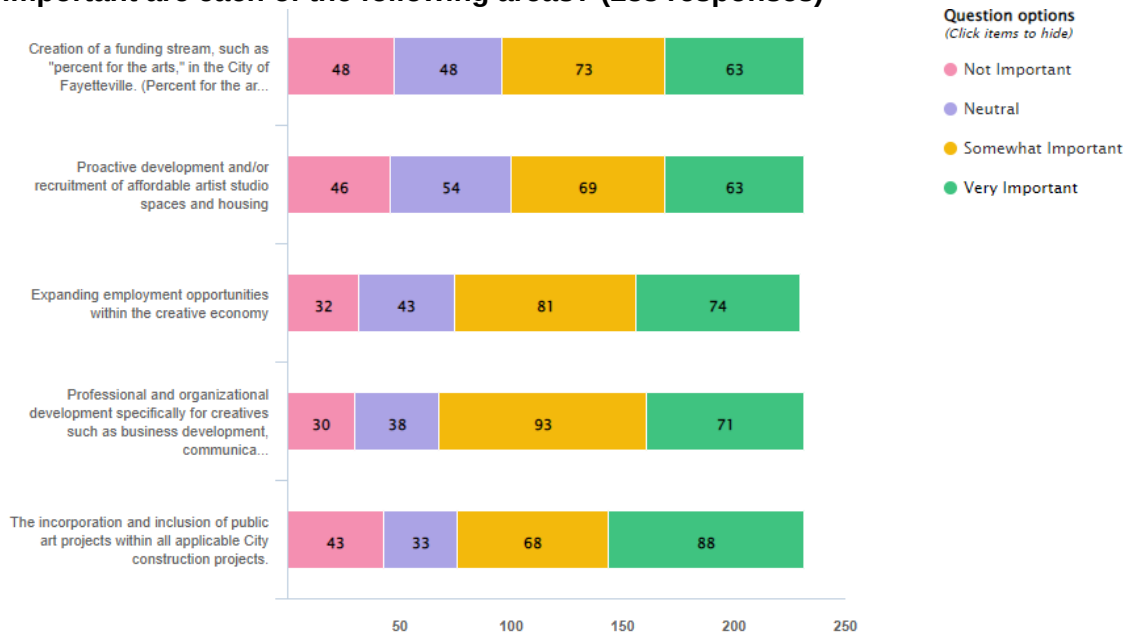
Are there other types of employment opportunities the City should pursue, that are not listed above? (54 responses)

To review the submitted responses, please visit the detailed survey report.

Thinking about housing in Fayetteville, how important to you is it that the City of Fayetteville actively work to address the following? (234 responses)



As it relates to the creative economy and the arts in the City of Fayetteville, how important are each of the following areas? (233 responses)



Quality of life and placemaking: The City of Fayetteville is known for its quality of life, which the City's parks, trails, and urban forests contribute to. Of the items listed below, state the importance of expanded work in each of the areas. (234 responses)



As it relates to economic recovery from the COVID-19 pandemic, please state the importance of the following items. (235 responses)



If you have other priorities related to the City's economic recovery from the COVID-19 pandemic, please list them here. (56 responses)

To review the submitted responses, please visit the detailed survey report.

What other comments or suggestions would you like to make about economic vitality or economic recovery in Fayetteville? (77 responses)

To review the submitted responses, please visit the detailed survey report.

Are there other types of training, education, or workforce development programs you think the City of Fayetteville should concentrate on pursing funding for that are not listed above? If so, please list below:

- Nursing homes/medical services support/home health aids
- Hmm, possible coordination with businesses to provide training for the jobs they need filled.
- N/A
- Manufacturing and production of solar products and installation.
- vocational training, i.e. upholstery, electricians, auto mechanics. Also nurses.
- The city has no business training people. The market place will do that.
- Education and training to non-English speaking workers or those whose English is not their first language. The city is well behind on providing service to citizens who were not born here in the US
- no
- None
- As mentioned before, the economy and demand are the forces at play here. We have plenty of education available. This is not a function of a city.
- Adult/Non traditional Education in all areas.
- N/A
- helping students in the community with school work before they graduate from high school. Tutoring, mentors & not just mentoring for those students who are doing very well in school, mentoring for students who are struggling
- Job training will follow business as it has done to the cities north of Fayetteville.
- I don't think the City of Fayetteville should involve in training a workforce. Thats the employers responibilty,
- The most emphasis should be on the skilled trades
- None
- Same response as above.
- skilled trades for younger children before age 18
- Scholarships to complete college degree if had to stop for financial hardship/change in family situation
- No
- Unsure
- N/A
- Apprenticeships
- There needs to be a way for people to get their drivers license back and it not cost so much. I live on 744 dollars a month. Can't get back my license because of reinstatement fee
- More opportunities for Senior citizens and Veterans!
- ?
- N/A
- I would like to see living wage entry level jobs with training for people that have come from low income backgrounds, no matter their race, gender, or beliefs.
- None
- No.

Are there other types of training, education, or workforce development programs you think the City of Fayetteville should concentrate on pursing funding for that are not listed above? If so, please list below (cont.):

- First ensure access to broadband for everyone then training! Broadband for all is key.
- A facility to incorporate job skills learned into hands-on production type for those who face barriers to skill & employment. A facility to house. Council Redirect those with mild mental affliction due to addictions..that need mental support over jail
- neuro-diverse housing (https://nextstepstrategies.org/) or see Facebook page WeBUILT
- Engineering, Survey, social workers, physical therapists, body movement technique instructors eg yoga, pilates, etc, service industry in general, human touch industries to promote and fund self care, massage, esthetician services, dermatology screenings
- Childcare
- Skilled labor certification like NWTI, make it affordable so students out of high school have more options or job re-skill
- With all the construction and growth we need jobs in this area that focus on deconstruction of buildings and salvaging all useful materials to reduce the resource sink of new construction and conserve landfill space
- This is not the City's responsibility. Stop taxing me to death.
- Environmentally sustainable business, remodeling construction rather than destroying more land
- General communication and leadership skill training, working effectively with others, programs specific to women or other historically underserved groups
- Sales and Negotiation Trainings. Majority of peoples first jobs are in this field and the retention rates are horrible. Sales are the backbone to all businesses activity.
- Sport clubs
- Programs that will help skilled and unskilled workers to have a responsibility to be bonded and insured in order to work at a residential or commercial structure. This would also include housecleaning and caregivers.
- small scale farm and food production should be encouraged and promoted. Perhaps a large scale community garden could be started on city property
- Help people become skilled and employable. Don’t scare off businesses with radical mentality
- No
- Computer Science bootcamps
- More training for RN / Care givers that care and want to work
- na
- High school trades classes
- No.
- N/a
- Strengthening unions
- I think it would be worth while to include something along the lines of agriculture/gardening/farming/conservation with how much focus our town has on our green spaces and all of our surrounding farming communities.
- Vocational training, but I believe this is already covered under 'skilled trades'.

Are there other types of training, education, or workforce development programs you think the City of Fayetteville should concentrate on pursing funding for that are not listed above? If so, please list below (cont.):

- Anything to do with progressive infrastructure, and reiterating renewable energy beyond just installing rooftop solar.
- Consulting, research
- City apprenticeships?
- It is not the job of city government to provide education or workforce development programs. It is the city’s job to ensure that the infrastructure of roads and utilities are excellent so the private sector can provide education & workforce development
- As noted in Q3 answer...finding a way to support child care needs and address lack of transportation for those who would best benefit from additional training would be important.
- Increasing access for employment for neurodiverse people including those with autism and PTSD.
- Difficult to understand exactly what is meant by the question
- relax on business restrictions (codes) and bring new businesses here
- A “ tech” school that will educate persons in skills thanot require 12 grade education but will educate in skills VERY much needed ie welding, plumbing, electric, construction etc. that can and do pay very well Do not depend on tech in other cities F
- No
- Lower the sales tax.
- yes, try to motivate people to work on any field not just the ones they're skilled for.
- Training & Education within the Tech sector that requires know how not necessarily a degree.
- Emphasis in the education system about opportunities in the trade skill industries.
- Again, help the poor disabled artists & poets who are unable to work due to stress
- create
- Human services if not implied by non-profits. This could allow for the expansion of city run human services, particularly for mental health and substance use
- Bilingual in various languages; English as a second language; esteem of work, too many low levels don't value their job's contribution or importance. Some think they are too good for the job and don't work hard.
- Startups and high tech university spin off companies
- Financial literacy should be taught at all levels in public schools, children should be taught to plan, set goals, and study how to maintain motivation. They should also be required to do a leadership project and community service to move to the next gra
- N/A
- No
- Utilizing the inherent properties of Bitcoin to further the self-sovereignty of Fayetteville, AR municiplaity. It will enable the city and its' citizens to pursue a community ideal without reliance on federal or state funding via coercion.

Are there other types of training, education, or workforce development programs you think the City of Fayetteville should concentrate on pursing funding for that are not listed above? If so, please list below (cont.):

- i know we have a workforce center but definitely making it more accessible to meet everybody where they are. the homeless population is huge and they don't always have the opportunity to just waltz in there whenever & get help getting started from scratch
- I think there should be more emphasis on choice in secondary school to provide ample options for both college AND vocational programs. We put too much into college prep for many who, for various reasons, won't attend and are less equipped for the job mkt.
- No
- Career and technical training for students in high school or those that have just left school.
- No. The City should not fund any of these directly. Individuals should take it upon themselves
- Senior enrolment
- Chicken/egg problem: training (q. 4) & pursueing employment opportunities (q. 6). Opportunities are more likely to come with a talent pool, but risky to train w/out prior knowledge of job opps. I prioritized trends, and strength there attracts remaining.
- Not at this time.
- Job training for impoverished residents
- We need workers to clean up trash around our city and on our roadways. We have a serious litter problem, especially in areas near the U of A campus and where our homeless population is located.
- Emphasize regional coordination
- Healthcare is listed, but I would stress mental healthcare.
- Law enforcement
- Anything that helps eliminate "jobs that pay a living wage" because all jobs should pay a living wage.
- Cyber security
- Technical expertise based on non bias survey!
- NA
- No
- ESL
- not at this time
- Unions
- No
- Local workforce.
- In my view it's not City's role to provide training, education for work force development.
- no
- N/a
- Not sure the city needs to fund these programs. Perhaps scholarships for students in existing programs or encouraging business through tax incentives to hire and train workers.
- Public Service Positions and Government Office Positions

Are there other types of training, education, or workforce development programs you think the City of Fayetteville should concentrate on pursing funding for that are not listed above? If so, please list below (cont.):

- Agricultural business
- The city should work with UAF, our public schools, UAMS and NWACC to develop education and training opportunities.
- None
- More education and training for disabled who really want to work .. Veteran or otherwise ..
- Cosmetology
- None
- Community repair center where residents can meet and get items out of landfill. Community seamstress for the elderly. Overview group to assess individual's needs and match them up to solve problems, matching young and old for mutual benefit.
- Professional continuing education, e.g. professional seminars for doctors, nurses, medical techs, lawyers, professors, teachers, musicians, artists, and etc.
- Certificate programs
- Childcare services
- see #3 above
- Specific opportunities for non-English speakers.
- N/A
- None
- Education - schools that better prepare for college. Attract and retain more qualified teachers. Invest in schools structures. Improve the ratio teachers/students.
- Free tuition for training education workforce development for need based
- We need tradesman - people who can do small jobs and fix home issues
- Expaned Medical education multi-leveled, Arcitectual benifits expanded to building trades and vice versa and Financial education for everyone.
- Would rather not have the city get involved with this, as the choices made will likely be poltical.
- ENVIRONMENTAL PRESERVATION
- no
- Call center and work from home
- N/A
- No comment
- non degree certification
- On the job training or some alternative training where you don't have to have a degree all the time. That people can have chance to make a good living.
- Not that I can think of
- Food processing in healthy options like organic. Innovative recreational activity.
- Elderly and disableds must have more training for smartphones and wifi. Younger generation have moved elsewhere or is too busy to help those of us in this situation. I only found out recently our parks have wifi!
- some as Nr 3

Are there other types of training, education, or workforce development programs you think the City of Fayetteville should concentrate on pursing funding for that are not listed above? If so, please list below (cont.):

- Utilise The Boys & Girls Club as a daytime childcare center to provide quality, affordable childcare so parents can work.
- Whatever decreases the wage disparity gap.
- Requiring the large influx of new residents from other states to participate in some type of community service (keeping natural and public areas litter-free for example). The Ozarks are a special place and deserve more appreciation shown and protection.
- High quality childcare
- Something to nurture a civil society as Fay grows. Resources and education into preventing crime, and vandalism. We definitely don't want to be like Little Rock in those regards.
- Training for felons in jobs they can obtain after training.
- Soft skills like emotional intelligence, change management, etc.
- No
- Adult education, focused on low income
- More jobs in police and fire. Dump Central EMS and get new ER under fire dept
- Re-entry programs for adults with large gaps in work history. COVID has impacted many families and a program like this would help those whose employment was effected by it.
- Agriculture
- Greenway trash collectors and cycling monitors for the Spandex Warriors always passing me up as I pedal at 5-10 miles an hour.

Are there other types of employment opportunities the City should pursue, that are not listed above?

- Any kind of factory work
- employment opportunities for the elderly
- Home Health
- Opportunities for ex felons/ex convicts
- Meetings/conventions
- Film Industry/Tourism
- Entry level employment
- N/A
- Outdoor sporting &fitness
- More non profits
- Farming. food banks, CASA, aid to homeless, literacy.
- The city has no business trying to determine what is a livable wage. Let the free market do that. The mayor is trying to drive small businesses out existence.
- Employment opportunities for non-English speaking international community that lives in Fayetteville. The city needs to pay more attention to minority workers and provide job opportunities and services to minorities and the international community.

Are there other types of employment opportunities the City should pursue, that are not listed above?

- parks & recreation, sustainable farming, early education (non-religious)
- Have free live music large scale concerts with legitimate touring acts.
- no
- Skilled labor
- Public transportation and. Roads improvement , more renting complexes ,
- We should promote employment. Let's not pick winners and losers at the City level. Let demand take care of these issues.
- Heavy Equipment Manufacturing
- Trades - seems to becoming lost in promoting this in our education system and wage earner
- help students,who have not graduated from high school, with their school work, ie tutoring. We need to bring the tutoring/help/guidance to the small community areas in Fayet. With these areas set up, this would allow events to cont. during breaks.
- Any and all employment opportunities should be pursued. The city has failed to promote a business friendly environment which has caused business to move/locate to Springdale, Lowell, Rogers, and Bentonville.
- Parkhill Clinic is a BIG womens medical clinic, however NWA does not have an infertility doctor. The closest DR/Lab is Little Rock or Tulsa to pursue infertility treatments, specifically IVF.
- Another large downtown full service hotel
- manufacturing
- Social Work
- None
- Not sure. I'm thinking the list above covered it!
- Digital nomads/work from home opportunities
- Laying gigabit ethernet cables for faster internet in places where Ozark Go isn't allowed to build.
- Unsure
- N/A
- Pay increase, so people don't have to work multiple jobs to just barely make it. I work as a school bus driver, custodial and a CNA. I cant afford internet or cable TV.
- Increasing education to young people. Increasing help to the younger population.
- More for senior citizens.
- Technology, health care, law
- Need to ensure we are providing economic growth and job opportunities for those that have worked and earned a skill set that adds value to the economy based on merit not equity
- I am a senior citizen with no transportation to a laundromat or store. Cannot get a taxi voucher or can I carry my laundry to a laundromat I need help and no one will help me
- Yes. Develop high-skill training programs. Clearly define city services and effectively publish who to contact the responsible official for each important service..
- Utilize inmates and/or panhandlers to pick up trash and debris in Fayetteville

Are there other types of employment opportunities the City should pursue, that are not listed above?

- Green Industries with an emphasis in manufacturing, research and development, and marketing
- unsure
- Skilled trades such as skilled laborers
- Student Employment
- I would like to see living wage entry level jobs with training for people that have come from low income backgrounds, no matter their race, gender, or beliefs.
- n/a
- None
- The right hand turn green arrows on stop lights are GREAT! I'd love to see more!! Some stop signs should be converted to yield signs. Northbound traffic here for instance, 36.094130, -94.190105. Many others could be as well. Much more fuel effecient
- Health care field, Mental health & Drug/Alcohol addiction specialists & counseling
- It is listed above, but for context, I would strongly support encouraging small businesses and local talent over option 2 - "attracting new jobs and businesses..." as, in my experience, this generally translates to costly tax incentives for corporations.
- Positions available for older citizens that live on fixed income
- Special employment opportunities to people with special needs. Promote interaction between special needs citizens and community. Part-time incentive based employment for the homeless. "Task based performance jobs." $15 for a bag of trash etc.
- Local retail tax credits, fill existing commercial space before we allow new building to develop, keep tuition at the university affordable
- Every effort should be made to promote sustainable business practices and training/education regarding sustainably
- Employment in environmentally sustainable businesses
- Increasing networking and mentoring opportunities, particularly for consultants, gig workers, and remote workers; provide free space for networking events, secure business leaders to engage in networking and workshops for small business owners
- Supporting a rich night life and attracting good restaurants
- Green Incentives for home owners.
- Attracting a professional sports team(s) that fit within the scope of city, such as MLS Soccer. Invest in a multi-purpose stadium that has development opportunities and could be connected to a community rapid transport network.
- We have a larger homeless population than most of the area realizes. How is the city working with non-profits or with the homeless to ensure food programs are created & opportunities are available for both the homeless and those with mental disabilities?
- Tourism
- More choices of grocery stores such as Trader Joe's and Kroger's that would give employment plus draw more customers looking for more choices in shopping.

Are there other types of employment opportunities the City should pursue, that are not listed above?

- supporting high quality, affordable child care programs. This industry is often overlooked and in crisis.
- Those that are culturally inclusive
- No
- Advanced vocational trades related to green energy infrastructure and digital infrastructure
- More RN/Caregiver
- Na
- Retaining skilled talent in the City of Fayetteville should be priority over attracting. If we can't retain the people who are here, are are we going to retain new talent. More money should go into true diversity, not this pseudo diversity of comfort
- Conversion to renewable energy. Technologies such as communication. Technological education such as non-college post high school education.
- Attracting small businesses
- No. Stop growing.
- Creating support for the poor, especially those who panhandle on the corners and/or live without any housing. 7 Hills and other organizations don't see to be enough for the number of these people in the Fayetteville area.
- N/a
- Thriving wage jobs
- Generally speaking, I don't think the city as an entity should have any interest or business in pursuing or attracting new residents. But providing job skill training opportunities for residents with barriers for employment is a good use of public money.
- Less restrictive building codes and regulations in order to be more competitive in Northwest Arkansas Development. Look at ways to speed up code approval process and become more efficient in this process. Be more business friendly.
- Please fix wedington rd bridge. The traffic is awful!
- Highly technical biological production would support related area industries
- Reiterating renewable energy and sustainable/resilient infrastructure. In my UARK engineering program, professors were preaching as part of the curriculum that progressive energy tech will never beat fossil fuels, so I found a job out of state that caters
- Technology
- Medical professionals and specialist
- More high tech employers and larger ones
- New housing construction and plans for flood control are important.
- Perhaps to add/develop transitional skills jobs that help people move from lower skill minimum wage to more skilled jobs. Including extra support for single parents and people with lack of transportation and/or housing insecurity would be awesome.
- Sure there are work environment issues, nondiscriminatory, healthy work environments, benefits for all workers. the city should be certain new businesses are treating employees well in a healthy work environment.

Are there other types of employment opportunities the City should pursue, that are not listed above?

- Governments at all levels appear determined to FORCE instant elimination of and dismantling Arkansas and America' s electric system. The EPA is on a path to dictate and unilaterally destroy the legal system in which utility companies and state uti
- No
- Less government more freedom. Let the free market be free
- Manufacturing
- most likely recycling and farming people, we have a hard time finding workers to keep prices low on food items.
- Not that comes to mind now
- Just the importance of disabled artists who are unable to work due to stress
- Generally speaking, WE HAVE to stop losing opportunities for growth to Rogers & Bentonville. The Amp has been the greatest mistake to the common eye so far.
- Good paying jobs in social services to make sure available and future services can be adequately staffed
- The working poor (or working poor retired) should not be treated as leeches for needing low rent. I have been treated as such the last 2-3 years by staff at FHA Public Housing. The first 3 yers were egalitarian (2015-2018).
- Collaboration with technology ventures at the university of Arkansas
- keeping city liabilities in line with city revenues
- The last question in this block is poorly worded, homeless is a huge issue in our community and the people of this community need to either be encouraged to get jobs or be discouraged from living in tents Notice our neighbors just north, no issues there.
- People need to focus on educating themselves. The higher the education the higher the pay tends to be. The more diverse employment opportunities people have experienced the more valuable they can be to an employer. Peoples income is is often dictated by
- N/A
- We should put more resources into taking care of what we currently have as compared to looking other places
- Bitcoin standard and circular economy that appreciates the value of residents assets vs depreciates via federal monetary policy(ie "Bitcoin Beach").
- i don't know what specifically but we need more jobs that pay better that don't involve being out until 3 am serving drunk people. i love dickson but we need another hot spot for the community that can create jobs that aren't food/drink service.
- No
- Not sure
- Encourage more part time work/positions for those who need additional income but are unable to work full time. Job sharing could be a good example, where 2 employees split full time hours.
- Less restrictions and barriers to entry for businesses of all sides. Ease up on ordinances that attract business (ie. sign ordinance)
- Summer or Seasonal employment

Are there other types of employment opportunities the City should pursue, that are not listed above?

- I would like to see something(anything) done about the people begging on all corners. It is uncomfortable not to mention most of them can work and they are trying for their D&A money.
- Temporary employment; matching & coordinating short term workers and residential or commercial "tasks" providers and establishing fair and safe working parameters for both workers & employers.
- I can't think of any.
- Increased police department
- Union/Community organizing
- cannot think of any
- Develop better animal control measures and No Kill shelter
- Opening opportunities without college degrees, allowing those with skills mastered by years of experience.
- More technical jobs
- cleaning up trash
- The list is fairly complete.
- Maintaining funding for Fayetteville Public Library.
- No
- Attracting businesses to Fayetteville. Bentonville is doing a lot better than Fayetteville.
- Job training
- not that i know can of right now
- Lots of work road that needs to be done, this could provide a ton of jobs. My 7-10 min commute is now 30-40 due to Wedington traffic. Making a long term re-route would create a bunch of jobs
- Medical field (specialist)
- Union specific jobs. Worker say on board leveled needs to be addressed especially with the Walmart, Tyson, and other Fortune 500 companies based in the region
- I think Fayetteville has enough trails and parks now. As a taxpayer, I think too much money goes into trails, and the new library has spent so much money on activities like the music recording and creating media that only a few people use.
- No
- Rent control initiatives
- City should aspire to make Fayetteville as attractive as possible for entrepreneurs, businesses to relocate or operate in Fayetteville.
- no
- Reduce property tax.
- Factory work and agriculture related
- N/A
- Supporting the University of Arkansas and its employees; same for the public schools and our health care organizations especially UAMS, WRMC and others.
- More jobs not in the retail sector
- N/a
- Corporations

Are there other types of employment opportunities the City should pursue, that are not listed above?

- Business oriented education. Accounting, finance, entrepreneurial pursuits
- None
- More focus on skilled trades such as carpentry. Currently there are not clear city or state sponsored paths toward that career, and it is needed with the amount of construction here..
- employment in the Fayetteville area rather than Bentonville
- Supporting home health so residents can age in their homes. Supportive services can include community paid seamstresses to repair items and save money, community supported plumbers, wild animal control, pet assistance. This support need not be expensivr
- Investing in technology training, grants for small businesses that bring technology companies to Fayetteville
- Healthcare
- Pre-K , childcare standards and assistance
- High tech industry, biomedical companies, incubator for research spin-offs from UA grants/projects
- Chief Diversity Officer, community relations/outreach, and GREEN JOBS that help keep our environment safe! We also need more mental healthcare professionals (specifically psychiatrists).
- N/A
- None
- Attract more companies to populate downtown with new mixed use buildings (retail 1floor, offices and housing 2ndfloor and above, eg 1east center bldg). It would better populate downtown 24/7, and it would create demand for retails.
- Transit Bus System city wide for Seniors
- focus on the decided attraction
- Employment for individuals with disabilities
- (Above?) Development of multi-city and multi-county progames that focus efforts for all of NW Ark.
- I'd like to see a municipal high-speed internet service in Fayetteville. I understand these are difficult to set up, but it seems like it would create jobs while helping low-income families.
- Employment opportunities for disabled persons.
- Construction / infrastructure focused on eleviating growing traffic congestion
- I think that ensuring housing availability to all income levels is very very important.
- Stay open minded. This is not going to develop the way you think it will.
- no
- Incentives for employers who hire persons with barriers to employment such as neurodiverse and 2nd chance/felons
- N/A
- No comment
- Making sure the slave labor used in the Tyson plant comes to an immediate end.
- the ones above sounded good

Are there other types of employment opportunities the City should pursue, that are not listed above?

- People that can't afford the college education that are required for some jobs. Maybe have more on the job training or sometime of training that other people less privileged or want to put in the work, can try and get the job.
- Technology fields
- None that I can think of
- Yeah, you should pursue employment opportunities for white Christians, and discourage employment of non-whites who practice strange, foreign religions.
- anything that pays a living wage
- We should work on more recreational atmosphere like Moab, Utah. People are relocating with Telework to places that have what they enjoy on their days off.
- Social work, nursing, EMTs, firefighters, police. More affordable housing for the impoverished, Laws to hold landlords accountable. Skilled labor to upkeep such housing. We should be the best city and not the last state to do so.
- Trade schools helps employee to hire unemployed with less expenses , but guarantees qualified and certified employees after finishing up their program- especially for people with no school diplomas or GED.
- To the housing dev question: I don't think long term residents like those mega student living facilities. otherwise, the last five years have proven Education requires assistance.
- Maintain/update streets/ that are 20+ years behind. Speed bumps on streets with heavy traffic where the normal 25 mph speed limit is not enforced. Potholes or at least small sections of roadway paved to correct utility line damage from new construction.
- Skills in high-quality childcare, skills in home maintenance / construction / improvement
- Opportunities in the entertainment and tourism sector could make Fay even more of a travel destination. Tech jobs would be nice but they overpower existing residents and tend to increase cost of living. Don't want to be snobby Bentonville either I hope.
- Helping convicted felons get jobs
- Attract more businesses to the area
- Green jobs--renewable energy, etc.
- manufacturing and supply
- No
- Ensuring public schools are excellent with well trained/educated staff that is paid well
- Attract more medium and even large businesses to the area
- Bring high pay jobs to Fayetteville and business to increase tax revenue. You can’t just tax resident for property to death. Be smart!
- I would love to see more support to freelance and gig workers living on Fayetteville
- A job corp type job training program. And increased funding for the Senior Center.
- Animal control needs control. Neighbor has 4 animals. 2 were out, bit me. None requested rabies vax. Said dogs are personal property. Couldn't do anything.
- Not a type of employment opportunity, but a centralized online job site specific to the area would be awesome.
- Public/private partnerships for Veterans.
- Manufacturing

If you have other priorities related to the City's economic recovery from the COVID-19 pandemic, please list them here.

- More resources to help with rent, bills, wifi, etc.
- Assist current small businesses ti recover frompandemic
- I see a great need for supportive home health services, which should be professionalized with benefits. When it is cost effective and preventative to give someone an aid, such as right after surgery, to avoid complications, priority not healing
- Expanding access t o cheaper high speed internet (ie Ozark Go instead of ATT)
- I am not against performing arts and enjoy attending events. After city and county funds has trained , staffed and equipped a fully funded police and ERT forces, and homeless camps are eradicated, then blow taxpayer money on superfluous pet projects.
- The city needs to focus on fixing roads and providing safety services. The city has no business in social issues. This mayor wants to be king. I'd prefer he work on supplying services on a tighter budget. Current city government is very wasteful.
- Restaurants need better outdoor eating spaces. More outdoor walking, visiting, community spaces throughout the city.
- no
- PPE, such as masks and hand sanitizer, should be purchased by the city on a regular basis, and distributed abundantly. This should however be heavily focussed on providing consistent free access to these items for children, homeless, and poor individuals.
- I hate the "Infill" initiative. I ate the anti-automobile initaiatives. I hate the building codes that require buildings to be built close to the streets with no green space and the requirement for back entry to garages that make back yards impossible.
- None
- My highest priority for this city is to stay out of the social engineering business. Focus on traditional city functions.
- N/A
- I am vaccinated and believe the vaccines are effective and safe. However, the city should promote vaccines, but should not issue mask mandates.
- Supports and protections for single provider households, food production workers, and other lower income workers whose health and income were more heavily impacted COVID-19 than residents whose professions proviided more medical and fnancial security.
- Expand access to variable hourly employees that are working low/mid range income for small businesses. Mass shortage in locally owned restaurants, retail, etc that are unable to compete with Corporate Businesses. This could be with UofA work program, etc
- The goverment should stop paying people and they would go back to work...jobs everywhere. Small businesses are closing.
- A bus network making Transportation available to all within the metro area. This is a major impediment to employable persons who can't afford their own transportation. Also busses and train service would alleviate cars parked cars used only for commuti
- Slow the price escalation of housing
- Perhaps offer free training for other jobs available to those that are in need of a job?!
- Rent relief for low-income families
- No

If you have other priorities related to the City's economic recovery from the COVID-19 pandemic, please list them here.

- Some type of help or assistance for service-based businesses.
- People in homeless camps with mental health issues. I can't sleep at night worrying about those that are cold hungry or wet and have no one. I mean no one
- A way to identify & exempt fully vaccinated citizens (no mask) in restaurants and government & City offices.

- I would like to see living wage entry level jobs with training for people that have come from low income backgrounds, no matter their race, gender, or beliefs.
- This city caters to much to just the college. They are not the only one's paying taxes.
- More green space! That is what humans to to remain sane and what they are clamoring to do!!
- Many industries are still struggling and dealing with the lingering effects of COVID and the debt it brought. Instead of wage increases to the people that get to decide where the money goes, maybe actually helping the places hit hardest.
- Fix the infrastructure…roads, traffic flow, etc
- Do not allow the implementation of mask mandates or vaccine mandates into the city of Fayetteville.
- None
- I would love to see some funding going to keeping energy of all sorts flowing. More solar, some EV charging stations. We NEED multiple Tesla superchargers. Those would be a GREAT attraction for tourists with EVs.
- Affordable housing is key without compromising who Fayetteville is! No more ugly students high rises. We can build housing that is attractive!
- Art is Beautiful & has it's place & could be incorporated with our Nature trails & Parks. Alot of our housing development is pretty congested. Sidewalks could serve as safe alternatives in areas that have overgrown a feasible park. More Low income housing
- Government cannot and will never control covid-19 or an other illness. Public health should focus primarily on individual health and wellness including self care, diet, excercise and routine medical reviews. Mandate salads and local organic meat.
- Slow the growth, developers are killing our natural spaces, tax payers need more input and notification or new developments
- Stop with all the mandates let the town get back to normal, with work and shopping.
- Sustainability is 100% important!! We must create jobs to reduce invasive, promote alternative energy, energy conservation and efficiency, restore natural habitats, manage storm water to encourage infiltration (not bigger pipes)
- Lower my taxes. Stop looking for ways to spend more money for your own agenda.
- Cease construction in outskirts of the city where transportation isn't available. Return to requiring Green Space in ALL new or remodeling construction to stop destroying existing Green Space
- No Comment on COVID-19 other than its time to fully open back up and minimize the hand outs. Our City desperately needs people working again.

If you have other priorities related to the City's economic recovery from the COVID-19 pandemic, please list them here.

- It was asked, but housing is so difficult. Young professionals can't afford housing because the rich are buying in cash and getting everything in the mid-range then flipping to rent or sell at a higher cost. It's not possible for lower or middle income.
- wider public involvement
- chart our own course. Ignore the knuckleheads in LR, if possible
- Quit building so much and lower density of housing
- Can't stress clean energy programs enough. Work with Ozark Electric, Miso, SPP, Swepco, whomever, but get some battery based neighborhood storage and/or neighborhood microgrids
- na
- Acknowledgment, incorporation, inclusion of diverse/minority and women owned small business
- Unless mandated mask-wearing and vaccination is enforced, the pandemic will never end.
- None. Lower taxes.
- The city needs to invest in public transit sooner rather than later
- N/a
- Open the economy, reduce taxes, reduce government spending, promote more U.S. oil an d gas production to lower fuel costs
- No
- Continue social distancing /mask requirements city-wide at all indoor events as well as outdoor events where people gather close to one another.
- Building trust with the government is key here. That's what makes a "great place to live". Build trust: 1. with the police, 2. the efficacy of public programs, 3. sexual assault taken seriously @ campus, 4. take care of disadvantaged, 5. communicate often
- bring back more live music to Fayetteville and equally support these artists, as well
- The city government needs to get out of the way and let the private sector free to meet the needs of the people in our city.
- what about paying people who got the covid shots and boosters as recommended by President Biden? I didn't get paid, when are people going to get paid??
- Supporting community events including spaces/places where community members can grieve together regarding COVID etc. Build a community COVID memorial. Increase access to mental health care. Increase access for drug addiction services.
- STOP allowing greenspaces and other natural areas to be overbuilt by housing construction. This will eventually lead to flooding, erosion, de-migration of indigenous wildlife, and an increase of traffic coupled with an increase in violent crimes.
- art is important but what we have now is sufficient
- If this city/county thinks that spending American Rescue funds on a jail expansion is the best use of funds, you've lost your minds. We have half the population silently struggling to pay bills every month and locking up more people is not a solution.
- NEVER consider or encourage this city or region a Sanctuary or refuge city that no doubt create the possibility of COVID -19 import.
- Haven't thought of that

If you have other priorities related to the City's economic recovery from the COVID-19 pandemic, please list them here.

- Give the incentive to the people Not a program that govt has to administer and monitor
- Price break for e bikes. Helps in many ways
- Q7. Build up not up for trees. Q8. Unable to sell art due to covid.
- Initially housing for college students was great... it's taken over and IMO is making Fayetteville a less desirable place for families and retirees.
- Deflation rather than inflation. Safety measures encouraged without mandatory vaccine. Both can be used, vaccine and mask. More low cost delivery. Pretty much as is being done here.
- Improved work life balance
- Focus on quality of life and the rest will take care of itself. Educate, clean up after yourself, be respectful to others, stop tearing down all the trees. They do provide shade you know.
- N/A
- N/A
- I feel that subsidies from the city in housing, business and the arts draw out individuals and institutions that want to take advantage of government money. A better approach would be to entice entrepreneurial indvidiauls.
- i refuse to get a job in a restaurant like i was doing before because the employees don't wear masks, and neither do customers, and there is no social distancing in most places. that drives me away from that immediately
- Let people live FREE. No mask mandates. No vaccine mandates. People have already made their decisions. Less government intervention
- Lots of restrictions discourages people from visiting and lessens their enjoyment when they do visit, reducing their likelihood to return. Stop canceling/restricting activities and events.
- Maybe something to address health like providing affordable access to rapid testing, encouraging covid vaccination, and other public health measures to keep citizens safe and economy moving forward.
- Continue help and outreach to families who still are struggling because of covid.
- We need an ongoing litter remediation program. We need housing for our homeless population. We should continue to expand our trail and park system. We need to ensure that our healthcare and educational system and workforce is well supported.
- Continue to work on non-automobile transportation alternatives and walkable community development
- Supporting local businesses of all sizes is very important.
- Regarding affordable housing—affordable housing doesn't have to mean large and cheaply made. Many cities are doing really creative things with ADUs (alternate dwelling units), and they provide affordable housing that is bothnice, and efficiently designed.
- Keep everything open, at some point we have to decide that quality of life is more important than guaranteeing longevity. Every time you get in a car you are risking your life, doesn't mean you should never get in a car again.
- Put the money used for keeping Fayetteville funky to growing with population explosion like infrastructure and quit letting the minority of wag the dog

If you have other priorities related to the City's economic recovery from the COVID-19 pandemic, please list them here.

- Affordable housing for single people who make less than $35,000/yr
- Mobil eateries
- wear masks----- get you shots
- Remove masks mandates and encourage safe gatherings
- Help for mothers with small children, stay safe from Covid
- Expanding city bus system
- More stimulus to people who don't have children at home. The hard working middle class.
- Continue to increase vaccine education and access. Improve safety standards for teachers
- Crypto should absolutely be avoided in any connection with the city. Florida, Brazil, and Seoul are examples of why.
- No
- I would like to buy an affordable home and not be forced to live in an appartment just to work in NWA. Housing in Fayetteville is rediculious.
- The pandemic caused a spike in internal migration within the U.S.A. What effect has this had on the City? Does the City have any data to analyze?
- no
- Reduce taxes.
- Help the businesses that had to shut down during 2020!
- Become business friendly and stay business friendly.
- 100% vaccination
- Everyone is struggling to hire service industry workers and non-teaching positions in the public schools.
- Promote vaccinations and other preventive measures.
- Planning for future epidemic and pandemic as part of a strengthen Public Health Policy for Fayetteville and Washington County to educate the mass public with factual and understandable science training why wearing masks, and vaccines are a civic duty.
- The main problem is that very large homes (400k) and apartments are being built, while what we really need as a city is more affordable housing for first-time home owners. We are intentionally cutting out the middle class. Please fix it.
- I feel like in question 7 making affordable homes for individuals making 35 to 55 a year. But as the city you pay your maintenance workers poverty level and facing challenges to make it. I feel if you want a great city start with your own and balance firs
- Expand roads before making the city more dense. We have roads for a town of 30,000 people. We need more lanes on major roads and turning lanes.
- None
- Working to make the commercial rents more affordable in and around the square so that businesses other than banks can exist there.
- Employment Opportunities
- Helping people stay in their homes instead of go to nursing homes.

If you have other priorities related to the City's economic recovery from the COVID-19 pandemic, please list them here.

- Promote guides to the economic development resources that are and will be provided by the city with respect to employment, housing, small businesses, arts, and etc. such that people can easily gain access to those resources.
- Assistance for people who have been economically impacted by the pandemic and the economic tumult
- We should be hiring indigenous artists since Fayetteville sits on their ancestral land and a portion of the trail of tears.
- N/A
- End mask and vaccine mandates! They are not effective!
- None
- Most of this is not the job of local government
- Do what Bentonville is doing - they are attracting people and growing their tax base
- Mental health needs for all of us.
- Without turning into Springdale, Bentonville, or Rogers, we need to reduce barriers to investment in Fayetteville. It is so difficult for development to happen as things operate now.
- Forget about COVID.
- Stop removing all the green from the greenway and quit redone for massive apartment buildings, they are ugly and all of vacancies.
- N/A
- No comment
- Active promotion and support of workplace unionization efforts.
- Affordable rent.
- Remove all COVID-19 restrictions in Fayetteville and pass a law banning any authority from instituting a vaccine mandate, be it private business, government, or administrations within Fayetteville's jurisdiction.
- We need to connect west and east Fayetteville with pedestrian and bike access. Many people have discovered healthy transportation options to create a healthier population. This attracts employers that have to control healthcare costs.
- Not all pharmacies, doctors clinics, nor mobile units or our health dept had adequate supplies or knowledge on current variant or future ones coming. Support systems for grief & loss would be helpful. Knowledge and training for such areas would benefit.
- Pull on one string and not several different policies in place about Mask mandated, this town is reticles careless about Covid,
- The federal stimulus packages have been helpful. I'd like to see guaranted income, many economic studies show that investing in the lower classes stimulate econ growth.
- ROAD AND WATER utilities need to be updated/expanded as they are currently drastically behind. Billboards in Austin and Seattle are reportedly saying to invest in NWA if the opportunities were missed there. Infrastructure before massive population growth
- Access to high-quality childcare for all income levels

If you have other priorities related to the City's economic recovery from the COVID-19 pandemic, please list them here.

- Quorum court should release funds for assistance with rentals, not find jail space. I'm extremely disappointed in our government for not getting funds to the people who need it. And to the landlords who need it.
- I would like to see the COF invest more in the library's programs and offerings for WFD especially now that FPL has a teaching kitchen and Center for Innovation that could offer these types of programs.
- Hate to see the destruction of trees and forests. Traffic and density is horrible. Reason Fayetteville was so desirable is being lost in the pursuit of being more houses
- Remote work
- Remove fines and fees as revenue stream from courts. Remove cash bail.
- We are unhappy with the gas price increase with Black Hills. Why did we let out of state buy up our gas supplies and sell them back to us?
- More Mexican and Pilipino food. Spanish announcements over the air.
- The city should focus on the recruitment of larger businesses to Fayetteville. Fayetteville needs to set itself apart from Bentonville (Walmart), Rogers (Walmart Support Companies. Fayetteville should be attracting the future economy.
- Require shots and masks to protect all
- The city health inspectors should team up with residential code enforcement to force landlords to keep their properties safe.

What other comments or suggestions would you like to make about economic vitality or economic recovery in Fayetteville?

- The city is so concerned about trails.. we have lived in Fayetteville for 30 years and still don't have a sidewalk along Stone Bridge in the city! Discuss this and why we don't!
- Improve traffic flow
- You might be able to turn private yards into small parks for some benefit to owners. Access code R2-1143 won't go in.
- Neighboring towns like Bentonville are capturing residents with developed and integrated parks like Coler park and a focus on outdoor activities and arts. We as a city are losing ground to those experiences and will impact residency and entertainment dollars spent. Increasing businesses and new industry is key to our city remaining competitive with neighboring towns. There must be a balance in growing the town and still maintaining single family homes and not becoming a town of lack of personality with countless apartments. Johnson is developing a mixed usage home area with retail and homes and Bentonville have found a way to balance living, home ownership, walk ability and sense of community in those areas. We are building countless apartments/duplexes that create traffic and no personality to the area.

What other comments or suggestions would you like to make about economic vitality or economic recovery in Fayetteville?

- Fayetteville has become so focused on high density infill development that housing prices are no longer affordable to the average person. Most people actually do not want to live in such crammed together spaces where private yards are traded in for "common green space." For housing developments to be turned down because some members of the planning commission deem "transportation costs" to be too high, yet people are expected to pay upwards of $250 a square foot for new housing is ridiculous. A tank of gas has significantly less impact on a monthly budget than a $400,000 mortgage for a 2,000 sq. ft. house. Unless Fayetteville takes a more reasonable approach to development, people will continue to take their money to the surrounding communities- and that money includes tax dollars.
- Can you light the city better - it's dark. along the highway the major roads - everything is dark or have supper old the 80s light posts. not a modern city
- Love trees more trees
- Before land becomes too expensive aquire properties to the east (rt 16 , rt 45, and south toward 71 to expand parks.
- I tried to type the 6 digit code R4-0402 but the form would not take the letter R. Abused children, battered women, abused animals, homeless vets and anyone who was unable to have a fully funded police or ERT do NOT benefit from parks and trails or performing arts. Priorities should be placed on the most severe problems first before worrying about whether or not somebody can walk to a park or trail within 15 min. or pretty trees along the streets.
- Make sure access is free of exhaust in all areas,not too close to all gas- powered vehicles or smoke and other pollutants.
- City needs to fix roads and provide fire and police services. Stay out of social issues and business issues. The market will do its job if the city stays out of its way.
- As a US citizen who was not born in Fayetteville, my family and I have been living here in Fayetteville for 13 years. I am disappointed in the type and quality of services the city provides to the international community living here in the city. Much more needs to be done to address the concerns of the international community.
- More park features for younger children to attract families. Avoid short-term development goals for more longer-term ones. More mixed use communities where services can be close to homes. Work to promote neighborhoods with distinctive identities. Work to contain the constant increase in vehicle traffic levels - public transportation, walking, biking. Make sure Fayetteville retains a distinctive identity that sets it apart from other NW Arkansas communities, and it doesn't become another vanilla urban sprawl American chain-business town.
- no
- The city should focus much less of its capital resources on its own ability to provide services; when they could be used to contract many more local business to provide those services. This not only accomplishes the objectives the city services set out to do, but also supports our local businesses in a way that will produce a much greater economic recovery and truly lasting economic vitality.

What other comments or suggestions would you like to make about economic vitality or economic recovery in Fayetteville?

- I cannot accesss businesses form the trails. I am elderly and need to drive my car and park near businesses.
- Why spend money on trails when everyone in this city ride and walk in the street.
- None
- The city has wasted an incredible amount of time on social issues. Ironically, the only accomplishment that resulted from these efforts was to establish a long-standing and hard divide in what was once a cordial city. The city is not the purveyor of what is right or wrong, especially in matters well outside its expertise and/or are politically charged.
- Preserve wooded natural areas, creeks and wetlands even more.
- Support and expand public transportation options including rail.
- Some people call it "Payetteville" because of some of the fee heavy ordinances relating to residential construction. This disenfranchises lower income households to where they can't afford to own and can only rent as an option for housing here. So they move to places like prairie grove. I think the HERS rating requirement is redundant as the building inspector could simply add everything but the blower test to his list and already does check almost all of it. The blower test is almost pointless as houses are more often built too tight and facilitate mold growth because of this. This additional requirement of the HERS rating costs people more than $1,000 to have performed and return almost nothing in value. Someone can look at the window and tell whether it's insulated or not. Poor people can't afford to lose $1,000 for something so basic. This is just one example of why people call it Payetteville. It directly segregates our city racially and economically. This is what HOA's were invented to do and it's a culture killer. You can't buy culture as Bentonville proves. Fayetteville is the only city I would live in in Arkansas, but we should make owning housing more of a possibility for a more diverse group of people.
- N/A
- Consideration for afforable and safe housing for those making LESS than the previously stated 35,000.00. Those that work respectable jobs earning over minimum wage still well below the 16.83 to 26.44 an hour range given in this survey.
- Better/more public transit options
- "The ability to balance out lower, mid, and high range income housing.
- The importance of not allowing what has happened on Wedington...heavy growth, horrible traffic, and a surplus of renters that do not care about home values or maintenance. Hard task.. We live off of Porter RD and are hoping this area does not turn into a Wedington area."
- "I personally don't like the way Fayetteville looks. Keeping it funky doesn't mean junky! Painting on buldings, low rent apartments everywhere. Spending money and not maintaining the property. Allowing old junk buildings to remain and building new. Driving down College is an eye sore. Benton Co has well passed the upscale City that we should be. You have to live out or in Bentonville to have nice to live in a nice neighborhood. Not the place it used to be.....I love Fayetteville but not proud of it now. If we want to attract higher quality of residence, you have to give them something to want to come too.

What other comments or suggestions would you like to make about economic vitality or economic recovery in Fayetteville?

- Maybe charge a small amount less if a resident doesn't use the recycling bins. OR, when one's trash doesn't get picked up on " trash day", a small amount will be deducted from their water bill. Just a thought.
- Work to ensure that residents can get to work easily using different modes of transportation such as bicycles, walking, public transit on demand, etc.
- Low interest small business start up loans
- Not just outdoor refreshment areas but more outdoor dining options.
- "Minimize out of state investors taking advantage of the housing mortgage situation.
- Build sidewalks in the older parts of town where there are none for better access to greenway and parks.
- Gigabit internet in places where Ozark Go isn't allowed to build. People can't work from home if their internet is bad."
- Reduce the loss of nature / natural habitats
- N/A
- Improve the roads! Too many roads in Fayetteville lack proper shoulder space, curbs, adjacent sidewalks, width to support traffic flow (especially large truck type vehicles) and lighting.
- More security in and around parks, trails, etc.
- "The city's focus on walkability/bike to work/density,
- while also focusing on road "diets" and "traffic calming," is likely going to prove to be detrimental in the long run. Fayetteville planners can't make people bike to work simply because they want it to be true. Traffic is getting worse, the roads are getting more crowded, and the charm of old neighborhoods is being destroyed by density and over construction. The city planners are focused on growth, growth, growth at all costs while failing to consider compatibility.
- Bikes and bike trails are fantastic and I love the trail system. I'm excited to see the trails continue to expand in East Fayetteville. But Fayetteville's reliance on bike trails as a substitute for streets that will move traffic efficiently is short-sighted.
- Bike trails along Gregg and North, for example, should be scrapped. Put the bike trails in recreation areas that are accessible to residents instead.
- Trying to turn North Fayetteville into a mini-downtown also won't work. People don't walk or bike to work from their homes in N or E Fayetteville if they work downtown or work in Bentonville or Springdale. Many,
- many people in Fayetteville drive gigantic trucks and huge SUVs. I don't like it, but I know people aren't going to give up their trucks and their SUVs just because the city wants them to bike to work.
- It's a mistake to make the roads more narrow and allow parallel parking along those roads. Road diets won't make someone give up their giant truck. It's just going to cause more traffic delays.
- I'm not sure how some of the recent ordinances ever became law. The theory that there should be no minimum parking spaces required for new commercial construction is absolutely baffling. "
- Soft surface trail in Gulley Park; avoid adding to light pollution in our parks

What other comments or suggestions would you like to make about economic vitality or economic recovery in Fayetteville?

- Just fix this mess. Felons have no where to rent that is not a slum therefore they do not get jobs because of no stable roof over there head.
- I love the trails, parks & trees, but Fayetteville has priorities overly ambitious. The streets are becoming dangerous to drivers because so much is taken to make bike lanes. A City that is well known to have extreme requirements for developers, impact fees, time delays, restrictive regulations...etc...but allows vagrants and panhandlers on every corner. We can pay them minimum wage to pick up trash or work in parks, on trails. That will separate the scammers from the one's that are really in need!
- We need to have a cohesive public transportation plan that includes some form of mass transit that connects NWA. Plus an increase in comfortability and access with what already exists.
- I would like to see living wage entry level jobs with training for people that have come from low income backgrounds, no matter their race, gender, or beliefs.
- A lot of this should be taken up by private donations. Use our tax money better.
- It would be great to have a city golf course that is affordable.
- More green space!! Less mega apartment complexes like the Avenue. Ridiculous the city allowed this to be built with so many residences on such a small piece of land with no parking. It is a TRAGEDY!!!
- I believe covid 19 has been used politically (example this survey). The city is leaning left a little more than I am comfortable with (example specific requirements for inclusion of the "arts" community). Specifically, I am more conservative and favor a middle of the road to slightly "right" leaning approach.
- Perhaps identifying what factors affect the cost of living in this area, so that instead of chasing down ways to increase the wages for people (which can sometimes eliminate industries that simply can't ever pay $25-40 an hour) we work to calm the spike of those few items like rent/healthcare/childcare/data,phone,isp,etc . It seems like controlling the rampant "market value spikes" in those sectors, many of which are extremely profitable and haven't been hurt by COVID, we could actually make the need for hefty pay increases to slow across the board...giving time to those sectors to adjust to supply chain and logistics needed to begin paying labor forces more.
- Fix the infrastructure…roads, traffic flow, etc
- Need more through streets!
- None
- Again. Add those Tesla super chargers. Those would make Fayetteville a stop for a lot of tourists. Some on the square, Dickson St. , the Mall, and other places would be GREAT!
- The trails we have are amazing. Keep doing it! One note Children’s parks should be where they can be seen and not too far from the main paths to ensure children safety. Keep using trails and sidewalks to connect all parks of our awesome city!
- We desperately need a safe, well-kept and accessible park in west Fayetteville!!!
- "Our parks & nature trails are Part of our Landscape Heritage. Over populating with businesses depletes their Natural purpose.
- Sidewalks would provide safety in already over congested areas.

What other comments or suggestions would you like to make about economic vitality or economic recovery in Fayetteville?

- I don't favor vaccine mandates, it should be an individuals right of choice. I am in favor of Masking. Our numbers were positively decreasing until the vaccines began. Everyone became complacent in a cure all & refused to mask. There are many at great risk in taking the Vaccines &/or Covid. A Mask is a very simple process to protect everyone, children to Adult.. Verses the loss of life & proven to be effective along with proper hygiene. "
- I think that focusing on expanded Arkansas' skilled and technical labor pool, leaning heavily into renewable energy technologies like solar energy, and encouragement of small businesses and local artists should be top priorities.
- I do not understand the reference to economic recovery. Our local economy has never faltered. We live in one of the most bountiful times and places in all of human existence. Stop exaggerating the truth. We are doing very well and have been for a long time and it appears we will for a long time yet. Promote an awareness of this truth. We are so fortunate in our time and place that we should be living large and happy and using our plenty to help others.
- Restroom placement and maintenance
- The public needs to know what developers are proposing, I'm worried about over development with out a plan to keep Fayetteville the treasure it is.
- Running big events such as Biked Blues and BBQ out of Fayetteville is a horrible idea and has cost the town so much revenue. It has cost more than revenue for the city to lose functions such as this.
- Incentives for homeowners to remove invasive plants and replace with natives and reduce impervious cover. We need to educate our community regarding these aspects
- Federal money must be used for housing assistance and job creation, including educational and transportation. It is not intended to be folded into general funds.
- I know growth is important, but nature is VITAL. How can we continue to expand while not too far diminishing wildlife lands and green space? Nature keeps us alive; why can't we work to keep it alive as well?
- pedestrian trails, walks, and crossings
- homeless folks living in south fayetteville close to the trails and under the bridges. tough question, need regional help
- Need more trail adjacent parking infrastructure for micromobility devices (shared and owned)
- na
- If those experiencing housing insecurities can't afford those houses and will be kicked out or jailed for sleeping in the park …there is no use in building parked nor a priority to ensure that homes have access. Let's focus on equality, equal access and the more programs to house individuals.
- Public transportation needs to be created. Also, more city streets. Traffic is unbearable for the size of our town.
- Decrease expansion or increase traffic alleviation efforts.
- Me and my wife love the trail because it is a piece of nature in the middle of the city, we like access to the city via the trail, but we do not want to see the trail become the branson landing from business crowding.

What other comments or suggestions would you like to make about economic vitality or economic recovery in Fayetteville?

- N/a
- Conserving natural places and avoiding construction in such places. Once they are gone they are gone forever. If you are going to build more housing, tear down outdated buildings/little used lots first.
- Regarding the previous couple of sections, I think this is a good time to point out that I don't support the city at all being an entity that makes it easier to move to Fayetteville. I support supporting our citizens and supporting our artists and controlling rent increases for example - but as a lifelong resident I do not support some sort of goal to go out of our way to attract new residents from California or Oregon and making it easier for them to move here. That is not a plan that has my support. I'd prefer a local government that supports our residents that live here, but does not worry about that person in Oregon who wishes they could live here. And one that makes it VERY hard to rezone green plots of land for another apartment complex or housing development when we have perfectly good ugly useless concrete parking lots that could be built on.
- Open the economy, reduce taxes, reduce government spending, promote more U.S. oil an d gas production to lower fuel costs
- "If there is any issue I am most strongly against it is Paragraph 7 Question 5. Part of what makes Fayetteville charming and unique is its neighborhoods. They have unique history and character. Do not do away with single family zoning. Adding in duplexes and triplexes into established neighborhoods for the sake of ""density"" will actually ruin the neighborhoods. Single family zoning is NOT discriminatory. What will happen in reality is that investors will build cheap looking du/triplexes and rent them out at high prices (especially in good locations) and the properties will not be taken care of like they would by people who have pride of ownership. I know this will happen because I work in development. While well intentioned, this is not a good idea.
- If the City wants to try an approach like this they should create a special zoning district for developers to implement in new housing developments. The Southside of town beyond 15th has plenty of opportunity for such and is still very close to the city center. The City should add parks and trails in the vicinity of such developments.
- Fayetteville increasing housing options (Paragraph 7, Question 4) is not going to slow down the price of housing. The broader market will dictate a slow down and decrease in prices. I would not recommend trying to add density just for the sake of density"
- We need more car charging stations.
- Building on last part of answer 9. Communicate often. Make residents' voices feel heard. Promote public forums on certain issues. Address one issue at a time. Make the progress incremental instead of one splashy plan that doesn't take disruptive events into account.
- The city has done a good job providing parks and trails, but we don't need to become excessive about it. One can get too much of a good thing.
- Big problem here is lack of housing.
- Make sure minority communities including disabled communities are not left behind.

What other comments or suggestions would you like to make about economic vitality or economic recovery in Fayetteville?

- Those questions above in #10 were loaded questions. You start out by saying Fayetteville is known for quality of life (city parks, trails, urban forest) yet everything you mentioned takes away from what we're known for, and contributes to eradicating all that is Fayetteville. Whomever is on your planning commission needs to re-evaluate their ethics. I feel like they've sold Fayetteville to the highest bidder.
- quit spending and concentrading on bicycle paths that I havent seen anyone use. taxes are too high . relax codes and bring businesses to town. this town is dying!
- People are really struggling right now, myself included. The cost of living has risen astronomically and wages are still mostly flat. I work in a skilled job that requires special training and ability for a large corporate entity, and I only make $15/hr (and benefits). I have no savings and I have to work a side hustle just to make ends meet. More and more I feel like my experience is the norm. People just can't afford to live anymore, and Fayetteville is getting to be an expensive place to be. We desperately need to incentivize businesses to pay their employees more fairly and find a way to limit the rising cost of living in this city.
- Keep on keeping on
- None
- "Our biggest problem currently is our roads and highways are not kept up with the population coming in. Potholes on every street. The Bridge on Fulbright Expressway has holes in it!
- MLK and Wedington are a mess. We need these fixed!"
- Stop the fake mask mandates
- Repair sidewalks and use more sidewalk/street trees!!
- I believe the parks help a lot on quality of life, lets keep them clean and in good condition.
- If building new housing unites, again think like New York. New York builds up so poor farmers can grow food and feed all these new people moving here.
- Water runoff measures. Handicap access. Water quality and conservation. Solar panel funding. Thanks and to the Graduate for KPSQ. Good to wildlife already here, near trails, including birds. Indigenous plants and animals, esp. wildlife. Open to Christians equally to other minorities. Mental health needs ... underfunded? Had to put them in jail.
- Every community has a trail that connects to the Razorback greenway
- stop developing dense areas that line our streets with cars and leave trash cans by the sidewalks. Put some teeth in the ordinances that require people to keep trees alive that are required to be planted, Require businesses to pick up the trash around their dumpsters and sidewalks. Turn off the water to properties that don't comply. Require restaurants to compost their food waste or feed it to hogs. Enforce our noise ordinance. No body wants to have their windows rattled or conversations drowned out by vehicles without mufflers. Put the police in more fuel efficient automobiles. They don't need to cruise around town in large oversized vehicles. Run shuttle services to existing parking decks that are underused at night and weekends durring entertainment hours. Why is the library parking not utilized better. Why is Central United Methodist Church Friendly to parking and Oak Plaza Shopping Center but the post office says don't park here when we're closed. Makes no sense.

What other comments or suggestions would you like to make about economic vitality or economic recovery in Fayetteville?

- N/A
- None
- It would be beneficial to allow outdoor drinking on all of Dickson like they do on Beale in Memphis and several other ledger downtown areas. close the street to through traffic from Arkansas to block on weekends at least. There are far too many accidents on heavy drinking nights- it would be much safer for residents and would allow for easier social distancing.
- Get the City out of activist involvement in small business. Streamline the approval process across all departments.
- Place less focus on expanding manufacturing, etc., and more on what the city is great for: the Universitiy during the bulk of the year and tourism and recreation in the warmer months.
- Find the current strengths and attractiveness/uniqueness of NWA and don't lose sight of their importance as decisions are made and growth is addressed.
- Fayetteville is beautiful but is fastly becoming unaffordable to middle and lower earning individuals.
- Continue strong public health safety measures.
- While trails and parks are important to quality of life and health, I don't see those as being the number one priority for economic vitality. To me, jobs and housing are bigger priorities. Also, the road infrastructure. Our town has outgrown the roads. There is no good way to go from west to east in Fayetteville. Traveling down east Joyce Blvd. every day is a dangerous mess. The College/Joyce intersection is very dangerous and east Joyce needs a turn lane badly to alleviate wrecks and traffic backing up.
- NWA has an advantage to draw people on the basis of is outdoor/trail offerings, and that is not something every city can say. This is a desirous trait and one people increasingly care about as they move. A complete trail system is a large facet of that too, I believe. :)
- The city of Fayetteville has no issues attracting people. Just make sure they have job opportunities so people can afford to make ends meet. Most of Arkansas thinks of Fayetteville highly, but the cost of living is so much higher here. It needs to be more sustainable.
- We got rid of paper sacks to save the trees, now we want to get rid of plastic to save litter , charge people for it to boot more ridiculous ness so we can put groceries in bags contaminated with who knows what wag around stores goes up there with no styrofoam easy fix charge business fir littering plus people good grief another case minority wagging the dog… the city council thinks Fayetteville is eureka springs not a growing metropolitan city
- Regular police presence on trails and in parks
- Additional leisure activities for Fayetteville Seniors.
- Don't spend money you don't have.
- Livable wage for hospitality industry and University staff
- Bikes Blues BBQ does not help small businesses, they will close during that time. It does not support our small businesses and would love for it to never come back to Fayetteville.

What other comments or suggestions would you like to make about economic vitality or economic recovery in Fayetteville?

- I live near Porter road reall wish there was a trail near by
- none right now
- "Being a long term resident of Northwest Arkansas I have seen the “fall” of Fayetteville. It use to be “the place” to live. Now everything is moving north ie: Rogers/Bentonville.
- Fayetteville needs, in my opinion, to quit spending money on trails and parks and work on roads, highways and getting higher end paying jobs and manufacturing. Bring the “money” back to Fayetteville. "
- The homeless population continues to increase and is much more visible on street corners. We should provide opportunities to support those people in need, however, allowing panhandling on street corners is not a viable solution. I donate to various organizations, but do not give money to panhandlers.
- Bike lanes, specifically protected bike lanes are statistically shown to increase use and decrease sidewalk traffic, in tandem with the scooter programs and the large bike ridership in the town, protected bike lanes are a no brainer.
- Deal with the homeless by forcing rehabilitation or having to leave the city. Stricter policies along with better rehabilitation programs will help drive this. The biggest opportunity is figuring out what motivates homeless when they have nothing else to lose.
- I've always wondered how much the big trees cost? Big trees planted in the drought, hot summer-no water-they die--a waste-then replanted again. Also, look at the weed patch on 71 in front of First Baptist-too much maintenance for flower beds. Be practical when spending city funds.
- I'll be brief. We now live in a global economy. China's economy, for various reasons, will probably implode in the next 5 to 10 years. This will massively ripple across the world. I suggest the City position itself to withstand this shock and to take advantage of the opportunities that will present themselves to fill the resulting economic vacuum.
- In general conservation efforts adversely affect lower income residents. Places that haver been "conserved" in the past only benefit areas available to the privileged bourgeoisie
- Focusing more on improvement of education and training of already existing residents rather than trying to pull in "talent".
- Better night life and entertainment scenes young adults and not only Dickson college scene. ROGERS IS THRIVING IN THIS AREA.
- Before money is spent on trails, every street should be kept in good condition. The water pipes and sewer lines should be well-maintained. Public parks should get attention before trails are added.
- Maintain a healthy relationship in respect to trails and roads to keep both lanes safe and easy to use.
- Help is needed with Fayetteville High. The school is way to big to keep our students safe. Our kids are our future.
- Affordable housing options for various incomes should be priority.
- continuing the trail expansion to reach most/all neighborhoods and connecting them with the schools and parks

What other comments or suggestions would you like to make about economic vitality or economic recovery in Fayetteville?

- We are overemphasizing cycling and trails. Never have so many done so much for so few as this city is doing for cycling. The city should do a count for cycling and report the totals to the public. If we continue to jam housing in every green space the water runoff will be terrible. Also look and see what excessive population density does to the quality of life we enjoy. We are an auto centric place. We have given right of way to cyclists. Also trails will need precious space that small businesses and home owners must yield. Go back and look at the streets without sidewalks for children and others and take care of these with modest size sidewalks that do not take property away from owners.
- Instead of focusing so much on the trails for cyclists we need to focus on the road ways for vehicle traffic. The traffic flow, streets and roadways need to be updated. So many roads need work and new roads/ access should be created to cut back on traffic issues. For example, there is still no easy way to get to the interstate exits from East Fayetteville, much less the center of town. The influx of population has made traffic a nightmare and yet there's nothing being done to fix the problem. Huge sidewalks and bike lanes have been put in where we needed turning lanes. If this problem isn't addressed we'll be in real trouble in a few short years from now.
- Right now Fayetteville helps those who already have money to become richer. How about helping young families buy their first home by making affordable housing available instead of huge plots for rich families who we invite here from out of state with grant money (disgusting) . We have more communal living spaces like apartments and townhomes going in, where families have to pay someone else’s mortgage to help landlords get richer, but none of this helps middle-class families.
- Walking trails are great what about our failing infrastructure that’s been neglected due to trails funding.
- "More opportunities to travel with only electric (scooters , bikes , boards) that are more affordable for lower income ..
- More charging stations for electric vehicles that are here as well as will be coming .
- Try and get business to support this idea in some way to help the city and the business around ..
- There is a real opportunity to improve institutional food because of Bright star cooking school and developing palatable food in schools, hospitals and for people on special diets. It must be low cost.

What other comments or suggestions would you like to make about economic vitality or economic recovery in Fayetteville?

- STOP DEVELOPERS! And save Markham Hill. Our county elected officials keep ignoring our wishes, we need the city of Fayetteville to fulfil on our asks. We don't need more duplexes or triplexes--we need the ones that exist to have better access, and to be more affordable. With such little protection for renters in Arkansas (as per state law), landlords are in a position to abuse tenants. We really need to focus on making what we do have available affordable, or is it REALLY available? Think about who you are including and excluding. More development = more gentrification, and less ability for the American dream to really take root here in Fayetteville. Duplexes are meant for shorter term rentals--you're not allowing the people who want to be here (with limited means) who want to buy homes, put down literal roots and stay here and grow the economy and the city. But instead, the preference is to cater to shorter term rentals, often that price others out.
- N/A
- None
- Attract more companies that generate tax money, without diminishing the quality of life in Fayetteville (eg. No casinos and limiting the manufacturing causing pollution). I'm supportive of retraining residents who face barrier to employment or attract new skilled talent, whatever is more economically feasible for the City and divert the funds saved to other priorities.
- Worry about the tax base … we have many restrictions regarding attracting business. We have great trails and parks
- It seems unlikely that as long as the population is growing at such a fast pace that any building done for profit will include lower cost affordable housing - unless it is done by governmental means or by non-profit organizations or perhaps if incentives or restrictions are focused on the developers.
- Upkeep teams for the parks and trails
- The trail system is not well lit in most areas.
- The forest will take care of itself if you take care of it, concentrate more on getting rid of the invasive species such as asian honeysuckle throughout the city. 2. Pay attention to your police and firefighters. Plenty of them are tired of the city council's BS. 3. I should not have to call a political donor friend VIP to gt stuff done in my neighborhood. Fair treatment for all areas.
- "Trails are wonderful; however, as a senior citizen sharing with bikes is threatening. Most bikers seem unaware that older citizens hearing may make it hard to hear their bells etc. Plus the speeds often traveled can be alarming, we hear a lot about safety for bikers. I believe we also need to educate our bikers to the safety needs of seniors and families with younger children.
- While green space, parks and trails are Important to me, I feel we have over emphasized when we have critical street infrastructure needed. "
- More recycling drop offs, especially for plastic bags.
- Save Markham Hill
- N/A
- No comment

What other comments or suggestions would you like to make about economic vitality or economic recovery in Fayetteville?

- Walking-distance food markets would be ideal. More cars on the road means more exhaust for the pedestrians to inhale. As we move towards being “the next Austin” it will be important to consider the effects of further industrialization and what actions can be taken to protect the “Natural” part of “The Natural State” (https://www.who.int/news-room/spotlight/how-air-pollution-is-destroying-our-health).
- Make sure that university employees are not living on poverty-level wages.
- West Fayetteville needs safer access to the east as well as East using west. Planting could involve fruit as well to sustain wildlife and people can eat healthier. Climate concerns for the future and peoples desire for more locally sourced food is rising and will drive migration and value for the future.
- We need handicapped accessible improvements, more trees, leasing that are affordable for all & below poverty line that's safe, peaceful, concerns taken seriously, & humans taken seriously. Affordable leases for small businesses such as moms and pops, individuals or nonprofits.
- There is a balance between beautification and function. Pleeeease stop spending money to put trees in the middle of roads that are then harder to drive on. Please make it easier to build or improve homes and other structures.
- While it's important to create jobs, bring business, and create housing, as a resident of about 5 years, it's been sad to see all the calming open spaces that used to make this town lovely, disappear. There seems to be no rhyme or reason to how this growth is being controlled. Why we have a Forestry Department, all they seem to do is approve clearing it all to make way for cheap housing, oil change spots & gas stations. The city council seems to approve just about anything as well. This year alone, we sadly have seen in our quiet neighborhood, two gas stations built within a mile of each other, one in progress right next to a middle school and an historic church. Minimal trees have been replanted. Again, there's no rhyme or reason to how things are being built and how they affect the residents. It's disappointing to see because it's without thought and is changing the fabric of this town. If we are to continuously build, build better and thoughtfully, because that is ultimately what will attract people to this town. Beauty and character - two things we are quickly losing.
- "Stop selling all properties to non resident , this is why your prices go up and it isn't affordable for residents to buy a home, If you are single or family with less then $100 000 income buying a house it not possible! Rent prices are outrages and stop ruining the nature by building more and more, start remodeling abandoned properties and stop cutting down forest, built on land what has no trees on it. You are taking the space away from your wildlife and in the end you will destroy what makes Fayetteville AR so attractive,
- Your parks you create , at living areas are not made for your wildlife , you can't have a bear , fox or deer in this parks , we as humans need to realize we come last ! Stop destroying our World over profit.
- Students our kids are our future so treat them this way and don't over charge them with expensive housing the same for your regular residents. Stop the housing sharks from getting richer and living millions of people behind, this is a country city with charm but not much more longer if you don't stop this nonsense.

What other comments or suggestions would you like to make about economic vitality or economic recovery in Fayetteville?

- Invest money in separating the trash and recycle more. Us more naturel energy source , Solar ect. This town as almost any city in the US has to many fast food restaurant's. Living in different countries is eye opening how many deficit the US has,
- My next point , I see it every weekend how many people still get in a car or on them scooters drunk and drive, this is some you need to focus on it! Don't wait till it is to late, you need to have your police set up check points every weekend and pull out drunk drivers this is a risk to all of us. At night times this scooters are dangerous enough , it is hard to see them but once you got a drunk driver on them it is almost impossible to avoid an accident.
- Last point stop catering to Football fans from out of town with parking , set up shuttles to bring them to the station , not just from Razorback, you have tons of parking in the area from Wedding to Fayetteville, samples Fitness one, church right there , Movie Theater on College , Dollar Tree on College as others offer Companies who are willing to share there parking on game day, tax break , start to realize you move students cars and tow them every weekend for a parking spot the payed for and can't use, give people who are residence a parking decal so the can enter and leave as they need. If you have your fans park at this parking areas and have busses running every 15-20 min you wont have so much traffic and you might bring business to this businesses as well. Plus stop that nonsense give Uber and Lyft driver a designated pick up spot and keep it, changing it every game day does not help passengers to get away from the station and it is costly. Your rideshare drivers are not there to park , they are helping to get people to and away from the station with my suggestions , your traffic chaos on game day would be less and less accidents, plus less frustration on passenger side, so more fans would use public transportation instead drinking and driving. There need to be 2 drop and pick ups at the station. This small things would help tons."
- Continue to enforce green space buffer zones when approving new construction. Keep signage at street level. Keep the feeling of living in a forest.
- Again, addressing wage disparity. Would help, Social welfare programs, access to mental health support, and bolstering quality of education.
- "Roads seriously need to be updated. Separate pedestrian traffic from main vehicle traffic areas such as the sidewalks on College that almost no one uses and where a nearly continuous turn lane is significantly needed. Pedestrians would feel much safer if the main trail areas weren't walled in and were off the main beaten path where vehicles are passing by at ~40 mph. Stoplights on Crossover/Mission and others such as at Casey's on Wedington have space for and could use right turn lane extensions in order to improve traffic flow. Some traffic lights could also be programmed to work in a more efficient manner with traffic dynamics. Perhaps an ARDOT issue .. but another/earlier exit ramp from 1-549 Southbound to MLK/Hwy 62/(6th St) would be huge. Public transportation is a great idea but only works if a number of residents are readily willing and able to use such services. Large and normally empty buses also take up large spaces on the roads and complicate traffic patterns.

What other comments or suggestions would you like to make about economic vitality or economic recovery in Fayetteville?

- I am a Fayetteville native and am slightly perturbed at the unplanned growth of the area and lack of infrastructure improvements before focus on drawing more residents to the area and the continuing significant population growth (we are one of the top areas to live in the nation .. unfortunately the secret is out)."
- I LOVE Fayetteville, so keep up the good work :)
- Keep crime low or out of our city.
- Entire survey assumes too much and too active a role for city government, which is more likely to stifle growth and creativity than increase it. Other than the parks and trails system, the success and appeal of the area have very little to do with the city administration.
- Use money designated for COVID recovery to help the people, not government.
- Very, very important to expand the vaccination rates.
- Parks and trails are a significant part of life in Fayetteville
- Quit allowing the destruction of large traits of trees...it is changing the looks of the city. Growth can occur without clear cutting
- Rental bikes
- Invest in outdoor spaces being kept accessible for all! Build public transport system that really works for people.
- "As a city we need to look at less restrictions and more incentives for small business owners. Private business owners should not bare the expense of making city improvements, i.e. sidewalks, planting requirements etc. when they are buying an already existing property that has not been maintained or is fully dilapidated. This additional burden of expense more times than not prices a project out of budget and creates another lost opportunity.
- Although most incentives are given for large corporations it would be worth understanding the benefit of providing incentives for small and medium size businesses to flourish in our town. The city could partner with small business owners to provide training and development opportunities for displaced or unskilled talent. "
- housing infill efforts needs abide by the tree ordinance & preserve existing mature trees for their superior carbon neutralizing ability over saplings. housing needs to understand an aging population requires age friendly design to support independence and aging in place.
- Don't do this during the holidays
- Food trucks are cool, more please.
- In a rapidly growing city, the local government needs to do all it can to kick open doors for business development both small and large. Too often, city officials in Fayetteville stand in the way of business. Fayetteville has earned a reputation for being difficult to work with. Developers avoid working in Fayetteville. This has to change or we will fall behind the rest of the municipalities in NWA.
- "1. All should be safe to walk in neighborhood
- Don't tax seniors out of their homes"
- Free parking for employees who work on Dickson Street, preferably in an area that is safe to walk to at 4am.

What other comments or suggestions would you like to make about economic vitality or economic recovery in Fayetteville?

- We are as green as it gets. Wonderful. But geeze too much of that good thing is what is forcing the lower economic folks out. A single mom of 2 making 2500.00 a month can not afford to live and rent here and also feed her kids.

Are there other types of training, education, or workforce development programs you think the City of Fayetteville should concentrate on pursing funding for that are not listed above? If so, please list below:

- Engineering Services
- Workforce education and plate skill or those over 50.
- Trade-specific technologies (example - retail link training for vendors)
- None
- Traditional trades.
- Free CDL, CNA, ServSafe, GED classes.
- Green Jobs - Including environmental and resource management.
- Put home economics back into schools. Life skills need to be another priority. Agriculture is dying here. That needs to change.
- Training Programs for Employers to work and communicate more efficiently with neudivergents, training to remove stereotypes/stigma (neurodivergency, former inmates, mental health, etc.)
- Again, government should focus on keeping us safe with a quality police and fire department and maintain our infrastructure. Businesses can fend for themselves.
- IT
- I think we should definitely focus on developing and retaining local talent vs. overly focusing on recruiting people from the outside. Not saying to eliminate recruiting from outside, but more focus on ensuring existing locals can thrive here :)
- common courtesy, manners, and review the drivers manual
- Pursuing non-traditional school programs (GED to Associates etc.)
- Same here. Emergency Services (Police, Fire, EMS).
- Barbers and cosmetologist
- No
- ...
- Pursuing (not pursing). More low income housing. More tenant protection laws.
- n/a
- code school
- "upskilling": updating employee skills
- legitamate work from home jobs
- Road Construction. We have the worst roads. I have a brand new RAV4 hybrid. It's supposed to get 40 MPG in town. In Fayetteville, it gets 28 MPG and the average speed is 13 MPH. How do you expect anyone to get anywhere in this city?
- Increasing support for the Yvonne Richardson Center - they need additional FTE staff!
- Education and child care/development
- reading, writing in english welcoming our new immagrants. providing public transit. making the city accessable to the disabled Housing that is affordable and accessable for the disabled
- Does this mean the city of fayetteville is going to start training adults? Support education but I'm not sure I think this is the job of the city. Your questions assumes it is.
- mental health support and service, public transportation

Are there other types of training, education, or workforce development programs you think the City of Fayetteville should concentrate on pursing funding for that are not listed above? If so, please list below:

- Helping people when they get a new job and trying to get back on feet from covid. Remember talk of paying those who start working. Unemployment here is a joke. Employers are innocent til proven guilty and nothing you do can change it. Lawyers won't help.
- Preparing for Climate Change ….anything to cut carbon……stronger tree ordinance!
- Business etiquette, this helps people from lower classes acquire jobs that have better pay.
- Recycling facilities that focus on reducing landfill input, such as glass remolding facilities
- I would like to see work programs for poor children coming out of high school, for people coming out of jail or while in jail, and for the homeless. They could be provided through the city or through local non profits.
- Jobs specifically for people experiencing homelessness with job coaching
- Coding/web development type job training specifically targetted toward low-income people. Would provide good pay and even opportunities for remote work.
- Niche areas within information technology, the world is at a point where designing and manufacturing processors and other microchips domestically will become necessary for national security. Another critical niche is Information and Network Security.
- It said to earn a living wage on the question. None of those jobs will help with living wage. The rents here is more than a person makes in a month. Wake up. There aren't living wages being paid here.
- support for and education about unions
- NA
- Anything related to the trails system and micromobility :)
- How about grants to become a teacher, or mental health facilities. Programs for no bullying in schools. Close the economic gap. Free lunches/breakfasts at school. Programs to help people who got the short end of the unemployment system during 2020. Help
- for people with disabilities, whether they have been approved for disability insurance or not.

Are there other types of employment opportunities the City should pursue, that are not listed above?

- Engineering Services
- Ore emphasis on technical trades and pay scale to go with these needed services, carpentry, plumbing, electrician, etc. you cannot find anyone to come for a small residential project much less a remodel of existing homes.
- University Administration, Instruction and Research
- Eco-Industrial Park development where we invest our recycling streams back into our community through the lens of circular economies wherein we purposely cultivate repurposing manufacturing enterprises.
- General manufacturing

Are there other types of employment opportunities the City should pursue, that are not listed above?

- Civil Engineering. Our infrastructure cannot support our growing economy. Also, our roads are terrible. Especially with the amount of personal property taxes collected each year.
- No
- Businesses that provide entry level jobs that provides oppoltunity to advance within the company. Businesses that allow for career growth and stability for young and older workers alike.
- The City should not pursue anything other than reducing regulations to let businesses and groups grow and adapt to a changing environment of labor.
- Development of a World Class Trade School - electrical, plumbing, etc
- No comment, survey fairly thorough.
- Technical training for high school seniors that are not likely to go to college.
- I would love to see more employment opportunities around micromobility (working with companies who develop mobility solutions for use on the trail to ensure safe/sustainable usage, parking, etc.) and the trail system. Development, cleanup, etc.!
- city needs to create an atmosphere that allows businesses, esp small businesses, to create jobs and not present barriers or choose who succeeds
- Tourism/ bicycle tourism
- entertainment, something to make us smile at a reasonable cost... I have never been able to afford a Hogs game ticket
- Hire more city staff.
- no
- Emergency Services (Police, Fire, EMS) need higher pay, attractive incentives, and top of the line equipment. This should be top priority.
- Barbers and cosmetologist
- No. Stop growing.
- Agricultural
- Environmentally based
- Considering the wait for extreme low income housing is 2-3 years, that should be a PRIORITY
- n/a
- Add to what 7-Hills is doing for the homeless comunity.
- technological incubators
- child development/ care training
- mom and pop business
- road construction
- social services which would include LSW and affordable counseling services for all incomes.
- build dog parks . dog owners create dog service jobs
- Training and entry level jobs so that a person without a college degree can make a decent livable wage .
- Entrepreneurs
- More medical job training and employment opportunities needed. (RNs ,etc)

Are there other types of employment opportunities the City should pursue, that are not listed above?

- Sustainable construction tech
- This is very considerate for all needs
- There are two groups rich and poor, the middle class is becoming extinct. The price of renting is almost to much to live here. Teachers need more money, more resources and more respect. The schools need a new program. Crime is real, stop ignoring it.
- affordable housing is badly needed
- Live music industry, film industry
- The Green Economy was not mentioned? Over all green city planning. Saving mature urban forest! Preparing for Climate Change! Energy efficiency in all areas of growth! Incentive to build better looking snd energy efficient construction of all kinds!
- Local tourism
- City clean up jobs for the homeless
- Some of these questions in #1 are "loaded" questions. Attract new jobs/pay a living wage- ALL jobs should be required to pay lvg wg, but we don't need to attract new jobs. Housing dev/for all incomes- We need LOW income housing, not more HIGH priced homes
- We need to pursue all and any opportunities. Perhaps auto manufacturing could be addd.
- Jobs for people who have felonies
- Anything that does not add industrial/pollutant risk to the area, especially those that could contaminate water resources.
- The opportunity to help single parents that work full time get a head. All these states are helping their people and it gets harder and harder. Employment thst pays enough to afford rent.
- Fayetteville has a very low unemployment rate. There are many other things the city should be investing in besides trying to create unnecessary jobs.
- City maintenance/ parks and forestry
- Just to highlight, it is my belief that a better independent restaurant scene attracts business development around it. Case in point: Pizzeria Ruby.
- NA
- Anything related to active transformation and micromobility would be so great for the area! For example, having offices for the companies that make scooters, ebikes, etc. We have a world-class trail system, so it makes sense to have companies that use it!
- Jobs that pay enough that you can live in this area. A living wage would have to be more than $15 to be able to live in Fayetteville. Also, remote jobs for single parents trying to make it through Covid which is major problem still. Covid education!
- Jobs tailored to people with disabilities not connected to nonprofits like goodwill etc.

If you have other priorities related to the City's economic recovery from the COVID-19 pandemic, please list them here.

- Childcare and Transportation
- Provide access to emergency funding or rent relief systems for small non-franchise businesses in case of economic downturns.
- The City needs a comprehensive emergency plan. One that would've been in place and ready in the case of the ice storm so many years ago. Flooding recently and -18 degrees and our homeless, subpar housing in our area.
- Move on from COVID.
- Infrastructure for people who work remotely but don't have the resources as is to have a home office
- None
- Use CARES/ARPA funds to provide emergency funding for front line nonprofits like TriCycle & St. James Church.
- Affordable daycare/early childhood programs such as Parents as Teachers. I'm worried about losing employees who can't find reliable daycare for young children.
- Education from medical professionals on prevention of ALL illnesses (not just a flu bug that shut down the economy).
- COVID is temporary, creating a city that promotes good jobs will correct COVID impacts to viable businesses
- There are too many jobs available. If people want to work, there are plenty of jobs. Why should the city the assist an an area that doesn't need help?
- spend less money on police.
- Proof of vaccination to eat inside dining establishments. This will let patrons dine in confidence
- Continue and greatly expand organic placemaking opportunities like sidewalk cafes, parklets, ORAs, tactical urbanism. Heavily prioritize walkability and mixed use development in pursuit of the "15-minute city" and greater local/neighborhood self-relianve.
- Less regulation
- I would love to see public art expanded beyond the downtown core. The uptown, Gulley Park, and other trail-adjacent areas could benefit from more public art, which would also help local artists get their names and work out there :)
- we already have issues finding team members, stay out of the way
- Like how you slip in the previous example expanding vaccination rates... phishing lately?
- infill all of the empty lots! There is so much wasted space just north of North street along the greenway!
- A note to emphasize access to mental health services
- Stop wasting city funds and/or federal assistance to incentivize vaccination rates and marketing.
- Get panhandlers off the corners and clean up the homeless
- Activities focused to attain pre-pandemic employment levels
- None. Stop growing.

- Expand tenant's rights and get rid of the many slumlords.

If you have other priorities related to the City's economic recovery from the COVID-19 pandemic, please list them here.

- n/a
- From the "economy and the arts", we have some nice facilities but few actual things to go to. WAC and T2 have few events. Music in Fayetteville is virtually dead.
- Work with the FPS District to re-open Jefferson Elementary as a walkable neighborhood school.
- Grass roots efforts in order to find out what people in Fayetteville really need food, housing and job opportunities and funnel the ARP money to those individuals. This might include a city 501C organization to get money in hands of those in need.
- Public transportation. Light rail and busses
- THe pandemic is over and we need to focus on getting back to work. The city needs to facilitate that and STOPP trying to be an authoritative socialist city government.
- Most arts money goes to performing arts, Walton Arts Center and T2, to the exclusion of visual arts non profits and because that has brought stability and financial success, it is time to do the same to support our visual arts at the same level.
- Including trails and transportation, and artists and small businesses to get support for artists and trails when the support may not be there is a trick that people see through.
- Stop with the hand outs and increase education and employment opportunities.
- Release the CAREs monyes to those already impacted by COVID
- Help with no fraudulent charges from unemployment, Arkansas legal aid isn't helping people, no one is. The employers win, employees don't stand a chance. Help the people out. Schools P-EBT cards cuz snaps takes to long. Help people get back on feet.
- Walkable communities. Mixed use buildings combining commercial and residential.
- affordable housing is desperately needed
- Promotion of existing small businesses, live music and arts
- Expand Green Economy
- The City needs a comprehensive plan for future events like the Pandemic, the Freeze of 2020 or other natural disaster we might face. The lag time between need and actual City Response is ridiculous. We really let our citizens down in both of the crisi
- Increase access to trails and sidewalks for those who don't own a car.
- Keeping schools open is vital to our economy. I'd like to see classrooms with windows that open and air cleaning plants, as well as outdoor classrooms.
- vaccine card mandates at all businesses.
- Trail system should benefit those most vulnerable; trails appears to be in zones of financial wealth. Extend trails, bus routes eastward. Work with Elkins to create trim system: work on road expansion of hwy 16; create trails instead of sidewalks hwy 16
- Please make it easier for people to apply for aid.
- "Building economic resiliency" is too vague: just means $ for developers. "Equip sm businesses *including* creatives": same. $ will go to junk food joints and gravel truck companies with 1% to the arts.
- Make strategic investment in West Fayetteville (Rupple road between MLK and Wedington) to include shops, restaurants, and stores for walkable neighborhoods

If you have other priorities related to the City's economic recovery from the COVID-19 pandemic, please list them here.

- People need the option of setting up their utilities over the phone to give older citizens and people with disabilities..
- Small businesses are HURTING in Fayetteville. In addition to encouraging citizens to buy locally, the city could provide other forms of aid (a grant for business development, discounted advertising, help developing an online storefront, etc) could help
- Covid-recovery. Houses that are 80 years old rent for 1200. That to much. There's no livable wage, rent inflation and a lot slum lords. Do you turn the other cheek. School kids are suffering. No food at home. Parents have no money. I hear it all the time
- Fayetteville needs to figure out how to keep far-right politicians at the state level from interfering with local matters. If the city had been able to institute common sense mask and vaccine mandates, COVID's impact could have been greatly mitigated.
- expanding and diversifying public transportation systems
- NA
- Use the federal government's money they gave you for the American Recovery act by putting it hands of people. Households making less than 60,000 or single parents. Studies show it was hardest on them. Give the money to people to build economy.
- People are still getting Covid and are vaccinated and there's no current covid relief programs because they've all dried up. People are still needing to take off work but the safety net is gone.
- The strategic investment to improve public infrastructure should be focused on public transportation and alternative forms of transportation so people without cars have options to get to work.

What other comments or suggestions would you like to make about economic vitality or economic recovery in Fayetteville?

- Ensure every home in Fayetteville has access to job opportunities within a 15 min walk or drive. Make sure that the sidewalks are connected and can be used as a means to go to work.
- WE need to preserve areas we currently have that cannot be replaced. Like MARKHAM Hill, University Heights, and smaller homes being gobbled up and replaced with ugh overpriced condos disguised as "affordable housing.
- Public transit improvements!
- There needs to be a large public education campaign to help people understand that density is beneficial.
- Develop park, trail, parklet and a connected pedestrian oriented Open Space infrastructure in all the Tier Centers identified on the Growth Concept Map.
- Work (like *really* work) with the school district to re-open Jefferson Elementary. The levels of collective economic vitality impact that decision would make in this historic neighborhood are exponential and profound.
- "We need drastic action to increase the supply and diversity of housing types, especially in areas close to jobs, services, and trails. Currently it costs four times as much in development fees to build four one-bedroom cottages (a housing type we desperately need) as to build one four-bedroom house. Fix that.

What other comments or suggestions would you like to make about economic vitality or economic recovery in Fayetteville?

- We need to be building at transit-supporting densities of at least 20 units per acre along and inside the Mayor's box.
- Expedite the build-out of the active transportation network and continue to advocate for and increase investments in public transit.
- Impose greater restrictions on short-term rentals to protect our limited housing supply. Suggest limiting the number of nights a property can be rented as an STR to no more than 90 in any 365 day period.
- Make massive reforms in your Development Services division to bring the codes and processes into alignment with the stated goals of the adopted long-range plans. Get smarter about infrastructure cost shares and requirements, especially in regard to infill development.
- Expand the City's development of renewable energy and stay focused on meeting the goals of the Energy Action Plan.
- Keep championing Progressive values and being an exception in a State that ranks at the bottom in education, health, women's economic & social status, and other key metrics. "
- Split highschool to provide shorter drive times for families across the city. Consider widening or adding additional turning lanes on heavy-traffic two lane roads. There are several small shops and restaurans I haven't gone to because of traffic and parking concerns.
- Do something about the horrible infrastructure! And do it without raising taxes. Now that residential development has increased enough to support the local economy, why do you need personal property taxes. Truly an expense that keeps struggling citizens from getting to work, school and recreation.
- Trail access is very important but only of value if trails are maintained and safety can be ensured.
- Reduce our taxes, hire more police officers, pave roads.... there's plenty of things Fayetteville SHOULD be spending money on.
- There are too many high end appts springing up. Appts by the thousands. How can they all be rented with rents above 1000/mo? What happens to the existing older appts that seem extremely run down in comparison?
- Greatly expand the use of form-based zoning to incentive and/or require mixed-use development in human-scaled forms. (2) Heavily prioritize connecting gaps in the street network, repairing & adding sidewalks, and building out the trail network. (3) Consider an developing an official recognition program for excellent placemaking projects or events, awarded to individual businesses or to a block or neighborhood. This could include a small monetary award as well as a large amount of publicity and public recognition. In the case of a business or businesses, the city might buy and give out some of their gift cards while publicizing the award. (4) Incentivize appropriate-scaled mixed use redevelopment of vacant parcels and surface parking near to the downtown square. (5) Within low-value suburban retail districts, incentivize sprawl repair and infill development of housing, small businesses, and professional offices.

What other comments or suggestions would you like to make about economic vitality or economic recovery in Fayetteville?

- Increasing the desire to go downtown/uptown but also increasing the amount of options in the 4 areas (West/East/South/Midtown). And finally, help with infrastructure to make going places easier. I many times opt not to go somewhere because of traffic for both eating and retail.
- Include the East side of Fayetteville in some city spending. We have very little over here. Even our promised dog park has not been started and it was voter approved YEARS ago. Where are our flags on light poles, murals, Holiday lights, bus stops, etc..? Downtown is not the only economic driver. Beautification is so needed in Fayetteville. Our city limit welcome signs are dated and some are in bad shape. Our streets and sidewalks are a hot mess. Let's build things of quality. Get experts in to figure out our traffic congestion and fix it. Fayetteville used to be THE place. It isn't anymore. We need our pride fixed as well. The City of Fayetteville has a reputation for being hard to work with. That needs to change…with the perception or the reality and possibly both. Benton County is on the move and Fayetteville is stagnant. Thanks for listening. I love Fayetteville but I can look at her critically and see that much change needs to happen.
- "Tie the trails together so they all go somewhere and not just deadend
- "
- I absolutely think that businesses should be encouraged to develop along the trail system. With all the new mobility options (ebikes, Veo's Cosmo/seated scooters, bikes, etc.), more people could use the trail system to commute, dine out, etc. With the 12-mile Fay loop being completed in the next few years, this is very attainable!
- quit building these hideous 10 family 3 story boxes just to get money in your pocket...leave Mt Sequoyah alone...you are going to ruin it
- Implement the Growth Concept Map.
- Many of the public parks and trails feel unsafe. Safety is a big priority for residents in Fayetteville.
- Protect urban forest areas!!
- Fayetteville and Northwest Arkansas desperately need a real public transit system. Revisit the work down by the Community Design Center to assess need and plan.
- your questions are loaded and don't help
- Refresh run down sections of town before destroying native Prairie and forest areas.
- Get the homeless jobs
- Investing funds into such efforts is a luxury, not a pathway to economic vitality and recovery.
- Stop wasting money on trails. I rarely see people on them and aren't used much, especially half the year when it's cold. Expand the road system, that's money well spent.
- Preserving open space, forests, and some farmland will help protect the environment and retain the quality if life here.
- ...
- Build more affordable housing - not just geared to students. More housing for seniors on limited SS.
- n/a

What other comments or suggestions would you like to make about economic vitality or economic recovery in Fayetteville?

- Build more tiny houses for the homeless
- Dear God, please rebuild roads. I realize that almost every main street in Fayetteville is actually a highway, but someone has got to build turn lanes on 2-lane streets like Old Wire and Mission. And please end the practice of just putting up stop signs to "calm" traffic. And how about traffic officers during rush hours? It works in other cities, why not ours?
- Be careful about implicit bias in how these questions are worded /what words are omitted. Would really like to see more focus on recovery-based support. Frontline nonprofit support, rental assistance, food security, transportation assistance, etc.
- Encouraging developers to re-use closed-business spaces (like parts of the mall or other vacant business buildings) for housing or studio space, etc.
- All well and good to take care of our green space and provide parks for living units; however there are people that are hurting and need money for food and rent first and foremost. It would be helpful for all people to have WIFI access in our City.
- quit taking money for not donating park land
- The City should make it easier to develop permanent or temporary food and beverage establishments along the trail system. Temporary pop-up trailside bars? Yes, please.
- We have enough trails, but it's often not safe to walk alone., even during daylight hours. Safety is a big concern.. the streets in this town are pretty bad. Back off trails for a while and fix the streets,
- Quality of life and the uniqueness of this community is leaving as Fayetteville is turning into a metropolis of apartment complexes—they are everywhere!!!! and filling in the beauty of the town with subdivisions with duplexes triplexes and houses maybe 12 feet apart that look like barracks!!!! I'm writing this here as I think this is a huge issue for Fayetteville's future.
- Not a word on funding the police?
- Support the people. Do not build a new jail to incarcerate people. Mental health security, food security, housing security is important
- "Incentive for City and property owners to protect existing old growth trees and discourage the removal of them.
- "
- I would rather money be spent on streets, police and teachers rather than more trails!
- Focus on making it easier to do business in Fayetteville and the city will flourish. Actually try to attract businesses. Reduce regulation and lower taxes. Create more east/west road access. Stop worrying about the green/trails. No exciting new businesses want to do add a location here (Top Golf, Wal Mart Amp). Soon it will be pawn shops, liquor stores, antique shops and tattoo parlors all up and down College avenue. Everything goes to Rogers and Bentonville where its city council is business friendly.
- Have more festivals and encourage people to be outside.
- More mixed use development. Retail and housing walkability in other areas of town besides downtown. Allowing neighborhoods to have commercial zoning

What other comments or suggestions would you like to make about economic vitality or economic recovery in Fayetteville?

- Put a lot more thought into helping people. Especially ones who were laid off, now working full time. Give them a bonus or break somehow. To many apartments ruins beauty. Help the community- criminal activity, shootings, crime rate, school problems, start talking about things that need changed. Be real with the people. So many people need help that are working and doing everything, pull together. Help single parents, elderly. Community is about taking care and helping each other out. Lead from the top. Save Fayetteville and the great town it use to be when people cared about others.
- more sidewalks. more walkable neighborhoods and easier walking or biking access from home to commercial needs
- Not sure if this specifically relates to quality of life, but I think we need to really consider public transportation to decrease traffic and make parts of F'ville more easily accessible. Currently, the buses I see in the city are few and far between. I won't even attempt to go anywhere that was dependent on a schedule. It's hard to believe that we lack this most basic resource.
- Making it easier for full year residents to live near where they work, shop and create by making it harder for Airbnb or investment properties to monopolize downtown Fayetteville
- Enforce Tree ordinance!
- Protect the Trees we Have now and preserve places like Markham Hill. Historic sites, green spaces, we can’t go back and reclaim them later. The builders that make promises only to clearcut areas need to be fined and not allowed to continue to work in the area.
- Ensuring safe trails throughout the city morning & night so that all people feel safe to enjoy them.
- Mobile vendors should be allowed to work on trails and at parks. Businesses are naturally going to want to orient to the trails, so don't waste time trying to force that, just create more trails. Fayetteville needs obvious gateways, points of recognition people can give directions to (other cities have such as: The Rose District, SoBo, The Brady District, Cherry Street, Arts District, Depot District). People should be able to tell when they are entering or leaving one of these districts. Arts need to be throughout the City, not just downtown.
- Fayetteville’s biggest turn-off is the constant congestion of traffic. I don’t understand why anyone would want to move here or start a business here when the streets are so inadequate. Master street plans are ten years behind instead of ten years ahead.
- Growth is not the inevitable blessing it's being marketed as. Fayetteville should not be a large city, no matter who that growth enriches. Quality of life, sustainability, and community connections are far more important than buzzwords like "creative corridor." Stop letting the Waltons dictate how this town is run.
- Trails/parks within 10 min walk of homes
- I would like to see our highways and on and off ramps cleaner, our streets and creeks have trash everywhere.
- I feel strongly on this because once the green spaces are go it’s forever, Green areas are important for air quality and mental health, a nice environment creates a better human.

What other comments or suggestions would you like to make about economic vitality or economic recovery in Fayetteville?

- make an incentive program for Fayetteville companies to adopt roads and trail to take responsibility for keeping the city they profit from clean and beautiful and inviting
- This survey has an intentional bias towards growth and development. One thing not addressed is transportation. We NEED light rail, HSR to elsewhere, and reliable, regular, electric buses that go everywhere. All this development is just going to create nightmare traffic, tons of land given over to (paid) parking buildings, and urban sprawl.
- Make strategic investment in West Fayetteville (Rupple road between MLK and Wedington) to include shops, restaurants, and stores for walkable neighborhoods
- Housing is my primary concern.
- Having a housing commission outside of FHA to help strategize creative housing solutions and research best practices of communities who are having success.
- Quality of life in Fayetteville is directly tied to nature, and our access to nature. The more trees and greenspace we can develop, the better. I'd like to see a 'Greenspace Offset' attached to all development projects that break ground in Fayetteville, which would essentially be a financial contribution (based on project size) to a central fund to carry out a cohesive vision for green space in Fayetteville. I'd like to see more requirements placed on any development or redevelopment within the city in terms of the amount of usable green space required, using local and beneficial species of trees and plants, and landscaping that requires less artificial watering.
- "Economic recovery #1 should be schools, teachers, students, mental health help, money for single parents. Look into rent inflation. Pay people enough to live and work here. Let families have peace again. Kids home lives are miserable one girl had honey combs and ramen. That’s all at her house. How would you feel if you child had that.
- The recovery act needs to help the essential workers who worked when all the people suppose to be at home were golfing. Help the mid to lower class. Recover your people in your town. Mental health, burnt out, trying to survive. There’s plenty of money help people that will help Fayetteville. Give out money idk. I work full time and still would love help. Recover what people lost, it’s still continuing nothings getting better yet. Recover your people! "
- We need fewer big corporations and more local businesses. Get rid of the national chains and e-scooter companies that take money out of our local economy and make our town less beautiful. Implement rent controls downtown and in other popular areas so local businesses can afford to operate there, and provide incentives and preferred treatment for local businesses over non-local ones.
- Resources for the homeless
- repurpose unused car infrastructure for bikes, and reforesting unused space around highways and drake field
- I would like so see a strong initiative to address the light pollution in Fayetteville and make Fayetteville a dark sky city. Residents need education about the importance of a dark sky for wildlife, health, the ecosystem, and our quality of life. With additional construction the light pollution is a growing problem,. If all businesses and residents changed their lights to downward facing, we would have a much more beautiful city at night. It will likely need to be a city requirement to make the change but a dark sky city would be so beneficial for so many reasons!!

What other comments or suggestions would you like to make about economic vitality or economic recovery in Fayetteville?

- Dedicated bike paths/lanes on Township & Mission
- NA
- Revitalize some of the existing parks that have gone to the wayside.
- Community hubs would be SO GREAT! For example, in areas where there's no walkable coffee shop or neighborhood grocer, establish a small area to become a hub for one. The Ash + Old Wire intersection would be perfect for a small community hub, as would the site where the church is in Gulley Park. Each neighborhood could benefit from walkable amenities like this, ideally with public art!
- "Stop letting Texans build all these huge apartment complexes or put a huge tax. It's putting a huge stress on infrastructure and schools. Save Markham or forest by Butterfield if you care about environment. Stop focusing on trails for awards while letting any little forest area left in Fayetteville be destroyed. Rent cap or something, Renters Rights so rent can only grow at 10% and if heats broken in winter they have to fix it. Inspect rentals for efficiency on heat/AC. Be the voice for the old, the poor, or the scared to get evicted. Take Fayetteville to a time where people came first over contracts, when we saved trees and had building codes. I remember they use to have one foot of space for every story high to the road. Stop ruining great neighborhoods like university heights for college rentals. Those are single family homes. The rule is 3 different last names. I think that was the law. Reevaluate what is important to Fayetteville: people/families, safety/be honest on news, clean up run down areas instead of tearing down trees for new developments. Don't let Texans go to school here or build here without paying out of state tuition or fees. They are making money off ruining Fayetteville with those huge apartment buildings. Keep money in state. Most of all help the people with the money that was given for them. Where's the homeless houses that we saw the blue print for in 2020? Where's the helping families with bills or money or representing people who got hosed by unemployment. There is no one to help them. Covids not over and that's serious. Wake up and focus on the people and their needs. Take care of your community then build a better tomorrow for Fayetteville.
- Covid taught me, even if you do everything right, no one cares. Businesses owners have the rights, they got PPP and lied with no punishments. Rich get richer. No one cares about employees. That landlords can double you rent or go up by $350 in 30 days and you can't do anything. Protect the people where ever they might need it. Unemployment needs to be reevaluated the whole system. Renters rights. Plus all the new people what happens to schools? We are gonna need more. Charge out of state construction to pay for the stresses they create. Fix up bad parts of town don't build more. Save trees. Save families. Save Fayetteville. "
- Protect natural water by reducing run off - create curb breaks and simple bioswales near drainage
- The city is becoming too expensive to live in but also so many residents can't move out of it because they rely on the resources in it so the cost of living needs to be addressed. We are alienating the disabled and elderly who have just as much a right to be here as the college kids coming in from out of state.

What other comments or suggestions would you like to make about economic vitality or economic recovery in Fayetteville?

- Access to affordable housing and alternative/public transportation should be the city's priority. The city should not prioritize the development of parking lots, or road widening projects for cars. You can already get anywhere in NWA in a car. People of all income levels need to have a safe, affordable place to live, and access to where they need to go, especially if they don't have a car. Without these foundations (housing and transportation), efforts to bolster the local economy (including arts and business) and improve quality of life are more likely to benefit only higher-income residents who live in desirable neighborhoods, which will perpetuate and complicate the problems the city is trying to improve.
- allow for people to bring wine to their nearby park picnics

APPENDIX C: COMMUNITY-WIDE SURVEY RESPONSES



APPENDIX D: COMMUNITY ENGAGEMENT DOCUMENTATION



2024 ECONOMIC VITALITY MASTER PLAN

DEPARTMENT OF ECONOMIC VITALITY

CITY OF FAYETTEVILLE ARKANSAS

APPENDIX D. COMMUNITY ENGAGEMENT DOCUMENTATION

EXECUTIVE SUMMARY

Appendix D functions as a repository for various forms of community engagement and public input received from the following sources, ranging from individuals and groups directly supporting the Economic Vitality Master Plan to public input sessions at community events.

Steering Committee Kickoff Meeting	May 3, 2021
African American Advisory Council	May 10, 2021
Small Business Resiliency Task Force	May 13, 2021
Fayetteville Arts Council	May 19, 2021
Steering Committee Meeting #2	May 24, 2021
Workforce Development Focus Group	June 3, 2021
Steering Committee Meeting #3	June 14, 2021
Workforce Development Focus Group	June 15, 2021
Fayetteville Arts Council	June 16, 2021
Workforce Development Focus Group	June 29, 2021
Childcare Subcommittee	July 6, 2021
Steering Committee Meeting #4	July 12, 2021
IT Talent Development Subcommittee	July 19, 2021
Small Business Focus Group Meetings	July 12-19, 2021
GCOD Subcommittee	July 22, 2021
CDBG in the Park	July 30, 2021
Childcare Subcommittee	August 12, 2021
Fayetteville Farmers' Market	August 21, 2021
First Thursday	September 2, 2021
Economic Mobility Subcommittee	September 10, 2021
Economic Mobility Subcommittee	September 22, 201
Hispanic Heritage Festival	September 26, 2021
Hospitality Recovery Subcommittee	November 1, 2021
Fayetteville Arts Council	October 19, 2022
Fayetteville Arts Council	February 15, 2023
Fayetteville Arts Council	March 1, 2023
Fayetteville Board of Education	April 4, 2024
Downtown Fayetteville Coalition	July 12, 2024
CDBG in the Park	July 19, 2024

This appendix supplements the Planning Process section of the 2024 Economic Vitality Master Plan.

DOCUMENTATION

Steering Committee Kickoff Meeting

Steering Committee Kick-Off Meeting, May 3, 2021 [95 participants]

Q1: What does economic vitality in Fayetteville mean to you?



Q2: What is Fayetteville's biggest strength in the area of economic vitality (one word)?



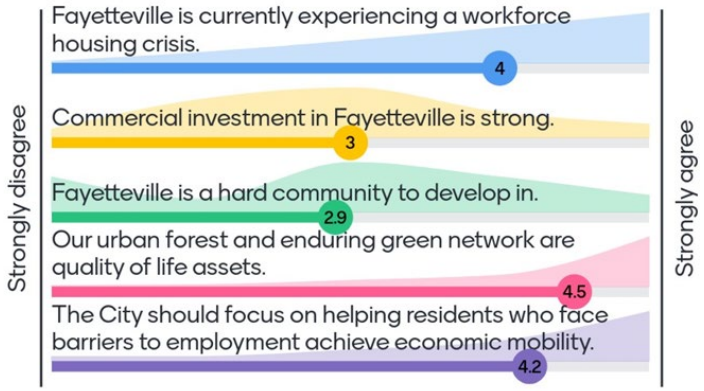
Q3: What is Fayetteville's biggest barrier to economic vitality?

- Perception that Fayetteville is a difficult place to build a business.
- Stagnant thinking
- Not connecting enough.
- few high-paying jobs
- COVID-19
- Finding and keeping a stable workforce
- NIMBY
- Ready capital
- Unified Development Code
- Nimby
- Equality
- lack of a sustainable growth plan
- Affordable housing
- Absence of visible tech sector
- Feels difficult to do business in for some at more so than some other cities in NWA
- Brain drain of top end in-state talent coupled with a narrow window of transplant migration at Walmart vendors
- Turnover (job assignments)
- outside influences: 1) week-end / hog game property owners, 2) jobs pulled 20 miles north
- ready capital, barriers to development, lack of innovative thinking
- Access to capital
- Brain drain
- Workforce insufficiency
- Upward pressure on housing costs that will not subside any time soon.
- Affordable housing
- Focusing too high on catching up to high profile urban areas and trying to skip steps in traditional growth models.
- Coordination
- Difficult to do business for larger companies, the impression that business is not wanted even discouraged.
- People who don't want Fayetteville to change.
- Disjointed piecemeal development. Lack of master plan for major multi family housing. All major capital housing investments went towards off-campus student housing, the need is for workforce housing.
- Shared vision (just cause) that strategically aligns various forms of capital - human, cultural, social, monetary - to drive sustainable innovation. Galvanizing and differentiating identity and connectedness celebrating our uniqueness as a community.
- NIMBYism - Resignation and aging population.
- Safety
- Littering and trash on streets
- Inequality
- Equity and inclusion for populations with barrier as the sole priority
- Equity & Inclusion
- Lack of equity for communities with barriers.

- Low paying jobs, high housing costs
- Greed, affordability
- Small businesses need a leg up. An incentive to keep industry within the city limits.
- Revitalizing plundered spaces
- Walkability
- Divided interests. Too many people focused on development and not concerned with preserving the culture of Fayetteville
- Too much crazy Fayetteville stuff that is perceived as anti-development and too far off the mainstream.
- Accessibility: public transportation, attractive affordable housing. The image Arkansas as a state has in our country due to recent legislation.
- Sourcing new concepts outside of the standard planning pillars.
- Wal Mart and its offshoots have the dreaded monster---monopoly----and they've driven out many of our small businesses and prevented others from growing or even sprouting.
- The housing market. No affordable housing AT ALL from lower or even lower middle class. Unless you want to live in, is what is a deemed an unsafe part of town. The cost of daycare is outrageous, causing families to stay home and make less money.
- Over regulation. Housing affordability. Out of sync rents near Dickson
- It is selective in whose imaginations are included, which are often those imaginations that have weak rooted compassion for and with those who do not have the time or energy to imagine. Having time to imagine builds hope. Hope is a privilege for many.
- That the benefits from growth will accrue into the hands of a few at the expense of the broader community.
- Equity in wages, wealth, access to systems and tools to increase wages and wealth
- Economic class disparities, disparities between public elementary schools..
- Equity
- harder to get building permits and innovation pushed through the city. higher taxes. less foot traffic compared to growth/more opportunity in Bentonville. being too dependent on UA as the economic driver.
- The idea that if residents fight development, it won’t happen
- Inclusive growth
- Attracting and supporting businesses that support the members of our community
- low income housing
- segregated parts of town
- The notion that Fayetteville is a transient community.
- The idea that many think they can stop development from happening. That's not possible. We can control it- but fighting it makes sprawl worse. Housing prices higher. And Fayetteville less inclusive.
- Lack of mass transit infrastructure.
- Finding one’s place. Commerce is situated in community. For example, I want to spend money at places where I feel wanted. It’s difficult for me to find my place in Fayetteville. I can only spend money when I have a sense of where my people are.
- Walmart
- A legislature that is not in alignment with the values espoused by many Fayetteville citizens and leaders and the talent pool they hope to attract.

- Letting south Fayetteville be gentrified, we should pay for families of color to stay in their homes and help them fix up their property.
- Fayetteville must provide economic equity and inclusion for populations facing barriers to economic and social mobility in order experience economic vitality.
- Fayetteville, although attempting to encourage more diverse businesses to thrive, still tends to support larger and more well-known organizations. We moved here 25 years ago and the hardest thing was and is the lack of evident cultural diversity.
- Corporations moving in
- High rent on prime property pushes out small business owners
- Lack of housing
- Affordable housing; public transportation that covers the entire city; opportunities for all.
- More vibrance in Bentonville, Rogers, and Springdale. Lack of identify in Fayetteville was never more clear without the UA in full swing this last year.
- Inclusivity
- I'm so new to town that I probably am not equipped to answer this :) But, if I had to guess, maybe NIMBYism? It seems to be an issue pretty much anywhere in every state/city!
- Stereotypes about Arkansas

Q4: Do you agree or disagree with the following statements?



Q5: Mayor Jordan has set five strategic focus areas for the new plan. Rank the focus areas on what is most important to you.



Q6: The City of Fayetteville will receive recovery funds from the American Rescue Plan. Broadly, what do you feel the priority should be with these funds?



Q7: What should the City's focus be with the funding it receives from the American Rescue Plan in the area of economic recovery?

- Our top most impacted sectors: arts, hospitality
- Providing long-term infrastructure for technical assistance for qualifying businesses
- Long term, intentional growth and sustainability that is inclusive at its core.
- "Short-term: aid to small businesses and households
- Long-term: housing and business development funds and infrastructure"
- Bolstering small business and startups with low interest loans and grants and working on workforce development.
- Not being in such a hurry to spend it. Be thoughtful and forward thinking for long term gains, not just short term ROI.
- support to small businesses
- Pay for initiatives that would otherwise not be funded
- Getting people out of their homes to interact with businesses and each other.
- Business development and support
- Creating sustainable growth in jobs, economy, and infrastructure.
- Replacing our existing Unified Development Code with one that promotes intentional and sustainable growth, equity and inclusion of all residents, and economic recovery.
- Support small businesses
- Transportation infrastructure
- Arts and hospitality followed by other small businesses
- Supporting arts and cultural entities
- Long term sustainable job growth, jobs that not only pay a living wage but provide quality and affordable health, dental, optical, and 401K benefits.
- partnering with the state and U of A to create mixed-use development intended for entrepreneurs / 1099er / startups
- Smart investment in sectors that suffered but also not just patching up what was lost. Create opportunities for moving into the future for Fayetteville. Invest in areas of future growth.
- Workforce housing
- Stabilizing the most impacted (and disaster elastic) industry sectors short term, long term investments in sustainability area

- public-private partnerships that attract anchor companies with high-paying jobs
- Setup the city for success in the near-to-mid term future around jobs, housing, helping the working poor and poverty... this is an opportunity to "catch up".
- Short term vs. long term. Targeted investments for acute needs in the short-term, with the majority of funds targeted for long-term impacts.
- Economic Recovery = quality of work & life, American Dream
- Invest in the future not just helping make up what we lost .
- One-time expenses or short-term programs designed for COVID-recovery
- People, families, small business, talent training
- Infrastructure investments
- Infrastructure with a large g focus on transportation, incentive to rejoin the workforce, reskilling/ training
- development of immigration center to provide white glove immigration support for top talent and founders
- Investing in as much alternative transportation infrastructure and micromobility incentives as possible
- Transportation- bike, walk, and transit
- Longer term solutions that will help businesses that have a high likelihood of surviving. Funding to locally owned businesses that were impacted due to COVID, particularly minority owned businesses.
- 1.. Infrastructure improvement to roads, intelligent traffic signals. 2. Land acquisition for the future development of affordable workforce housing. 3. Rehab of low income housing stock and store front facades.
- Public transit.
- Stabilization of existing businesses and data-driven, intentional “strategic doing” effort focused on transformational impact for the most community members!
- Provide support for small businesses, arts, culture.
- "Small biz deal with: cost, talent, product, customers, focus on:
    - tax breaks
    - trained workforce
    - workforce can afford housing, healthcare, transportation
    - help digitize..."
- Larger incentive to launch small business including tax incentive/waivers for a Grace period
- Platforms to train low skill for basic IT jobs outsourced to MX/CA
- Attract the remote workforce
- Helping those who are suffering most and need help to survive.
- Using lean startup methodology to have iterative data gathering with multiple points of feedback from groups representative of our demographics.
- Robust story sharing process throughout the economic recovery to increase momentum and volume of stakeholder engagement.
- Help those disproportionately affected by the pandemic and then focus on long-range vision
- Housing for homeless people
- Help others
- Helping people in need
- Infrastructure and affordable housing all across the city

- Supporting populations with barriers.
- Support programs and projects that reflect and help establish equality and inclusion for out community.
- Helping low income people with housing
- Help struggling households and small businesses
- Incentivizing small businesses to keep Fayetteville residents employed. Help the families who need extra monetary support. Alleviate childcare woes.
- Partner with the Housing Authority to leverage ARP + Infrastructure Act funds in a true revitalization-oriented master plan for South Fayetteville, including re-opening Jefferson Elementary as a public school & neighborhood anchor institution.
- Supporting entrepreneurship.
- Providing assistance to small businesses.
- The top priority should be helping families recover whether that be through assistance or job training. Next we should help small businesses recover.
- Sidewalks not bike paths. Every neighborhood should have sidewalks before more bike trails. Normal streets over weird things like roundabouts. No giant planters or trees in the middle of roads. We need true infrastructure not weird Fayetteville stuff
- A true focus on infrastructure and economic development l
- Providing resources to people and families affected; aiding with rent and/or job skills.
- Supporting small and/or locally owned businesses to stay in business and possibly be a source of employment.
- Specifically reaching out to black-owned businesses / businesses owned by women and people of color to see how they would benefit from the funds.
- Enlist the young working families (age 30-45), to input on experiences that they enjoy from other towns across the country. *Reminder: women make the bulk of local purchase decisions and how their family time is spent
- Enlist a family city planning arm to identify, collect and steer new lifestyle concepts from other towns across the country. Our young families (30-45), make up a large spending arm on experiences. Reminder: women account for most purchase decisions.
- Being from Fayetteville since 1959, I'd like to see all barriers removed for the handicapped. This includes everything from kids with autism to the elderly. We need more places like lifestyles and Rich Cen and places where they can find a job!
- Giving aid to QUALIFYING families who have had significant trouble. People who are behind on bills, whether they are medical, housing, etc.
- Any business in Fayetteville should never be guilty of paying its employees less than a living wage. Minimum wage isn't a living wage--everybody knows that. Let's start with wait staff who survive on tips. Instead, start with a living wage! !!!!
- Ensuring that those impacted the most and most directly by the pandemic receive financial assistance.
- In recognition of the inequitable impact of COVID-19--and America in general--to the lower castes of our society, reinvesting in these communities and families should be the focus.
- "Direct aid to qualifying families and citizens,
- Direct support to small businesses."
- Economic equity and inclusion for populations facing barriers to economic and social mobility

- Economic equity and inclusion for populations facing barriers to economic and social mobility
- Economic equity and inclusion for populations facing barriers to economic and social mobility
- Strategically assisting those in the creative economy (which is a very broad definition and can include many types of workers) secure, maintain, and/or provide a stepping stone towards housing.
- Deeply address housing and zoning issues + income (taking a strategic look at creative economy) in each ward, starting with South Fayetteville.
- help the local restaurants, retailers & small businesses remain open
- Support local businesses
- Helping the individuals who have been impacted by the Covid-19 pandemic. We would also benefit from strategies focused on increasing affordable housing in the area.
- I feel that the focus should be on opportunities for the city of Fayetteville to grow while providing equity with the opportunities that are created.
- Families who have lost employment; investments in small businesses that make Fayetteville unique
- Direct investments to strategic economic ecosystems that create a high skilled workforce.
- Take your time. Make strategic catalytic investments that benefit many. Don't build roads with it, the infrastructure bill is coming. If you invest in small businesses- do so in fixed improvements such as permanent outdoor seating or facade upgrades.
- Shore up small business with incentives
- Anything to improve the quality of life for residents in the area of affordable housing, accessible food and healthcare, and the workforce. Also, investments in mental health and the arts as well as infrastructure.
- Recovery for families and small businesses
- Helping people of color to own their own house.
- Saving as much green space as possible. And hiring people to better Fayetteville. And saying NO to developers. Stop building apartments. Pubic transportation, and a train to Bentonville.
- Public transportation! A train throughout the metroplex. This would bring many jobs.
- Workers with low income and families who were disproportionately affected by the pandemic and small businesses/agencies that provide jobs and services to those families, with any remaining funds used to navigate pandemic-related needs as they unfold
- Providing resources to qualifying families impacted by the pandemic, helping small businesses get back on their feet, and bolstering the creative community.
- The small businesses most affected by Covid-19 can be helped. However, my belief that that is not through individual assistance, but through building new infrastructure and the jobs that will go along with that effort.
- Support small businesses impacted or closed due to Covid
- Help existing small business owners with recovery; incentives for diverse small businesses to start up
- Infrastructure to support responsible infill and development
- Provide job skills training to all people, including those with disabilities. Affordable housing; city sponsored daycare (use existing schools/teachers); incentives to small businesses who hire differently abled people; more diverse new businesses

- Fayetteville needs to establish an identity in NWA. Is it university led, arts and entertainment led?
- Get people back into businesses. Foot traffic was already declining pre-covid in Fayetteville. There is little identify in Fayetteville. When people from Tulsa and KC come to Fayetteville and ask what to do, I say have you been to Bentonville?
- The labor shortage is hurting small businesses. We need to incentivize people to work so that small businesses can meet demand. Not sure how to do this but its a problem, and an opportunity.
- I trust your judgment! I do think focusing on infrastructure is always a good thing, as that inherently creates jobs while remaining future-focused :)

African American Advisory Council

African American Advisory Council, May 10, 2021 [17 participants]

Q1: What is Fayetteville's biggest strength in the area of economic vitality (one word)?



Q2: What is Fayetteville's biggest barrier to economic vitality for black businesses?



Q3: The Economic Vitality Plan has five strategic focus areas for the new plan. Rank the focus areas on what is most important to you.



Q4: What goals should be set for black owned businesses, residents, and members of the workforce in the plan?

- Lowering the unemployment rate for black residents, raising wages for black residents, increasing the number of black owned businesses.
- Affordable prime retail locations
- Education and support for Black owned businesses...
- Support for non profits.
- Increased wages but also increasing the number of black owned business access to sustainable start up capital

Q5: What actions and strategies would you like to see in the economic plan to assist black owned businesses and residents, to achieve these goals?

- No comments.

Q6: The City of Fayetteville will receive recovery funds from the American Rescue Plan. Broadly, what do you feel the priority should be with these funds?



Q7: What should the City's focus be with the funding it receives from the American Rescue Plan in the area of economic recovery?

- The people need funding to pay rent and utilities. The arts can also can be a resource to help with mental health trauma from Covid.
- Mental health counseling
- Grants for Black-Owned Businesses and nonprofits that help to open job opportunities, workforce training.

Small Business Resiliency Task Force

Fayetteville Small Business Resiliency Task Force Agenda Notes May 13, 2021

- Next section of the plan development is Small Business
- ARP recently had major update released
- Reviewed Menti results from 1st session- feedback has been forward thinking
- ARP for City is roughly $17.4M (directly allocation, not through state)

- Provide guidance for next phase of plan development
- Goals for small business- should be specific and measurable
- How do we measure survival rate effectively and efficiently?
- Can we measure employment (employee) growth?
- How to set the baseline? Maybe the 1st year is the baseline, then track the trends after.
- Minority and women owned businesses reach the same survival rate as the overall population survival rate. How long until we reach this? What year? May not be good to establish baseline in a recovery year.....may use 2023 as the baseline. Getting to 50/50 in 3 years may not be realistic. Could take 10 years to get to parity.
- How we measure how often Fayetteville attracts a business start that could have went elsewhere? How often are new starts happening here vs elsewhere? Why? Possibly a Fayetteville startup / small business Net Promoter Score. May get through perception vs reality. Hopefully something simple. Add the question to the business license- on new and renewal. Could put an absolute target here. A score of 7/10 would be excellent. If Fayetteville does not have this, it needs to work on improving. Ensure that its anonymous and we are looking for candor.
- Set a goal around NAICS code 72 (hotels, restaurants, bars). Excluding chains, we should set a goal here. Increasing and returning lost sales. Potentially use 2019 as baseline? Look a trend line? Maybe discuss w/Mervin on this? Hannah: will be years to get back to 2019 levels. How do we collect the specific data within this sector we need? Try to return to 2019 as soon as possible. 5 years from 2022....By 2026 we will have returned to the same trajectory as we were on 2019.

Fayetteville Arts Council

Fayetteville Arts Council, May 19, 2021 [81 participants]

Q1: What is Fayetteville's biggest strength in the area of economic vitality (one word)?



Q3: What is Fayetteville's biggest barrier to economic vitality for members of the creative economy?



Q4: The Economic Vitality Plan has five strategic focus areas for the new plan. Rank the focus areas on what is most important to you.



Q5: What goals should be set for artists and members of the creative economy in the plan?

- Fayetteville should be a next IMPORTER of creative talent across the sector
- Increase job opportunities for talents
- Increase the % of creative sector businesses over 10 year time-line
- Create a central resource depository for artists and members of the creative economy.
- Increase city investment in the creative economy from 1% to 5% over the next 5 years.
- Increase access to affordable workspace and affordable housing.
- "Develop more holistic data analytics tools
- (for example, social impact, diversity impact etc.)"
- Retain the talent of recent graduates from the UofA. Track the retention rate.
- Deeper state and national collaboration with advocacy groups (such as the recording academy)
- increase job opportunities for creatives by 2% in year one, 5% in year 5
- Track economic impact of arts
- Invest in collaborative studio space for creatives.
- Funding and gig opportunities
- provide more live/work spaces for creatives.
- Fayetteville's arts institutions are unique cultural assets which have the potential to create a community of working arts professionals if adequately supported. Sustainability and scope of this support will make the difference for the long term.
- Better and deeper partnership with the business community
- "Have artists stay in residency for at least 4 weeks when creating work.

- Create more sustainable arts administration and arts support positions as part of the cultural corridor"
- Have a median income for artists in line with the average for the city
- To be able to help, not only financially, but also ease the workload of our artists. The arts, especially theatre, can be all consuming at times, and being able to support a family, plan for retirement, and make world class art would be amazing.
- Definable expectations and meaningful contributions to the Community. Rather than make pretty things, make things that help other people through functionality.
- KPI's: Collaboration across disciplines, organizations, & partnerships with local businesses, Outreach/Engagement efforts & results, workforce training in the creative arts, attraction & retention of audiences & staff. Qualitative & Quantitative data
- Equity!

Q6: What actions and strategies would you like to see in the economic plan to assist artists and members of the creative economy achieve these goals?

- Track economic impact of arts.
- Clear messaging. Many artists look at programs/initiatives and assume that they don't apply to them. Boost that outreach, invite people in.
- More non-credit creative education offered to organizations and individuals
- Invest in collaborative studio spaces for creatives.
- promote "local" talent
- Provide training in creative and artisan job skills.
- Establishing a communication channel

- "Ambassador Program" supporting & promoting traveling Fayetteville talents. Using them as city ambassadors.
- Studio Tours
- Inverse of education: bring policymakers in to creative occupations to better understand them
- Bring back Fayetteville Arts Council
- Bring back the Fayetteville Art Festival
- Hire a Cultural Arts Corridor Director
- develop cost sharing and profit sharing events and arts experiences
- develop profit-sharing arts events and experiences (seek sponsorships and granting
- The City of Fayetteville should catch up to peer aspirational cities nationwide and budget for sustained support of the arts every year—including meaningful operational funding, capital support, and grants to support projects that employ artists.
- Invest in artistic labor
- Create city funded arts and culture department
- Better wages for anyone who contributes to art, music, and theatre.
- Mentorship, networking, consultants, leadership training for rising staff/artists, funding for programs & general operating support, partnerships with larger and smaller orgs, monthly or quarterly progress check-ins. Short, mid, long term goals.
- Community ownership of artistic institutions, public funding
- Cultural Arts Corridor programming that emphasizes live performances as one of it's highest priorities

Q7: The City of Fayetteville will receive recovery funds from the American Rescue Plan. Broadly, what do you feel the priority should be with these funds?



Q8: What should the City's focus be with the funding it receives from the American Rescue Plan in the area of economic recovery?

- Aid the hardest hit sector: Creative Economy
- Aid LIVE ENTERTAINMENT
- Ditto for focus on the creative economy. it was underfunded even before Covid.
- Direct tuition/fee assistance for re-skilling for residents
- direct payments to all citizens under a certain income level
- Create projects and gig opportunities across all city departments: transportation, parks, facilities etc.

- Get money in the hands of creatives. Fund events. Fund projects.
- Tech and Wi-fi access to any without it
- Job training in practical artisan skill sets.
- Help businesses expand their e-commerce and back end services for that
- Teaching technology and marketing skills to members of the creative economy
- The City should work to bring performing arts institutions back, and invest in making them accessible to the public and invest in long-term strategies that will make them more resilient in future crises.
- Performing arts and arts and culture.
- Small business and downtown Fayetteville.
- Supporting anyone who makes under 40,000 a year.
- Creating sustainable housing programs and bolstering food banks, homeless help, victims of domestic violence, rape crisis.
- Support local live theatre.
- Rent assistance, grocery assistance, food (from grocery store) recycling programs. City sponsored used car rental program! Master gardening class to grow your own nutrient dense foods.
- Turning lawns into gardens and feeding the community. Drug/alcohol rehab facilities, therapy sessions, programs that encourage the community to visit the park (yoga, kid events, water sports, music, painting class/demo), classes on DIY
- Funding for the arts & hospitality industries that were hardest hit and are slowly returning.
- arts institutions and local artists
- Arts, arts, arts and more arts. It is a proven economic driver and plays into what Fayetteville should lean into going forward.

Q9: Do you have any additional comments about the economic vitality plan you'd like to provide at this point in time?

- Comment removed given it was a participant providing all of their contact information
- Nope
- The priority areas identified in the economic vitality plan err in not singling out the arts and Fayetteville's unique assets as a pillar for future growth.

Steering Committee Meeting #2

Steering Committee Meeting 2, May 24, 2021

Q1: We heard a lot of members say "be strategic with the utilization of the funds". What are examples of strategic uses?

- supporting city staff
- That will bring biggest bang on the buck
- Managed programs
- That will bring synergies to all the groups concern
- Programs that can continue and graduate away from direct support.
- Capital projects or other one-time items. Not ongoing projects.
- Coordinated among city, partners, community
- Use it to assist small businesses who are struggling.
- Make sure that we “take a village” approach

- Can we provide “guides” to go along with direct support?
- Zero percent interest loans to startups and small businesses
- Determine where the best leverage points are that will result in the most impact
- Do projects that we want to do but don’t have funding to do
- Affordable housing programs and projects
- Fayetteville is a quickly growing municipality operating with the staff of a much smaller less intricate city meaning often staff focus must be on immediate issues vs a more visionary approach.
- Determine metrics for success ahead of distribution of funds.
- Make long term investments that build for the future vs direct assistance / burn up the funds
- Making sure that the use of the funds have measurable impacts. e.g.. save a business.
- Sustainable
- Funding plans with clear end goals and achievable action points instead of broad stroke idea chasing.
- pay for zoning reform, create affordable and workforce housing
- Have one stop center for communication
- pay to implement the regional mass-transit plan
- If we can create a revolving fund for business that might be smart
- Matching grants for Fayetteville-based ventures that secure federal SBIR/STTR funding.
- City to have a Capital project funding source to allow city to be flexible and respond to needs
- A balance of helping marginalized groups and the general public.
- Create a shared vision for the long term and make sure every decision connects to that vision
- Investment in built infrastructure for businesses. The expense of FFE is a huge barrier for brick and mortar, and difficult to finance.
- Acquisition of land for municipal needs to include parks
- Launch an evergreen venture fund modeled after KC Rise that can be a syndicate partner for Fayetteville firms raising venture rounds. The fund could never lead but could follow a private lead.
- Market (road show) for any programs. Make sure we are listening to and supporting groups that we don’t normally see at the table.
- Ensure we are not duplicating efforts - of other governmental entities, non-profits, etc.
- Investment in capacity inside our city's small business support structure to specifically guide Gig workers in our city through business development, benefit guidance, etc.
- Provide grant incentives for UA students to launch businesses in Fayetteville upon graduation. A requirement would be to complete the UA entrepreneurship track, compete in the Governor’s Cup or the Heartland Challenge.
- Interview people who have experienced struggles, invite them to this group
- Fund the launch of a professional trade school aimed at construction management, welding, plumbing, electrical, advanced manufacturing, etc.
- Housing first
- Regarding housing/infill/development: Incentivize development along 71B.
- Create a scalable & resilient workforce training program / center

- Support upfront costs of infrastructure and programs that "get the flywheel spinning" and catalyze private investment.
- Investing in sector-specific professional biz dev programming to help small business entrepreneurs diversify revenue streams and appeal to national and global customer bases, such as food products, e-commerce, digital/influencer marketing, etc.
- Partnering with nonprofits to combat food scarcity
- Job training in service and trade sector to help people retrain and re enter the work force
- We need long term infrastructure programs that plan for later public-private collaborations and investments. Programs that support technical support services and needs of small businesses.
- Strategic
- Strategic
- Strategic
- Professional Development for Entrepreneurs
- Establish an ecosystem for childcare, elder care, and disabled care. Identify existing providers and build new ones where they are needed.
- Work with nonprofits like Single Parenthood to remove barriers so single parents can work
- Establish an inter-city commuter rail line to reduce citizens from driving thus saving transportation costs to work and to play
- Pay event planners to organize events throughout the city to bring people and families out
- Promote work schedule flexibility. 4 day work 3 day off, 9/80, job sharing, etc to allow more workers to rejoin the workforce pool
- Organize more work force related field trips for our K-University students
- Implement our own version of Campus Philly to retain UA graduates
- Use funds to provide public investment in developing public/private mixed-use projects located in Growth Concept Map Tier 2 &3 Centers.

Q2: Lets dive into section 2 and 3 of the Department of Treasury Guidance: What would you use the money for?

- build better water and sewer infrastructure. Bury power lines. build more high speed data infrastructure.
- Build the sewer utility system to help mitigate flooding
- Infrastructure for free or reduced childcare for all residents
- Create a development incentive program to help lower construction costs
- "Section 2: 20%
- Section 3: 80%"
- 2- assistance for childcare
- Identify the hard hit sectors in our locale specifically, not just the national average. Create programs with insight and information gathered from those sectors specifically instead of guesswork by people not in those sectors.
- Grant based funds for food scarcity
- Launch an evergreen venture fund that can use both equity investment and venture debt lending. This can be a new long term feature for Fayetteville.
- Develop social work sector aligned with FPD
- Section 3: implement regional mass-transit plan

- Infrastructure improvements that reduce the development cost to create affordable housing
- Truly free and readily available high-speed Internet for everyone in Fayetteville. Use the money to make this a reality.
- Child care assistance is greatly needed.
- Raise standards and wages for childcare facilities
- Cover the loss of HMR tax for parks and tourism
- 2-fund free meal programs for all Fayetteville kids/families.
- 2 & 3 - assistance for elder king term care…opportunity for job development in this sector
- Provide training programs and zero percent lending aimed at helping businesses transition to robust omnichannel and digital business models.
- Support groceries and restaurants in providing food to those in need.
- Access funds to help with childcare costs.
- 2- more social worker capacity at city level, both in and out of the school system
- Train hospitality and tourism workers, certify them, and pay them premium wages.
- Mitigate natural disasters from happening in the future
- Invest in utility infrastructure that can reduce cost of living overall.
- Consider a Gap Fund similar to that established by Energize Colorado for small businesses with focus on those entrepreneurs disproportionately affected by COVID-19: https://energizecolorado.com/gap-fund/gap-fund-frequently-asked-questions/
- Childcare and support for women to re-enter the workforce post COVID
- Invest in live-work housing.
- "Building things that will last, that will impact lives & businesses long term
    - build a workforce: facility & program, quality curriculum, vigorous screening
    - up skill, reskill, increase skilled workforce to attract job providers"
- Invest in public transportation: bus shelters, increasing routes, green vehicles.
- "Housing first
    - provide security
    - provide hygiene
    - once “where do I sleep is solved”, move onto the next thing to stabilize their lives"
- Resource center to help people navigate services (Local, regional, state, fed programs & services)
- Provide incentives to employers who offer flexible work to accommodate working caregivers. Look at https://werklabs.com/#statement as a possible resource.
- Create ongoing gig/projects/funds for the creative economy to bring more public art to the city.
- Build a pilot project showing developers how we can use existing land/buildings along 71b to make mixed use projects.
- Eliminate the cost of internet to all by providing it as a city service or subsidized service especially for lower income households.
- Rally together public-private partnerships with intention to facilitate the provision of monetary and in-kind match so often required to be competitive when submitting proposals for multi-year federal funding opportunities.
- The COVID problem has many examples of successful work from home. Let’s not lose the experience and get schools to consider curricula showing how partial or complete work from home can succeed.

- Free mental health services.
- Free Fayetteville-based elder care case managers.
- Section 3: if one of these funds come to fruition, we ought to ensure that representatives from the hardest-hit communities and families should help form how the funding is applied for, approved, and flows to the people who most need the resources.
- Build a “resource hub” - easy to navigate online catalog to connect to services; train volunteers to “coach” & triage those who need help.
- Distribution to individuals and ket the market control growth.
- Invest in micro housing and transitional housing.
- Diversify transportation options
- Accessible personal finance coaching and mental health services to give people the language and learned behaviors for overcoming racial pain and generational money trauma
- Continued free-fare transit for low income households.
- Pattern Zones, Transit pilot projects, Pre-K, Workforce Development, Affordable Homeownership support
- Childcare infrastructure
- Help people of Fayetteville who got behind on their water utility with a 100% forgiveness.
- Use the suggestion from the 1st question
- Hire community navigators to actively identify all barriers facing our citizens and then creating the solutions. Set aside funds to pay for some of the solutions
- In all expenditures, look at how to recycle them as much as possible
- Invest in a wholesome education including how to love oneself and financial literacy to produce productive and healthy citizens who know how to build wealth over time
- Design and implement education, activities, events that teach different cultures, their traditions, and mindsets to build a tolerant society
- This new society needs new teaching tools such as using more visual aids like videos or documentaries to teach. Spend money to produce them, to do marketing campaigns to change old paradigms.
-

Q3: Do you have any specific programs or initiatives you feel would be a good utilization of the ARP funds for to aid restaurants, bars, and hotels?

- With the current need for workforce, we need a gig employment initiative to help support the hospitality industry.
- Professional development in local, state and federal tax management.
- Create events to encourage people to visit our restaurants and bars. Create conferences for up to 150 people so they may stay in our hotels.

Q4: Do you have any specific programs or initiatives you feel would be a good use of the ARP funds to aid the creative economy and performing arts?

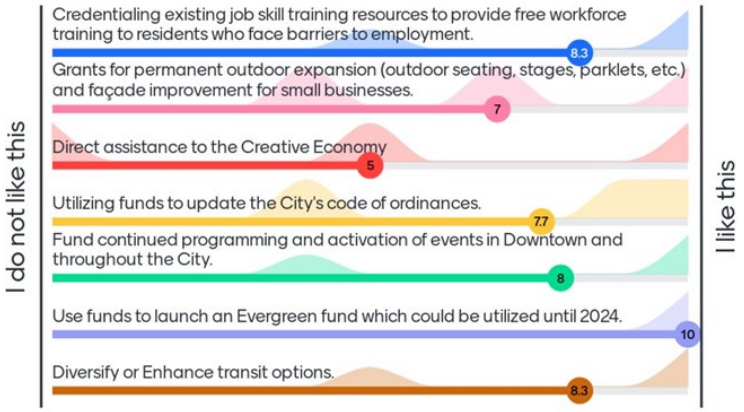
- We need incentives to residents to participate in the performing arts economy.
- Fund an awards program to recognize talent in the community.
- Expand Fayetteville’s GIS public art map into an app.
- Bring back the Fayetteville Art Festival.
- Bring back the Creative Exchange Conference that provided professional development for the creative economy.
- Establish a directory/app of Fayetteville talent.

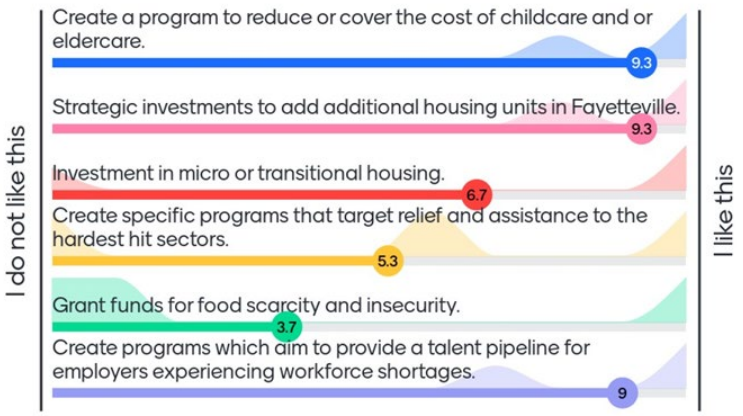
- Fund a best practices guide for the community on what to expect i.e., fees, process when hiring creatives of different fields i.e., muralists, entertainers, graphic designers, illustrators, photographers etc.
- Establish a program where youth can learn to sell the art/food/crafts and learn entrepreneurial skills that culminates in them having a booth at the Fayetteville Art Festival or Farmer's Market.
- Establish an ecosystem for the creative economy where we could gather all the creatives in one platform
- Hold competitions at local, then regional, then build it to national. Like the sports league. Set aside funding to help them produce films and documentaries.
- Build/repurpose a mixed use building for creatives to live, work, and display their work. The building will be a one-stop center to support creatives.
- Help creatives build online presence and teach them the business aspects of running a business. Or assign this task to a professional team.

Q5: The topic of childcare was discussed a great deal at meeting 2. Do you have specific strategies or actions related to this?

- It needs to be available to all residents and there needs to be plans to reach out to the early education programs/workforce development groups to make sure we can meet the demand.
- Create and help businesses establish teleworking human resources policies to add or continue work from home options.
- Incentivize large employers to provide child care onsite.
- Relax city rules to allow more in-home care for children
- Establish a day care center in the Commerce District and in all our growth nodes.
- Work with all the churches in town to help them establish a day care in their facilities
- Promote to stay home moms to take in a couple of children in their neighborhoods for additional income

Q6: Steering Committee Ideas for ARP Funds





Q7: Macro Ranking of ARP Fund Ideas so far:



Q8: Increase the 1-year and 5-year survival rate of small businesses. (Strategies to accomplish this)?

- Assign the business owner to a mentoring team: city, seasoned entrepreneur, economic development team member that they can check in with regularly.
- Have women and minority mentors available for woman-owned , minority-owned businesses.
- Co-op marketing
- Provide mentors and business coaching. Provide access to low interest loans.
- Host conferences, training for new entrepreneurs training them on pitfalls, available resources.
- Use data and technology to increase the survival rate
- Offer shared marketing
- Outsourced administrative services for the smallest businesses (likely under 20 employees). This will help small businesses wear "one fewer hat" and focus on delivering their product or service, rather than bookkeeping, invoicing, insurance, etc.
- Easy access to working capital, post start-up phase.

- Communicate to entrepreneurs what businesses the city and public needs and where they need them.
- Ensure small businesses and startups are fully aware of all the existing small business support services that are readily available in Fayetteville. Greater awareness and access can drive greater engagement
- Incentivize green business practices
- More economical lease space, with shorter leases.
- Focus on helping businesses transition to modern digital marketing and Ecommerce driven business models. This can be accomplished through existing ESOs, the UA and other free or low cost service providers.
- Look at how Greenburg, Kansas build back better after the 2007 tornado.
- Encourage small business formation to meet future needs e.g. in healthcare
- Provide strategic coaching for business on business strategy shortfalls (address market need/research, hiring/management training).
- Supported internships or apprenticeships to help with talent pipeline.
- Lay groundwork for attracting companies with (300-500) employees to reside in Fayetteville instead of only huge or tiny businesses.
- Create a network of veteran small business owners, local government, and other industry members to support these fledgling businesses. Make it open, friendly, and welcoming.
- Go to new businesses to ask what they need. Don't wait for them to walk into your office.
- Having the evergreen fund to provide growth finance for small business at critical points when they might not be bankable is a key part of the equation.
- Recruit a "food hall" to drastically reduce restaurant startup cost… they just have to cooked, the food hall markets, provides space, provides drink machines & seating, etc. These need to be in an area where people work/play as in Tulsa.
- Quality & affordable co-working facility, attract a national chain. For the work from home crews, having space to meet clients, or huddle is invaluable, but unaffordable for some smaller businesses.
- Create an LGBTQ-friendly entrepreneur campaign.
- Make demand planning data public to help direct entrepreneurs to unmet market demand. Accelerate business development efforts through cohort programming.
- We need more contact with new businesses and support to help them succeed.
- Establish a Fayetteville Woman-owned business group to connect and identify them to customers.
- Establish a Fayetteville Minority-owned business group to connect and identify them to customers.
- Establish a Fayetteville Veteran-owned business group to connect and identify them to customers.
- Assign every small business that receive a new business license to a small business navigator. The navigator will handheld the business for a year
- Create a new-to-business forum in slack or facebook group, etc. where business owners are free to ask questions/help. No judgement. Moderated by city assigned staff or outsourced provider
- Track all new business from year 0 to year 5
- Set aside funding to buy software necessary to help these businesses to be successful

Q9: Increase the 1-year and 5-year survival rates for women and minority owned businesses, bringing them to parity with the overall economy by 2031.

- Encourage business development that can utilize U of A grads, particularly engineers who complain they can't find jobs here.
- Helping to take care of the childcare, elderly care, etc. issue
- Look at model Etsy has used to highlight women and minority businesses. They put those businesses up as the top search options.
- One of the key aspects is providing more programs and workshops in multiple languages as appropriate.
- Ask women and minority-owned businesses what they need to succeed and then work to make that happen.
- Provide strategic services to coach & mentor (market research, business plan review, pricing, managing/hiring).
- Grants to layer with traditional financing.
- We need to increase the number of active women a d minority early stage investors. This might require providing incentives for successful women and minority entrepreneurs and investors to move here.
- Incentive women and minority-owned businesses.
- Non-dilutive funding opportunities managed by women and minorities at the leadership levels.
- Hire and pay minority and women ambassador-mentors to work with the new businesses.
- Hire local life and business coaches to work with local business owners.
- We need to either change or redesignate opportunity zones to offset ordinary income and to be open to non-accredited investors.
- "Dismantling the barriers that hold women back.
- Fast tracking women in critical sectors.
- Calling society to action to support women-owned and minority-owned businesses."
- Help disseminate the gaps in needs in Fayetteville and NWA to our citizens so they can make business choices that align with gaps in the market. Market Research - a hard part of putting together or even having the courage to start a business plan.
- Provide networking/collision events for women and minority owned businesses to meet, invite those interested in launching a business
- Train these entrepreneurs in technology, marketing, finance.
- Make it easier to start again, not harder to fail.
- Early economic education.
- We should expand the Kiva loan program which already focuses on women and minority businesses but is resource limited.
- For public funded projects, RFPs include a point system. Women and minority owned add points. Attending frequent local meetings adds points. This helps elevate local companies over out-of-region.
- Web listing of minority owned businesses
- Ensure business marketing collateral is not only geared toward adult consumers but today's youth, reinforcing the spending power of younger generations as they age.
- Join the right to start campaign
- Find ways to help "recycle" dollars so that dollars are spent X times in the community before leaving.

- Our own scaled down version of https://www.equalitycantwaitchallenge.org/about to rally awareness and public support around creating parity and beyond.
- I assume we need a city/region in which people want to live including quality schools, restaurants, recreational opportunities. We seem to have a lot of these so we may need marketing.
- Mentorship is a big need.
- Before we can help this group, we need to see things from their lens. Listen to their barriers
- Form a support group and hire experts to help/coach them.
- Set aside funding to overcome their barriers if no other solution works

Q10: Obtain a 70% net promoter score on new business license issues and renewals. (Strategies to accomplish this)?

- New business shepherd to guide through the process. Relationship doesn't end after license is issued.
- Remove friction points in City approvals and processes. And increase the speed and coordination of approvals.
- Reduce process and regulation
- Shared infrastructure costs for business space, both lease and/or own.
- Benchmark the best practices regionally and nationally to balance public interest with clarity and fairness for businesses.
- Connect with women and minority networks to encourage them to start, run and build businesses.
- More internal collaboration and teamwork within city departments. Have heard that any new project just goes "to the bottom of the pile" in the next department in the process.
- Provide coaching and process guidance, co-marketing, and make it very welcoming
- Build a culture within City regulators that is oriented toward "yes we can" vs "the answer is always NO"
- Assess our processes to eradicate any systemic racism.
- Adopt code/processes from a city that does really well on this topic.
- A license comes with a Chamber membership and automatic cross-promotion.
- Develop a PR program that authentically removes long held perceptions.
- Educate new entrepreneurs on why the City of Fayetteville has so many hoops.
- Abolish parking minimums
- Do an audit or "brown paper exercise" to map out the process flow for new businesses establishing in Fayetteville in target NAICS codes to help figure out why entrepreneurs are becoming detractors vs. promoters.
- Bring more live music and events to the city
- Work with U of A on bringing other events at Bud Walton and Baum Stadium
- Establish a primary communication channel/hub ie emails/website for ongoing resources, trainings
- Create a survey that tags along business license renewal time.

Q11: By 2026, return the hospitality, food services, and accommodation sectors to $41 million in monthly taxable sales. (Strategies to accomplish this)?

- Expand the ORA citywide
- Expand ORA

- City Wide Large events
- Citywide ORA^2
- Expand ORA citywide
- Have events that can grow to become national events
- Provide incentives for more festivals and city events to drive traffic to targeted businesses.
- Boutique, home-based catering...super-secret supper clubs.
- Make ORA available throughout the city.
- Food hall - consolidate food options in a live/walk/work area - reduce startup & operating costs for restaurant owners
- Change development codes so that small localized business can exist along side with residential neighborhoods
- Reduce sales tax levels on targeted businesses for the next five years
- Create attractive programs to entice people back into this industry both from an employee and owner perspective.
- Food hall + co-working facilities targeting the now larger remote workforce; attract them to the area. Co-habitations work/eat drive up revenue.
- Provide free parking City wide in the evening, during lunch and on weekends
- Organize conferences to bring folks to town
- Educate the public on the “hit” to these sectors and encourage them to support them—marketing campaign.
- Attract a regular cadence of national events during non-peak sport’s seasons. Let’s build on cycling and more.
- Designing collaborative getaway packages in partnership with Breeze Airways and other airlines to attract visitors from San Antonio, New Orleans, and Tampa.
- Pay people to come here to visit.
- Provide UA credits for taking part time jobs in hospitality and food service.
- Create marketing campaign and offer "hotel, car, restaurant, show" packages.
- Expand first Thursday concept to expos highlighting local business here... mix with food/drink/entertainment... get people out, help introduce to new local options.
- Make the process for pop-up food, music, etc. on the trail and in other developing areas frictionless.
- Roots fest style food demonstration.... event in ORA district showcasing local food talent to help people discover local food.
- "Recruit and incentivize existing conferences to
- come to Fayetteville. I.e.. Anime Festival"
- Pray for a winning Razorback football team in 2021-2022.
- Help expand George's Majestic Lounge to get the type of acts that go to Cain's Ballroom in Tulsa
- Let’s build and invest in a large, world-class conference facility near the Fayetteville airport.
- Dog shows!
- More airplanes coming to the Fayetteville airport will decrease the home values in the city.
- Educate the public with data to show them that eating out and travel is safe for the fully vaccinated.
- Help businesses with delivery options, fees to allow customers to order and pay online for delivery.

- Create a CIP for the Dept of Economic Vitality to allow the city to buy land
- Provide funding to update the downtown plan. Hire staff to implement the plan. Consider the downtown square as a convention center. Buy the old mountain inn property to be the nexus
- Create touristy events for downtown, midtown, and uptown. Create unique touristy features for each of the downtown, midtown and uptown. Like Carrollton Town Center in Carrolton, TX is a strip mall with 100% Asian restaurants and retail.

Q12: Do you have any additional thoughts on the Small business section you would like to provide?

- Small businesses have enough funding sources to help with operations. We need to spend our resources on technical assistance to them.

Workforce Development Focus Group

Workforce Development Focus Group, June 3, 15, 29, 2021

Q1: Should any of the funds the City of Fayetteville will receive from the American Rescue Plan should be used for workforce development? If yes, how?

- Yes. Dedicated to non-profits, small businesses, bars, restaurants.A42B16A20:A37A20:A40A20:A20:A43
- Yes. Workforce development for small non-profits, including those working with the refugee and immigrant community.
- Grants to small businesses to cover training costs
- Grants to small businesses to cover recruitment & retention costs due to labor shortage"
- Yes. I'd like to see the city sponsor some scholarships or classes in the new library teaching kitchen.
- If the funds are available yet. Some would say there is not a job shortage; jobs are shifting. If so, shift dollars for training for this shift.
- Yes, work for creates prosperity for the community as a whole.
- Yes. We are a software company in NWA and would love to recruit local talent, but we have had quite a hard time filling roles in Product Development, specifically Product Owners and Product Managers.
- I am slightly leaning on 'Yes' but still need to know the specific details. Entirely depends on what 'workforce dev' entails, so that it simply doesn't become funds distributed by the fed. gov/taxpayers to seemingly solve a big nuanced problem.
- Yes, use it to develop programs in which people can learn trades and skills at a discounted/free rate
- "Yes.
- Youth technical education and readiness training"
- Yes, by creating programs that prioritize diversity and inclusion efforts, especially among individuals with different abilities or challenged by any other factor that makes it difficult for them to find a job with a living salary.
- "Yes.
- Basic jobs skills training; MS Office suite, Resume Builder, basic PC training/certifications, computer concepts, customer service, communication, reading comprehension"

- Yes. We need training programs for hospitality workers, job fairs for small businesses to connect with candidates who want to work.
- Absolutely. Funds should go to upskilling workers and assisting with career outcomes in Fayetteville and NWA.
- Leverage the Library's purpose built training space and motivated leadership.
- "Navigators" to help people looking for skill development to find programs, and find meaningful employment.
- Yes - bridging the gap in staffing the hospitality industry and supporting more entrepreneurship
- Yes. Many people may be out of work and need opportunities to get back to work as soon as possible. The water industry always need people with or without skills
- Workforce development is key to reinvigorating our economy and retraining our community members.
- YES! We have many talented, trained, educated and underemployed immigrants in our community. The community would benefit from their expertise and contribution to our economy.
- Invest in welding, plumbing, and other trades.
- N/a
- If funding remains after relief needs are satisfied.
- "Yes.
- Housing, I believe."
- This seems like an area of importance but what is the City's ideal role? Are there big gaps that could be filled or should the City be a facilitator to ensure people know about and can access existing programs or best practices?
- Who is good at workforce development? UA, NTI, NWACC, other? Partner with those organizations to ensure the money supplements programs that will be successful instead of creating something new from scratch.
- Yes. Many kids in High School have no clue about what to do when they graduate, nor do they know how to function as a citizen. I'd suggest an Internship program with Juniors & Seniors where the City assist with businesses to pay these Interns.
- Yes! I would like to know what options/programs currently exist with the City.
- Yes. Funding for scholarships for non-professional technical programs, such as drafting or engineering technicians, would be beneficial. Also, incentives to keep graduates in NWA might help.
- Yes - though I with an unemployment rate as low as ours, I believe the funds should be targeted very carefully towards improving the quality of available jobs rather than increasing the total number of available jobs.
- Yes. Upskilling offerings and small business recovery efforts.
- Yes!
- Not sure, it depends on what the other options are to see what would be most beneficial.

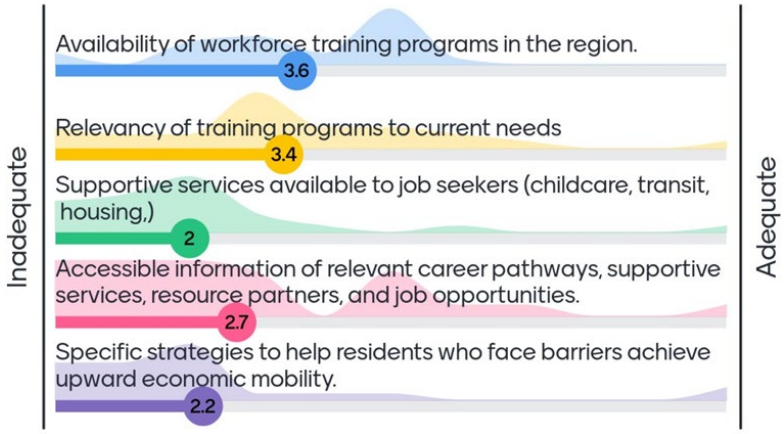
Q2: What barriers are you seeing that hinder upward mobility of our residents and workforce?

- The gap between market wages and the value of supportive services.
- The CLIFF effect- cost of losing public benefits to take a higher paying job can outweigh benefits of better job.
- "- access to reliable transportation (early & late hours, weekend routes)

    - stigma & stereotypes boxing underrepresented segments of our population in roles ""expected"" of their situation/condition (physical/ mental development)"
- Childcare, affordable housing in close proximity to entertainment district.
- A livable wage. While companies and owners are becoming more profitable this isn't be passed to the workers.
- Lack of drive or leadership skills. Not necessarily lack of education.
- Inspiration/Incentivization by able individuals to acquire AND teach higher, specialized skills that lead to more in-demand careers versus more common generalist jobs. Private-public partnerships in certain spaces and frameworks can help with this...
- Offering money for other people to move to our area. Invest it back into the community centers like the Yvonne Richardson Center instead
- Lack of knowledge of resumes, applications and interviews
- Low salaries (ALICE level salaries), lack of affordable housing, lack of access to universal healthcare, lack of access to education, particularly education to acquire marketable skills in a short period of time, align with regional plans.
- "- reliable transportation. City needs to rethink long-term transportation options. Ubers and Lyfts for workforce hinders upward mobility.
    - generally, cost of doing business in Fayetteville is expensive, which hinders opportunities for employment"
- We do not have enough technology jobs in Fayetteville (~200 vs 1,000+ in Springdale and 10's of thousands in Rogers/Bentonville). Chicken and egg problem; need talent to attract employers, need employers to attract talent.
- Transportation
- Limited job opportunities in Fayetteville and per-capita pay is low. Water jobs do pay relatively high to start.
- Transportation, child care, housing costs, language barriers
- Openness of hiring/admission officers in local businesses and educational organizations limits immigrants options. Funding for up-skilling and certifications is very limited.
- Access to training. Very few training programs are in low income areas.
- n/a
- Public transportation, proximity of housing, need to expand eligible employee parking options downtown.
- Public transportation and Housing
- In our specific case, upward mobility is largely limited by company growth/success. If broadly true then helping companies to grow seems the clearest path to upward mobility of employees.
- Our Government is one of those barriers. It's easy for people to never change their situation, their job or their future when they rely on assistance from the Government or other entities. Not in all cases, but sometimes helping is hurting.
- For more middle income jobs, there is often a lack of career pathways for advancement. For lower income households, they often face benefit cliffs (The Cliff Effect) which can limit what jobs people are able to accept.
- "Lack of public transport limits the range of lower income workers.
- Big 3 regional employers are mainly outside of Fayetteville's limits."
- Housing affordability and general cost of living considerations e.g. childcare, food, transportation, and healthcare.

- Stagnant wages and rising costs of living.
- Lack of motivation and lack of a positive and collaborative attitude.

Q4: What is your opinion on the following?



Q5: What training programs are needed that are currently not available in NWA?

- More pathways that DO NOT require going into debt, such as a four-year collegiate degree path.
- Entrepreneurship training for folks in the lower SES (Canopy does in-house training but for immigrant-specific communities.)
- Training programs need to include English as a second or third language.
- Transportation and Housing costs.
    - Paid internships/apprenticeships with training costs not be absorbed by small businesses
- Home ownership, business startup and financing
- I think the training programs for software development and working in a tech company are outdated and not robust enough (if they even exist).
- Plenty of programs/curriculums and institutions (NWACC/Brightwater/NTI etc.) -- but the barriers to enroll are more present than one would think...Also basic economic principles and fiscal knowledge.
- STEM, technology based training that is offered to people who can't afford it.
- Readiness programs and technical studies that get people that don't desire a degree, a chance to enter the work force sooner and have an immediate impact.
- Training to know how to fill out and submit resumes, applications, interviews and seek out employment
- I am not sure if I have a full understanding/knowledge of the available programs but I believe we need more tech-based and retail-based programs, based on the realities and plans for the region.
- I'm not aware of any training programs currently. Training workforce for hospitality jobs, technical trades, etc., would be great.
- SOFTWARE DEVELOPMENT - quality, not the stereotypical boot camp experience. Also must be tied to apprenticeships & internships to gain experience & career outcomes.
- Digital design: UX, UI - human centered design methodologies for web and mobile application development.

- Quality Assurance Testing for software
- Training for hospitality industry workers
- Out of 17,000 jobs open in NWA, 80% require 2-year or less; really need to look into this 80% to answer this question.
- "CNA to RN
- transportation/logistics
- arts and culture
- entrepreneur/small business start-ups"
- Programs are here. They are spread out and not easily accessible for those without vehicles.
- unsure
- Arts management
- More CDL Training Program
- CDL, Plumbing, Welding
- I do not have enough insight into current programs to be able to identify gaps.
- Highschool Training & Internships with local Businesses to prepare our kids to join the community as a productive citizen. It seems a lot of kids don't know what to do when they graduate High School. I believe change starts with our children.
- Engineering technician training programs, such as CADD. The current drafting programs emphasize architectural type work.
- Computer skills are universally applicable and needed.
- I know there are some efforts underway, but I believe the demand for healthcare talent in the region would validate the need for a training program.
- Affordable programs with opportunities for scholarships; programs tailored to the direction our region are headed without losing sight of entry level needs.
- I do not have any knowledge in this field. My observation would be that the City of Fayetteville does not appear to have trade schools and other industry training that some other cities in Arkansas have.

Q6: What are some of the barriers residents face to achieving upward economic mobility?



Q7: In the area of workforce development, what should the City of Fayetteville focus on with it's resources?

- Invest in existing programs, cultivate programs that already do workforce development .
- Supportive services and intentionally standing up low to no barrier pathways.
- Invest in trade school programs (marketing!)
- Training that provides industry standard and nationally recognized certifications, that can be awarded with a week to 4 weeks of training.
- Addressing barriers that come with the CLIFF effect.
- addressing manufacturing job access, health care careers, certification based training vs. college degree.
- ROI of trade vs traditional pathways.
- Charlotte, NC program. Bank of America initiative.
- I'd like to see studio spaces available for creatives. Workspaces for metal workers, seamstresses, etc.
- Studio spaces for creatives
- It seems like there is a big focus on traditional industries - manufacturing, construction, restaurants, etc. I'd like to see more futuristic programs to get Fayetteville to be a true leader in tech
- Building more exposure to STEM for students
- Exposure to different job opportunities that are out there
- Actual long term sustainable (measurable) strategies in identifying the objective truths/realities that are limiting workforce mobility. Identify the root, sometimes uncomfortable. Then use a scalpel/laser instead of a sledgehammer to 'fix' it.
- "- Education - private+public strategies... (not limited to a specific institution type or learning method. Can elaborate)
    - Identify technical deficiencies in systems and take action to eliminate them (usually a byproduct of excess bureaucracy)"
- Training people to do the jobs we need done around the city and not outsourcing as much
- Lower-level income residents
- Education of younger people, minorities and low income. Age-based programs, focusing on workers wanting to make a career change.
- Training opportunities, matched with employers, and accessibility for employees to work and employers to keep costs low to remain in business.
- Training, yes, but even more critical is placement and support to help with finding positions, interviews, and retention
- High quality skill development, tied to on the job experience and career outcome (2) help people navigate skill development options, and career outcome options.
- Career pathways are vital. We often fail to help beyond entry-level jobs that do not pay enough to support a family.
- Program should be offered close to low income areas or transportation services should be offered.
- unsure
- Partnering with area employers and non-profits to offer funded opportunities for entry-level, mid-career, and transitional candidates, with a priority on underrepresented voices.

- I do not have a clear picture of what the City's role could/should be. For instance, I hear there are plenty of IT roles but then complaints that they don't have very specific skills. That is arguably an employer issue to solve and not the City's.
- Developing our children to be productive citizens prior to their Graduation. Focus on the first 2 years of High School as the basics and then growing our children the last 2 years of High School to become productive citizens... College or not.
- Look at high-growth employment sectors and focus on incentives and educational programs that will support those industries.
- Increasing the share of higher quality of life employment opportunities
- I believe Fayetteville should focus on populations and businesses that are struggling disproportionately when compared to the general public.
- Paid internships and targeted training programs to bring students and other workforce to work at the City.

Q8: Do you know of any innovative best practices used in other communities that Fayetteville should consider, in the area of workforce development?

- More apprentices opportunities that employers don't have to subsidize upfront.
- Utilize municipal construction projects both done by City staff or contractors as training opportunities: community workforce agreements.
- New America: Partnership for advancement of youth apprenticeship.
- Yes. Occu. licensing laws negatively affect those wishing to get in new fields. According to an IJI report Arkansas is ranked 3rd for avg burden of licensing reqs and count of reqs. We also rank 13 in least entrepreneur regulatory barriers...Elab.
- I do not
- Cities like Denver or Boulder, CO have interesting programs
- No.
- Using the Library as a major hub for programming and support
- Nashville Software School
- Arkansas Center for Data Sciences Apprenticeship program
- Portland, Maine has a viable integrated program that Fayetteville could glean key initiatives to be successful.
- Mixed use developments like East Lake in Atlanta.
- No
- Not at this time
- None
- unsure
- Not sure if relevant but the Center for Public Impact did some work looking at the West Philadelphia Skills Initiative that I believe showed positive results.
- Yes. I've been in another community to where the City would pay 100% of a young persons compensation if they interned at a local business. I see this as an interesting move which benefits the Business immediately and the City for the future.
- I'm really interested in the Opportunity Framework presented in this report. https://jfforg-prod-new.s3.amazonaws.com/media/documents/ResumeDataBook6.pdf

Q9: Do you have any additional comments for the City about workforce development and job skill training?

- Important to invest in existing programs rather than reinvent new programs.
- Investment in language translation is so important! Drivers license tests, for example.
- Collaboration with existing organizations to strengthen their programs.
- Hub for Work Development resources in various languages
- Identifying real criteria for success and include both empathy and quantification...
- I do not
- No
- Not at the moment
- We have effectively done nothing to fix this regionally in the past 10 years regarding technology. The lack of IT talent & jobs in the region is devastating to employers. We are behind... Time to stop talking about this and do it right.
- Ozark Literacy Council would be open to working alongside the City for the benefit of our residents.
- None
- None
- None
- None
- No
- Invest in institutions with a demonstrated track record of growth, entrepreneurship, and inclusive hiring practices. Support their programs and help to deepen and broaden offerings. Investing in success has a multiplying effect.
- "The greatest enemy of a good plan, is the dream of a perfect plan." As it relates to the relief funding, my only comment would be to prioritize speed and hopefully establish a leadership position among peer cities with decision paralysis.
- I strongly believe that the Workforce development and job skill training has to start at the High School level during the Junior and Senior years. Our students would then have the chance of being educated on what the community has to offer them.

Additional Staff Notes from the workforce development focus group sessions:

Workforce Focus Group #1
6.3.2021
2:00 – 3:00 pm
Via zoom
Attendees: Daymara Baker, Hannah Lee, Keaton Smith, Tyler Clark, Zane Chenault
Staff: Devin Howland and Chung Tan
Workforce Focus Group Notes:

- Cliff Effect – whereby welfare assistance recipients weigh the welfare benefits versus working in low-paying jobs. For example, Single Parent Scholarship Fund helps single parents making $13K - $16K. Once they complete their degrees, they may be making $35K - $40K. At this income level, they may lose their rent vouchers, WIC benefits, SNAP benefits, pay taxes, and health insurance, etc. that reduce their net take home income back to the welfare level.
- SPSF has emphasis on healthcare jobs
- Childcare, transportation, housing are barriers. Within transportation, it's also about reliability.
- Some workers cannot drive. What are the alternatives for them? Tricycles, trails, bicycles?
- Blue collar workers are now retiring. Where is their replacement?

- Apprenticeships, manufacturing jobs, trade jobs, construction jobs – how do we change the workers and their parents' mindset on these jobs. That it's not "either or" but can be both. Can we do an educational campaign?
- SPSF does 1-on-1 coaching. Fayetteville High School does signing day.
- Use the ROI approach. Start at age 16 through 30. Trade school route versus college route. Compare and see the ROI. Do this exercise amongst high schoolers.
- Working with NWA Council on economic upward mobility. For example, from CAN to LPN to RN.
- No need to reinvent the wheel. Use what we already have and improve or expand on them. For example, those who currently provide resume writing training, make sure the resume is written in 21st century style, not the antiquated style.
- Big corporations like Bank of America are working on job shadowing, organize tours, etc. But what about smaller businesses? They want skilled workers but have no time to train and pay them at the same time.
- Check out the New America program with a youth focus.
- LBGQT group has harder time finding and keeping work.
- Central hub with workforce resources. Can be online.

Steering Committee Meeting #3

Steering Committee Meeting 3, June 14, 2021

Q1: Draft Goal 1: Ensure job skill training opportunities and supportive services are available to Residents who face a barriers to employment.

- Work with Daymara Baker and other groups in the City to develop long term opportunities for residents facing barriers
- Assess existing opportunities - state DWS, local universities, two-year, tech, non-profits, etc. What resources currently exist?
- Work with existing businesses/industry to determine what their immediate needs are. What do they anticipate their future needs will be?
- The barriers someone may face are very broad. One strategy or general approach would be to contract or equip the various non-profits that specialize or focus on a specific barrier.
- There should be a very accessible centralized hub (digital) that houses relevant information about what resources are actually there, include success stories from local residents as well.
- Is the City currently funding services with this goal beyond CDBG? If the City really wants to make an impact here- intentionality needs to be infused into the efforts. Broad economic growth of the City does not automatically lift all boats.
- Identifying clear definitions of the barriers that residents face. Possible focus groups or survey data from unemployment office to find the barriers that are the most challenging to overcome.
- Conduct an audit of what supportive services and non-traditional training programs the region has and work to fill in the gaps. Addressing gaps in most cases doesn't mean create something new, it's expanding existing organizations to accomplish this.
- Ensure communication is translated. Determine best channels to reach residents.
- Overcome personal expense to upskill, overcome revenue loss during upskill training, overcome transportation & childcare issues during upskill training.

- Leverage existing building/resources as possible, ex: leverage every inch of the Library expansion for workforce development.
- Action: adequately screen and help "up skill seekers" to find the right "fit". Not everyone is fit for engineering or software development, etc.
- Provide soft skill training. Communication, empathy, etiquette are as important as hard skills in the workforce and can be deal breakers.
- Go BIG… we have talked about this as a region for far too long. We have seen programs with small impact, and no impact. Reference executive interview with Microsoft: if you are going to fail, fail BIG.
- Basic needs have to be met before upskilling can happen. The workforce plan must address tiers, ex: (A) current skill below livable wages, (B) skilled worker, skill replaced/layoff/outdated, (C) modern skilled worker, upskill to increase income
- Provide financial scholarships to residents to attend training
- Collaborate with schools at all levels. Transportation may be limiting factor.
- Focus on skill trades that are in short supply - construction management / carpentry, plumbing, electrical, HVAC, etc. Partner with existing providers and promote the opportunities.
- Green jobs training for those who face barriers to employment (criminal record, homelessness). Provide green jobs financed by a regional carbon credits program
- Childcare for families
- Complimentary funding to go along with scholarships, grants, etc. Bridging the gap.
- Job skill/talent mentors, coaches, case workers to individually work with willing workers.
- Provide staff/organization to help residents navigate employers & workforce options, explore collaborating with HARK community liaisons.
- Inventory specific barriers, research effective means to help each barrier.
- Veteran job fair
- Instead of having them come to us, we have to go to them. Hire Job Coaches to go to the jail, the schools, their homes, their places of worship, the welfare assistance centers, the food banks, and so. on
- Encourage employers to offer career pathways to their workers
- Educate parents on career pathway options
- "Employee Engagement to identify skills
- Talent engagement to identify services needed
- Matrix to overlap services needed by talent/skill type"
- Provide scholarships for area certifications and trainings. Provide child care support for training organizations so that they can offer child care onsite while trainings take place. Increase marketing of skills training where child care is provided.
- Create a task force of local training organizations. Facilitate coordination between them so that they can co-brand, co-market, and co-support child care and scholarship opportunities.
- Provide transportation options.
- Provide financial aid.
- Provide Zoom option.
- Provide childcare voucher.
- Have marketing that shows people of all colors, all abilities, all ages, all backgrounds etc.
- Convene training providers to coordinate offerings, scholarships, and childcare.

- Offer scholarships, child care, and transportation. Create a coalition of training organizations to facilitate and coordinate offerings and training needs.
- Better marketing of programs in place that help with training.
- Making sure online options are available fo training for those who have issues w transportation
- Provide educational outreach and community navigation to help familiarize citizens on available no-cost support services.
- Affordable public transportation.
- Citywide wifi accessibility, preferably at no cost.
- Access to affordable childcare or childcare credits.
- Upskilling and mentorship opportunities.
- Provide more trainings by diverse business owners / specialists / successful locals. If all job training is provided by a narrow demographic, it is less useful and less likely to draw in diverse trainees.
- Provide an organizational structure to support job sharing for more flexible work schedules that support non-standard workers (and those with care needs for others)

Q2: Draft Goal: How do we raise the median household income of Fayetteville residents?

- Education / workforce training and skills development.
- We have to raise the caliber of jobs available in the City, and it's going to take a big injection of industry to adjust it in a manner that we will notice.
- Intentional efforts on two fronts: jobs and housing. Recognizing what we've been doing has not gotten us near the number of homes we need and median household income growth hasn't gotten Fayetteville any recognition. Can we tap into remote work?
- How do we gather the information of median income? How is it reported and collected? Is it census data? Are students counted as residents in the census?
- The University of Arkansas is the largest employer of residents in Fayetteville. Do they have any interest in increasing their cost of living salary increases or wages for non classified staff?
- How do we find data on what job sectors residents in Fayetteville work in? Is there data on how many jobs are physically available in the city of Fayetteville versus people working remotely for jobs based in other cities?
- "Good paying jobs-part of the solution, we also need housing to make sure they can live in here, and the City is built in a way where people want to live. Yes, jobs is a component here, but median household income isn't going up unless they live here
- Diligently work to attract higher paying jobs to Fayetteville. Provide training to residents which would enable them to attain higher paying jobs.
- Increase the pool of skilled & experienced workers. This will attract more companies to create jobs here.
- Upskill.
- When appropriate, hire more students for internships, preceptorships, etc.
- Continue to bolster tech and professional firms that will employ greater numbers of high-skill workers. Foster paid internships for UA students at reasonable compensation levels. Focus on building a work force of skilled trades.
- Mentor/coaching to guide workers into more lucrative roles and fields.
- Simple, plug-in training that is on-demand for workers seeking different roles/employment.

- As a society, encourage singles or individuals to find a life partner. Household income rises when there are 2 wage earners compared to when the household is headed by 1 earner.
- Be strategic in creating/developing jobs that pay above the minimum wage
- Help employers create career pathways for their employees. Take the workers in at entry level, and support them to work themselves up the career ladder. Eg, be a CNA, then LPN, then RN, then admin/mgmt roles such as DON
- Address continuum of residents living in community. Attracting higher wage jobs won't move the needle if you don't address unemployment and homelessness
- Create more service opportunities, infrastructure opportunities, and incentivize companies to come here who are social justice-minded, sustainable, and innovative. This will attract the type of talent that is creative and socially minded.
- Raise the minimum wage
- Attract industries that currently don't exist and that pay a living wage and more.
- Raise minimum wage, offer financial counseling, raise the profile and support for Head Start, facilitate access to health care, and create more transportation options (bus, bike, train)
- Work with the chamber and bring in more business opportunities that aren't currently available.
- Provide entry level jobs that provide a decent standard of living
- Training on how to become a gig economy worker and sustain freelance opportunities.
- Financial literacy trainings with information about how to become an investor, whether accredited or non-accredited.
- Programs to train up Fayetteville residents on remote worker opportunities.
- More subsidized cohort training opportunities like LaunchCode.
- Strategic planning around workforce development surrounding the hospitality and cannabis industries.
- More training and more support for entrepreneurial / start ups of small business.
- Support small businesses in upgrading their products and pivoting to include online and specialty sales.
- Increase small business / start up support and training

Q3: Draft Goal: Black and Latinx residents have lower median household incomes when compared to white residents. How do we bring them to parity?

- Affordable housing efforts
- Inclusion efforts at the city and chamber level. Partner with business leaders to bring awareness to the issue. Raise the profile of the conversation among community members.
- Focused approach on resources and strategies that come from black and Latinx residents. In the process- we have to do a lot of listening.
- Can we identify how large this gap is and in what job sectors it is happening in here in Fayetteville? With that info we can potentially approach these sectors with strategies and training for these residents.
- Affordable childcare and housing, equitable access to capital, and aggressive actions to stop systematic racism.
- Partner with community organizations to ask their input for strategies.
- I have heard over 500 Latinx high school students/year in NWA with a STEM education do not go on to a 2 or 4 year higher education institution. Diagnose this problem.

- Get Black mentors who have "made it" go in and talk to black kids in poverty. Give them hope from someone that looks & talks like them.
- We are fighting generational poverty. Some blacks thrived after the civil war, only to be suppressed with coordinated efforts in the early 1900's, and systemic issues including lack of equal housing lending into the 1970's. Break the cycle.
- Training and education should provide opportunities.
- Focus on skilled trades education beginning in HS.
- Fund job training and the extra costs associated with job training.
- Improve public transportation needed for work schedules. Look at alternatives such as van share, etc.
- Family supportive services for adults wanting to continue their education or get specific job training.
- Make sure that they are read, write, and speak in English. Make sure that they meet or exceed the various maths, English, etc. testing from k-25
- Give them opportunities to see what they can be. Usually, in families where the parents are doctors, the kids are likely to become doctors and so on. Show them that they can be whatever they want to be
- Make sure our education system provides a wholesome education and not just the 3Rs. If we start them young, we may have a chance.
- Make them aware.
- Ask them how we can help.
- Provide flexible schedules for training.
- Get Black and LatinX recruiters for training and sessions.
- Incentivize Fayetteville business to identify and address their own systemic racist practices.
- Have high school entrepreneurial programs with Black and LatinX leadership to help mentor students and increase graduation rates.
- Include people who identify as Black and Latinx in these conversations.
- Invite representatives from organizations such as Arkansas United to be part of this process. Make sure that the outcomes of this process are translated into Spanish. Host one-on-ones with Black residents to better understand the barriers.
- Further diversify this group of community leaders.
- Focus on more DEI efforts that are actually tangible. It's not enough for businesses to say that they're looking for diverse talent. They have to actually HIRE diverse talent.
- Provide free job training
- Community-wide racial equity training with tactical tips on allyship and sponsorship within professional environments.
- Raise a community transformation fund to be stewarded by leaders in the Black and Latinx communities who have a better understanding of systemic barriers.
- Language accessibility plan integrated across training opportunities.
- Deploying Pay It Forward fund on a scattered-site basis through Partners for Better Housing organization.
- Raising minimum wage to living wage and/or tax incentives for businesses that pay equitably.
- Financial literacy trainings and mentorship made available to Black and Latinx residents that are facilitated and taught by Black and Latinx trainers.

- Lower income houses are typically zoned to lower ranked schools. Change the feeder patterns to mix poor & affluent students. Rogers has national recognition for their feeder system.
- Targeted job training, career support, and negotiation training that focuses on the specific challenges they'll face

Q4: How do we increase the diversity of local hiring?

- best practices info/assistance for businesses
- Companies have to be transparent in ways they traditionally are not. Tulsa's Chamber has a program called Mosaic- it's been incredibly successful.
- Attract more diverse talent to the area.
- Computers and AI can help combat unconscious bias. Department of Labor collects this data from companies, but no one makes it public. As a community we need to push for companies here to not be afraid of publishing information, Tulsa is doing this.
- Rethink screening factors for jobs. Ask employees for referrals.
- Increase the qualified candidate pool of skilled & increased workers that are not white mail....
- Make sure qualifications fit opportunities. This may mean training and education again.
- Work to increase skills, access, and awareness but don't artificially try to manipulate the situation to have the appearance of equity.
- Regularly survey local businesses to measure baseline and improvements. Co-host career fairs and provide resources to businesses that need them. Partner with Engage NWA
- Provide access to more diverse pools of candidates. Market in areas or through means that haven't been used before.
- Individual coaching mentoring to match willing candidates of color with local businesses.
- Be intentional. For example, if the community is 75% caucasian, 12% black, 4% asians, then have the employers strive to have similar percentages in their workforce
- Require businesses that do business with the city (eg. over $1M a year), for example, must show proof that their workforce reflect the community percentages. Those within $.5 - $1M a year, must have a diversity plan on their hiring practices.
- Employers want talent...focus talent development programs on entry level but also need to look at mid and sr skills training so they move up within the organization. Then they can be part of the recruitment process.
- Educate businesses on the value of a diverse workforce!
- Grow local awareness of Unconscious Bias. Could build a whole campaign around "Know Your Bias." The more people are aware of their own biases, the more they will be able to untrain themselves from their biases.
- Include requirements for diversity into the business licensing process. This could include a reduction of the fee for those who can demonstrate an increase in diversity and inclusion in hiring.
- Create DEI benchmark goals as a City. Then, Provide free marketing to businesses and orgs who meet the "Fayetteville DEI Goals."
- Have local businesses work with the chamber and diverse groups to source candidates from nontraditional talent pools.
- increase diversity of city employees to show we are dedicated to increasing diversity overall in the city

- Encourage the adoption of the world's first validated DQ (diversity intelligence) assessment: https://www.diversityintelligencellc.com/ - a scale developed by University of Arkansas researchers
- Provide an assessment or audit for hiring practices with emphasis on applying DEI lenses. Is there proper representation across HR recruiters for local businesses?
- Ensure search committees include representation that is reflective of the City's population diversity.
- Anonymize resumés/use blind recruitment during hiring process.
- Provide open-source inclusion policy guidance and recruiter's toolkit for enhancing local capacity and increasing know-how around diversity hiring.
- Centralized city job posting board for free, that provides a blind resume service, making it harder for initial resume filtering to happen based on age/sex/gender/race of applicant

Q5: Draft Goal 3: Utilize existing skilled talent by removing the 7% gap between male and female labor force participation rates by 2026.

- Provide infrastructure targeting known household expenses, like childcare and broadband
- study/address the link to childcare availability
- Childcare Issue. If that code can be cracked its benefits will be far-reaching. Pay equity also comes into the discussion here as well.
- We've talked a lot about childcare. Because that would help achieve this as well.
- Offer some flexibility for work hours. Provide child care resources.
- Address childcare and other barriers to females entering the workforce.
- Equal pay for same positions.
- Support more flexible work schedules and work from home for all.
- Provide daycare and childcare for children before they reach school going age
- Provide flexible childcare.
- Provide gap services to women as they transition to different roles or places of employment.
- Sponsored apprenticeships or training programs specifically for women. Look to trades where women are under-represented.
- This will be difficult, but encourage the females to apply for jobs traditionally held by men. Do not be afraid. They may have to change their paradigm
- Support women owned businesses that hire women only. In this case, the women will be holding C-suite jobs and will get use to it. Then, when they need to move to other employers, they are ready.
- Have more employers offer paternity leave. When employers only offer maternity leave, that leaves the mothers having to stay home to look after their children and sometimes out of the workforce.
- Increase options for getting help to take care of aging, disabled parents.
- Increase access for day programs for seniors and disabled.
- Encourage businesses to add telework options.
- Child care, child care, child care
- Publicize this goal and then tie it to business license renewals. If a business can demonstrate that they have met thst goal, they get a reduction in their fees.
- Celebrate women in the workforce and encourage a culture of flexibility.
- Encourage employers to offer pre-negotiated flexibility in job offerings.

- Consider narrative change campaign that highlights the benefits of gender equity and increased labor force participation by women for economic development.
- Helping mothers return to the workforce after maternity leave - look at the work and research of https://werklabs.com/
- Career readiness coaching for women.
- Child care.

Q6: Draft 3A: Raise the labor force participation rate of female residents with children under six years of age and 6 to 17 years of age by 8% by 2030

- Provide infrastructure targeting known household expenses, like childcare and broadband
- affordable, quality childcare
- flexible work schedules and/or quality after school programs
- Childcare.
- Childcare.
- Offer child care.
- Address childcare needs.
- Childcare must be at least part of the answer.
- Support more flexible work schedules and work from home.
- Flexible, affordable childcare.
- Within each housing subdivision, encourage the creation of home daycare in the neighborhood. Having neighbors who we trust with our children to care for them will hopefully encourage us to go back to work.
- Have mothers share a job. With WFH, there could be more opportunities to do this.
- Encourage businesses to add telework options.
- Increase Head Start funding. Increase incentives for onsite child care. Provide free marketing for Women-Owned businesses.
- encourage flexible work policies. Provide guidance on flexible work policies.
- Job boards or recruitment initiative focused on roles and positions with pre-negotiated flexibility and family-friendly workplace cultures.
- Fast track more women to corporate boards and C-suite leadership in area employers.
- Provide incentives for employer-sponsored childcare facilities.
- Implement some of the suggestions in the book Lean Out by Marissa Orr. Focus on changing conditions, not behaviors.
- Or, at least help women who take a few years off keep their skills current and help support them re-entering the workforce.

Q7: Draft Goal 4: Make the economic mobility and inclusion of Fayetteville residents the City's highest economic vitality priority.

- Develop a plan to monitor and activate, if necessary, areas of the City to promote mobility and inclusion.
- assessment of city code - are there unnecessary barriers to this goal imbedded in the code? ex: drive up housing prices, the cost of doing business, etc.
- As a percentage of the City's investment in economic development, job skill training should receive the most resources. Job skill training alone won't cut it- needs to be thoughtfully paired with supportive services.

- Invest in transit and deploy strategies to create more housing. Workforce development is not the only solution that's needed to raise economic mobility. How our City is built plays a huge role in 'economic mobility'.
- On the line of an evergreen fund, can one be established for residents who can't get traditional financing? Black Americans access to capital is a huge problem.
- Align policy and funding with this- cover cost of training programs for residents with barriers. Incentives with a company? Do a hiring agreement for giving residents with barriers a chance.
- Examine strategies other cities are using.
- An experienced and qualified workforce attracts more jobs to the region.
- More and more diverse jobs should enhance this.
- Are people who represent different groups at the table where decisions are being made?
- Win in attracting and retaining great talent in Fayetteville. When NWA residents have a choice of where to start a new business Fayetteville should be the top choice every time. Great businesses will hire and retain great people.
- Start them young. Develop mentors/coaches.
- Have a survey of income ranges to check that businesses are offering competitive wages. (See AIGA survey.)
- For every decision that comes before the Mayor, City Council, and Planning Commission, ask the questions, "How does this impact economic mobility? How does this impact the ecosystem?
- Housing housing housing
- Coaching on personal finance at no-cost and in multiple languages. Building out trusted communities led by community members representing the Fayetteville residents we're seeking to include and bolster towards economic mobility.
- Training + access to capital

Q8: Strategy: What is needed to strengthen the relationship between job seekers and Fayetteville employers?

- A centralized job hub
- do they have the skills employers need/want?
- Establish a program such as 'campus Philly's. Job fairs are dated, companies can host mixers and non-traditional events that connect residents with businesses. A campus philly program that was open to students and residents would be huge.
- Do students have opportunities to tour industry? Ignite in Bentonville was incredibly successful, though it only took the best and brightest.
- Engagement opportunities. Businesses should come to residents, not the other way. Job fairs are becoming a thing of the past, there has to be innovative practices across the country.
- Opportunities to connect beyond traditional means. The pandemic has really kept these two groups apart- it also presents an opportunity to connect in a new more innovative way. Can the City host connection opportunities in Downtown?
- Make job preparation resources more readily available.
- Create awareness for job seekers to understand culture, customer, and typical jobs of local companies vs. job postings which are temporary.
- Create meaningful interactions for talent and employers to meet. The job posting/application system is beyond broken.

- Easy access to job opportunities.
- An employment ombudsmen? Could be a position through the chamber.
- Frequent, periodic surveys to local businesses about their needs. Keep tabs on the pulse of the needs.
- Make sure Fayetteville is a place that is "easy-to-business-with" and the market will take care of the rest.
- Tie skill development to career outcomes. Any program that trains people but does not have career placement results is ineffective.
- Internships, job training programs
- Encourage job exercises for students while they are still in school.
- Insist on any youth 16 and older to either volunteer or work part time to experience work.
- Networking and engagement of hiring managers
- Advertising and marketing on where and when events are being held.
- Have events to promote employers.
- Have a website where employers can list their opening for free.
- Matchmaking services
- providing paths for upward mobility
- More opportunities for open-door engagement among recruiters/business leadership and available talent.
- Fellowships and internships that expose job seekers to employers when talent is still in school or prior to entry into the labor market.
- Empower job seekers to become job creators through entrepreneurship.
- Centralized city job postings + applicant postings.

Q9: Strategy: How do we expand public and private apprenticeship programs and increase skilled trades training?

- through the schools - ex. Bentonville Ignite Program
- We don't have a technical education facility in Fayetteville. Right out of the gate students are negatively impacted because it takes far too long to get to NWACC or NTI.
- Can the City get aggressive on encouraging companies to utilize these programs? We are having a massive talent crisis/shortage. Apprenticeship programs have a high retention rate- could be attractive to companies right now.
- Money talks. Market the wages (and guaranteed raises) that come with these programs. Encourage industries such as IT and Healthcare to adopt these programs, ACDS is doing a great job on this.
- Can the City lead? Bentonville has a program with their electric utility. If the City has positions it's struggling to fill, use these programs to fill the positions.
- Help change the image of apprenticeships and the skilled trades. Many people have misconceptions that need to be changed.
- Leverage ACDS.
- Work with appropriate businesses to create these.
- Incentive to local businesses. Cost-share the initial program time.
- Fund the cost of the apprenticeships so the businesses are willing to take the risk and spend the time required to make the program work.

- Out of 17,000 open jobs in NWA, 80% require 2-year or less training. Inventory highest needs & skill development needed to meet those needs. Ensure connections from skill to experience with local employers.
- Additional funding for programs
- By making it as easy as possible for this program to come into being.
- Supplement existing state and federal program offerings - don't reinvent the wheel
- Pay mentors and instructors competitively.
- Be sure to have diverse facilitators, teachers, mentors.
- Marketing and advertising should show people of ages, abilities, ethnicities.
- The UA has staff who facilitate internships and mentorships. This would be a good model to follow.
- Help employers stand up apprenticeship programs by engaging with CareersNWA.
- Fund them

Q10: Strategy: How do we aid in meeting Information Technology's workforce development needs?

- business/industry needs assessments (do one or partner with groups that do) - work with educational institutions to ensure those needs are being met
- Addressing this issue is going to require a lot of effort, including remote workers helping to address the gap.
- Establish a program such as the coding academy that residents can take without encumbering debt.
- It has to be a facet of early childhood education as well has economic equity. Four year education path isn't going to fix this- programs need to be streamlined to be more inclusive.
- I'm not sure, this seems to be the multi-billion dollar question for Northwest Arkansas.
- Coordinate education and training programs with workforce needs. Open a dialogue so the needs are clearly communicated and understood.
- Create focused strategies that address the shortfalls of stereotypical boot camps, and provide meaningful skill development.
- Create a training, apprenticeship, internship programs to provide skills & experience.
- Provide events for existing technologists and those interested to mingle.
- Provide mentorship programs to match aspiring technical talent with experienced talent.
- Map existing jobs & skills in the region vs. skill availability.
- Develop space for "creative collisions", collaboration, and remote worker office/meeting space in one of the city's hubs.
- Train more people.
- Target needs where possible and make sure education is directed to areas of greatest need.
- Set the goal of achieving gender parity in coding classes offered by schools
- Pressure must be applied to the UA to create a responsive and relevant 4 year program in CSCE that increases graduates with full-stack software skills by 10X. Certificate programs should be added to get cross-training adults into the mix as well.
- Get local businesses in front of young students so they know the job opportunities locally.
- Flexible, on-demand training for workers looking to transition into a new field.
- Certification programs that naturally continue with IT classes at local high schools and colleges.

- Start with the industry practitioners collaborating with training providers to discuss what skills are needed, where are the gaps, and how to fill the gaps
- More action and less meetings.
- Offer scholarships.
- Marketing and advertising.
- Promote what we have.
- Create training in missing areas of professional development.
- Offer classes at night.
- Provide childcare and family care.
- Partner with sister regions where IT is really leading - Austin, for example.
- Help elevate the public perception of Arkansas in the eyes of talent we want to recruit from outside of the state. DO NOT pass discriminatory legislation.
- Develop city-wide perks programs (arts and cultural programming, community discounts, relocation bonus matching) employers can offer talent they're recruiting to the area.
- Consider supporting a regional effort that mirrors what Tulsa has done: https://jobs.intulsa.com/
- Training to university students as part of their curriculum

Q11: Strategy: How to we aid the existing accommodation and food services sector needs for talent?

- partner with CVB or other group to hold a hiring fair or some other method to rise awareness of need
- The talent shortage here is terrifying, yet I think this industry is going to have to radically change how they pay and provide benefits to their employees. Prepandemic restaurant employees didn't vanish, they left the industry.
- Train folks who traditionally are overlooked (face barriers). I'd be willing to wager a lot of people out there struggling would love to work for these businesses. Use the library's teaching kitchen.
- Housing / apartments in town that are affordable for people living at or below the median income range.
- The industry is going to have to rethink wages and BENEFITS. Which means we the consumers are going to have to pay more (which will be necessary).
- Provide pay incentives for hospitality workers.
- Educational programs to prepare prospective employees.
- Support a grant to make possible the certification program at the Fayetteville Public Library
- Encourage automation. Change laws that prohibit 16-21 year olds from serving adult beverages. Provide career pathing education in hospitality.
- Offer financial incentives
- Gap funding to individuals until employers can offer full-time.
- Facilitate coordination for shift sharing, flex scheduling.
- Co-op programs for employee benefits.
- Have the junior high schoolers spend a summer working in accommodation, tourism, and food service sectors and discuss their experiences in school in the following fall. From the career development standpoint
- "Must incentivize work over unemployment.
- Offer specialized training to get folks beyond entry level."

- Train new talent.
- Offer new training areas for existing workers.
- Be sure all offerings fit with their schedules.
- Could we market our town and our restaurants to other rehions where food service training is happening?
- Help professionalize the hospitality sector with programs to support smaller employers offer benefits and more competitive wages.

Q12: Strategy: How do we further strengthen the relationship between industry and education with public school systems?

- series of meetings to explore the options - what does each need from the other to be successful?
- other towns have had some success with educator visits to industry - plant tours
- Internships for students, externships for teachers.
- Include businesses in the development and review of the curriculum. Include them in the teaching of courses. FPS's job signing day was a brilliant move, but more needs to be done to curb the stigma associated with many industries.
- Think beyond Fayetteville Public School system- we need to think regionally here.
- Can we take students to businesses? Has the Be Pro truck ever come to Fayetteville?
- Create ways for the two to come together and discuss needs.
- Map classes, especially AP courses to career outcomes.
- Bring partitioners in industry into the classroom - workers not button ups, to answer questions on what students need to prepare for and what it is really like.
- Carbon copy Ignite in Bentonville.
- Conduct coding, robotics, etc. competitive events, invite industry to participate, mentor, judge.
- Do something vs. nothing...
- The ITRI brought 300 high school students in to drill local CTO/CIO/VP of Technology. The ITRI is no more, but this forum could be re-created.
- Establish internships and apprenticeships. Reference Arkansas Fellow, and ACDS.
- Make it easy for employers to participate.... they are extremely busy, and schools are extremely slow/red tape.
- Form task forces with the people who can make a difference participating.
- The Ignite program and Tyson School of Innovation are great models. Let's do the same with robust skilled trade and manufacturing tech training programs in HS. 65% of all graduates will NOT go to college. We need to get them useful skills.
- Internships and apprenticeships at local area businesses.
- Local businesses are provided incentives to work with local schools with job training.
- The Arkansas Education System must set in place regulations that encourage this conversation. Many times, what employers want is not supported by the public school systems because the rules they each follow are not complimentary of each other.
- Make public school programs that are industry based, about career readiness. Can’t lose focus on fundamentals. Soft skill development is critical as well
- Develop a program to bring professionals into the classrooms weekly, monthly.
- Pay professionals, even a small stipend, to visit classrooms.

- Have industry bring their real-world challenges to teachers and students to create the curriculum.
- Structured professional development opportunities and corporate advisory boards to policymakers and education leaders.
- More practical training through public schools

Q13: Strategy: How to we create pathways to prosperity for residents who face barriers to achieve employment at a living wage?

- As previously mentioned, enable non-profits that already exist to help accomplish this. Barriers are broad yet very specialized, if a resident has one, they have several. Expand the capacity of existing non- profits to helps achieve this.
- If someone is fighting a battle, whether it be hunger, housing, or poverty- we can't expect them to know what resources and programs are available. We need to develop a new approach.
- Make this an intentional city goal. Provide incentives to local businesses to hire residents who are in these groups.
- Meet basic needs, provide upskill opportunities in line with their capabilities/capacity.
- Provide incentives to companies that "do the right thing", otherwise we could drive jobs out of the city.
- Think outside the box. This is a hard problem as-is.
- Create programs that provide on-the-job training for each barrier category identified.
- Providing opportunities for upward mobility is a starting point. Beyond that, coaching could help.
- Trade school programs that are accessible.
- Job training programs with incentives given to the trainers/facilitators.
- Follow the Alcoholic Anonymous process, have group meetings with a mentor/coach to discuss the barriers and how to overcome them. Meet regularly until the barriers are taken down one by one.
- Data shows that key to success in America is high school diploma, no kids before marriage, and have a job. Create programs that address these 3 areas
- Offer training in multiple languages.
- Teach ESL classes or connect them with existing resources.
- Offer childcare and family care.
- Offer scholarships or free classes.
- Promote offerings at nonprofits that already serve these populations.
- Continued support for dislocated worker upskilling programs. Incentivize more advocacy groups to speak for residents facing barriers.
- Networked savings model: https://neighborproject.us/networked-saving/
- Revisit zoning laws that reinforces barriers and disproportionately affect low-income residents.
- Reduce the administrative burden on them. The time and effort cost of a police interaction for a low income or neuro-diverse resident is EXPONENTIAL over a well-funded white resident with access to an attorney.

Q14: Draft Goal 1: How do we raise the number of residents both living and working in the City of Fayetteville?

- Provide infrastructure targeting known household expenses, like childcare and broadband
- affordable housing
- Recruiting more jobs and building more housing.
- We have to build more housing. A massive chasm is forming between housing units and residents moving in. The idea we can't build more housing is perpetuating the problem.
- Attract midsized companies to establish locations or headquarters here in Fayetteville specifically.
- Control the rampant evictions and property acquisitions being then used for airbnb and vacation property to allow lower income residents the ability to actually live here.
- Job growth has been fairly good, but the economic report shows housing is lagging big time. How are the other cities doing with adding housing compared to Fayetteville?
- More affordable housing options.
- Provide jobs in Fayetteville vs. Rogers/Bentonville.
- Address affordable housing.
- Add convenience. Commute, flexible workspace, live/work/walk.
- Make Fayetteville a comfortable place to work with sufficient opportunities.
- Make having a business in Fayetteville easier by removing the friction points for starting and operating here.
- Provide more affordable housing options
- Less restrictive zoning.
- By providing housing, good education, and job opportunities.
- Focused economic development programs. Attract talent and companies. Look at remote workers as key to strategy
- Create more affordable housing.
- housing housing housing
- Cohesive branding campaign around our business-friendly client and our identity around talent recruitment.
- Address period poverty.
- Empower more local developers to offer a diverse mix of affordable housing through pattern zones.
- Increase housing availability and diversity

Q15: Draft Goal 2: How do we raise the retention of University of Arkansas graduates working in Fayetteville post-graduation?

- There has to be jobs here they want, and the City has to be built in a manner that the quality of life is better than the other places they could move to.
- Job placement programs partnered with University departments
- The jobs they want need to be here.
- Provide incentives to local businesses to hire U of A graduates.
- Create awareness of local job opportunities. There are other jobs than with the big 3. Job postings only represent what is open as of today. Remove friction points in career fairs, job posting/applications.
- Develop internship and apprenticeships with the U of A.
- Create events where smaller employers can meet potential talent without the hassle of a career expo setup.

- Have the appropriate jobs available for the graduates, particularly in engineering, but also others.
- Provide graduate incentives to fund up to $10K in startup costs for grads who decide to stay and build a business.
- Recruit businesses with more higher paying jobs
- Help connect local businesses with soon-to-be-graduates. Many small, local businesses are not represented on campus.
- Retention bonus to be invested in cause of their choice.
- By engaging the students the moment they show up in Fayetteville their first year. Be intentional in our programming to show them what job opportunities are possible in Fayetteville. They are also be an entrepreneur
- By helping them find internships during their junior or senior year and hopefully turn those internships into permanent job offers.
- Improve engagement of employer-students. Focus on recruitment of students from region.
- Find out who is leaving and why. Survey.
- provide employment that provides a path to advancement
- Provide better internship / experience during college years. The new graduates who have interned for us have not been prepared for the modern office environment.

Q16: Draft Goal 3: How can we address workforce housing for Fayetteville's current and future workforce?

- Redo the City' code.
- Build more housing. Allow appropriate density across the City. Address storm water run off and work with neighbors to set design standards for what appropriate infill is.
- Overhaul the City's Code to be more in line with the City's goal. We ARE NOT building enough housing, something is not working, I'm not sure exactly what it is- but something is keeping units from being added.
- Make affordable housing a true city goal.
- Attract more flats for non-college students, ex.. the Beverly in Austin: https://www.thebeverlyaustin.com/#page1
- Keep crime rates low in lower income housing units.
- Create live/walk/work "hubs". Remove the need for a second car or commute expensis.
- Work to find appropriate governmental programs that support funding groups such as insurance companies looking for relatively safe investments as well as the developers with altruistic tendencies.
- Figure out the existing inventory and shortfall first. Also assess the affordability of existing rent. This needs to be studied with a legitimate survey to assess the size and scope of the expected need and rent costs vs. ability to pay.
- Implement programs/incentives to reduce the cost of buying a home - down payment assistance
- Increase inventory of subsidized housing.
- By building more housing per square feet of space. By building multifamily housing for the workforce. Design them according to the workforce needs
- City to set aside funding for housing. Leverage this funding with federal and develop a housing plan that is managed by the city.
- Turn rent into home ownership. Check out Arrived.com model.

- Add housing along 71b.
- Provide incentives for developers to retain some percentage for affordable housing through subsidizing down payments
- revising the UDC to make development more accessible
- Re-write the zoning code from scratch. Balance with an urban growth boundary.

Q17: What measures and strategies can be utilized to address the gender pay gap?

- Companies need to be transparent about wages.
- I'm not sure.
- More child care options, flexible hours, education assistance.
- Make equitable offers.
- Identify if the gap is due to lack of hard skill, communication, or "other"
- Emphasize fairness in job postings and hiring processes.
- Encourage employers to pay based on the worked performed regardless of any other attribute.
- Transparency of problem. Frequent reporting of progress being made.
- City/chamber/council works with local businesses to encourage equal pay.
- Make sure that the females "feel" just as capable as the males. Often times, it's in their brain that they think they have to take a secondary role to males. Maybe it's the culture or societal expectation. We need to break this mindset.
- Businesses should report their pay.
- Provide a mediation service for people with discrimination concerns that is anonymous to remove the potential reputation hit of reporting your company, and positively supports a business AND an employee in fixing the issue.

Workforce Development Focus Group

WF Focus Group #2

6.15.2021

2:00 – 3:00 pm

Via Zoom

Attendees: Duyen Tran, Kent Watson, Maileno Urso, Monty Sedlak, Morgan Scholz, Nate Walls, Rogelio Garcia Contreras, Stacy Harper, Zane Chenault

City Staff: Chung Tan

Workforce Focus Group Notes

1. Should any of the funds the city of Fayetteville will receive from the ARPA be used for workforce development? If yes, how?

- Dedicated to nonprofits, small businesses, bars, restaurants
- Scholarships or classes in the new library teaching kitchens
- Recruit local companies

- Those working with refugee and immigrant community
- Training for shift in job types
- Grants to small business to cover recruitment and retention costs
- Learn trade at a discounted/free rate
- Basic job skills training such as ms office suite, resume building, customer services, communications, reading,
- Youth technical education and readiness training
- Training for hospitality workers
- Job fairs or other tools to connect businesses to workers
- DEI

2. What barriers are you seeing that hinder upward mobility of our residents and workforce?
    - Gap between market wages and value of supportive services
    - Childcare, affordable housing close to entertainment district
    - Teach higher, specialized skills that lead to more in demand careers
    - Cliff effect
    - A livable wage
    - Access to reliable transportation
    - Lack of drive or leadership skills, not necessarily lack of education
    - Lack of knowledge of resumes, applications and interview skills
    - Reliable transportation
    - Low salaries, lack of affordable housing, healthcare, access to education

3. What is your opinion of the following?
    - Availability of training programs
    - Relevancy
    - Supportive services – childcare, transit, housing
    - Accessible information
    - Specific strategies

4. What training programs are needed that are currently not available in NWA?
    - Pathways that do not require going into debt
    - Training for software development not robust or outdated
    - Entrepreneurship training
    - Paid internships/apprenticeships
    - Training programs in other language
    - Home ownership, business startup and financing training
    - Technology based training

5. what are some of the barriers residents face to achieving upward economic mobility?

6. In the area of workforce development, what should the city focus on with its resources?
    - Invest in existing programs
    - Training that provides industry standard and nationally recognized certifications, that can be awarded within a week to 4 weeks of training
    - ROI of trade vs traditional pathways

- Charlotte, NC program Bank of America initiative
- Invest in trade school training
- Certification based training vs college deg
- Studio spaces available for creatives,
- Training people on jobs we need done and not outsource as much
- Focus on lower level income residents, younger people, minorities and age based and those wanting to make a career change

7. Do you know of any innovative best practices used in other communities that Fayetteville should consider, in WF?

- Apprenticeships that employers don't have to subsidize
- Occupational licensing laws negatively impacting AR residents
- Incorporate city construction projects as community workforce agreements
- New America: Partnership for advancement of youth apprenticeships
- Look at Denver or Boulder, CO for programs
- Work readiness programs for people to get into the workforce sooner
- Plenty of programs but don't know basic economic principles and fiscal knowledge
- More tech based and retail-based programs
- Hospitality and technical trade training

8. Do you have any additional comments?

- No need to reinvent the wheel
- Have a hub for resources in various languages
- Identify real criteria for success

<u>6/15/2021 Group #2 comments:</u>

- Growth opportunities within the industry, management opportunity
- No computers, how to apply, provide technical training on how to apply for work
- Have career readiness sites.
- Help with resume, clothes, have a package plan for 6 months for uber/lyft at the beginning, to go to work
- Emotional instability, mentally ready to come back to work
- Have WF centers, have subsidies
- Be strategic
- Use the library and have hospitality boot camps --serve safe courses, sourcing job postings, fill applications, etc.
- Many working for free --food chefs, etc. Try to pay them.
- The library has flight simulator, recording studio, commercial kitchen, but no money for programming.
- Partnering with uber/lyft.
- Using existing resources, understand who is doing what, identify the gaps then fill them. Those who receive training, those who offer the training
- Work with different organizations, job skill development, etc.
- Make sure that there is representation. Use Marshallese if the program targets the Marshallese.
- Communication campaign – weekly topic, video testimonials

- Remote training as a possible solution to transportation challenge
- No need more job boards or sites. What we need is people helping people. Like a workforce coach or consultant.
- Look at what projects/initiatives are happening in US and overseas to optimize resources. UA has a AR Global Change Makers program. Looking at international network job skill initiatives, in locations that have a lot less resources than NWA and yet do better.
- Must measure impact along the way.
- Office of DEI in UA – effort to bring more minority owned businesses to become vendors of the university. Biggest need is Lack of information or awareness.
- Do not developing programs without a career path.
- People need people to help them. Not just tools such as job sites.
- Hire a community workforce consultant
- Having a person and a tool. Housed with tools like the library
- Compile existing resources.
- Subsidy programs. For example, in DC they connect with small businesses and offer subsidy money to job seekers for 16 weeks.
- In Jacobs, we are already doing that and more. We match half the salary.
- Need different programs for entry level workers, for replacing those retiring, and for finding middle level managers
- Whatever skills program we have, we must link to a career/job as an outcome. Track this.
- Develop resources to help those attending training. Daycare, funds to offset their inability to earn while undergoing training.
- Pre-screen individuals to be sure the career is what they want to have before wasting resources
- Have training programs for hospitality sector

Fayetteville Arts Council

Fayetteville Arts Council, June 16, 2021

Q1: How do we increase employment opportunities for residents within the creative economy retaining this talent in Fayetteville?

- First step is for the artists to know about all the employment opportunities that currently exist. Next step is to make business aware of the benefit artists can bring.
- Attract more tech start-ups via incentives
- Create a job board that is well-maintained and easy to search and upload new gigs, openings.
- By funding more creative endeavors in the city. 2. Encourage and Promote the Creative Economy through grants and tax incentives. 3. Create publicly funded creative events.
- By funding more creative endeavors. 2. Encourage and Promote growth in the creative economy through grants and tax incentives.
- Facilitate and host creative centered events.
- Small, densely placed, stores, in a walkable, strolling, covered promenade, with low rents that would allow artist galleries, small restaurants, antique shops to attract visitors and provide visual exposure.

Q2: How can we develop more talent in the creative economy in Fayetteville? Are programs or resources missing?

- YES! We desperately need more places for artists to work... maker spaces/studios that are affordable! It is relatively easy for painters to find places to work, but MUCH more difficult for potters or sculptors (for example) to find studio space.
- DANCE. FILM. Both need to be university programs
- Develop accessible, ongoing business training for artists.
- There needs to be more educational and training opportunities. I believe this was a missed opportunity with the library expansion. We need to have training for artisan and artistic skill sets.
- The talent is there, but the exposure is limited. F'ville is not a walkable city. Things are spread out and disconnected. We need to give the existing talent more exposure and support in a dense shopping environment (that is not a mall).

Q3: Specifically, what industry sectors and employment opportunities in the creative economy would you like to see more of in Fayetteville?

- I would love to see more galleries come to the area to display/sell artist works.
- Music, Film, and TECH (not Walmart tech)
- Not more sectors but more diversity in the artists so we can have more cultural variety.
- "1. Video and film production
- 2. artisan crafts such as metalwork and custom carpentry."
- "1. video and film production
- 2. music production and audio tech
- 3. Custom carpentry, cabinetry, wood turning
- 4. glass work and glass blowing
- 5. stone work and masonry
- metal work, welding, casting
- 6. ..."
- More galleries. More restaurants to attract chefs and create competition, and increase the exposure for residents of the city to become more sophisticated in their tastes for food and art.

Q4: How do we raise the survival rates and revenue of creative economy based small businesses and individual members of the creative economy?

- Encourage more walkability, less driving, more public transportation, more competition to be better than what we currently are capable of. College Ave is strewn in a helter skelter manner. Dickson feels like slow death. Lower rents and better food!

Q5: City Plan 2040 called for the development of unique areas throughout Fayetteville where residents can live, work, and play. How can public art and...

- "Add maker spaces to those plans...
- More art in local (small) parks."
- Create live-work housing.
- "Last question didn't have any input options.
- There needs to be shared studio spaces at affordable prices available to artists and artisans.
- They're needs to be dedicated live/work housing for artists."

- How can they not? This needs to evolve naturally with encouragement from the city by providing lower rent (this is F'ville, not San Francisco), higher density shops and restaurants, not on Dickson. The Square needs a lot more energy. It's depressing.

Q6: Housing is a huge issue in the region, what strategies can be utilized to develop needed studio space and housing for members of the creative economy?

- I'm less concerned about the "housing" for artists... as someone with a family, almost all the options that are proposed always seem to be geared to younger people without kids. Not feasible for most artists I know.
- I would LOVE to see a city-owned community maker space where artists could rent studio space as well as having a "general" working area. Have some shared equipment (like kilns etc). Old warehouse or something?
- Incentivize developers to create it.
- Collaborate with Art House or other non-profit ventures to construct affordable live/work studio space.
- Warehouses, maybe made up of shipping containers, done creatively so artists can live and work in spaces close to each other, with open store fronts for art sales and for restaurants and clothing stores, etc.

Q7: Performing Art's plays a huge role in defining Fayetteville's sense of place, and serves as a major economic draw. How can the City elevate...

- Unsure.
- Marketing & Advertising
- "1. Promote the creative economy with earmarked funds and host events.
- 2. Partner with Experience Fayetteville, the Chamber and other orgs to promote creative events."
- I have a hearing impairment so don't attend plays and such, but this seems to be evolving naturally and I'm not sure how much help it really needs. As F'ville gets more sophisticated, it will attract more venues and talent.

Q7: Developing measurable goals: Specifically, what goals should be included in the various sections of the plan for the arts and creative economy?

- Increased awareness of opportunities (both sides). 2. build/rezone to allow for more studio/maker spaces. 3. Percent for the arts to be included in certain development. 4. fund a city maker space/studio that has affordable rent.
- Increase investment into the arts by the City by 20% by 2025.
- Create a cultural master plan by 2023.
- Create 10 live-work homes by 2025.
- Create a shared workspace for sculptors by 2026.
- Create a shared workspace for indoor artists by 2025.
- Create a shared workspace for painters by 2025.
- Create shared admin/finance/insurance option by 2025.
- not my wheelhouse, no input.
- I don't have numbers, but I think we need to shoot for WAY past pre-Covid numbers. We need more density and more/better restaurants.

Workforce Development Focus Group

WF Focus Group #3

6.16.2021

3:30 pm – 4:30 pm

Via zoom

Attendees: Anthony Sumlin, Chris Seawood, Christine Tan, Douglas Hutchings, Hannah Withers, Jesse Fulcher, Joanna Bell, Khalid Ahmadzai, Patty Sullivan, Paula Ihms, Martin Miller, Tara Carr

City Staff: Chung Tan

Workforce Focus Group Notes

1. Should any of the funds the city of Fayetteville will receive from the ARPA be used for workforce development? If yes, how?

- Dedicated to nonprofits, small businesses, bars, restaurants
- Scholarships or classes in the new library teaching kitchens
- Recruit local companies
- Those working with refugee and immigrant community
- Training for shift in job types
- Grants to small business to cover recruitment and retention costs
- Learn trade at a discounted/free rate
- Basic job skills training such as ms office suite, resume building, customer services, communications, reading,
- Youth technical education and readiness training
- Training for hospitality workers
- Job fairs or other tools to connect businesses to workers
- DEI
- Engage the educated and underemployed immigrants
- Hospitality industry and more entrepreneurships
- Invest in welding, plumbing and other trades
- Water industry

2. What barriers are you seeing that hinder upward mobility of our residents and workforce?

- Gap between market wages and value of supportive services
- Childcare, affordable housing close to entertainment district
- Teach higher, specialized skills that lead to more in demand careers
- Cliff effect
- A livable wage
- Access to reliable transportation
- Lack of drive or leadership skills, not necessarily lack of education
- Lack of knowledge of resumes, applications and interview skills

- Reliable transportation
- Low salaries, lack of affordable housing, healthcare, access to education
- Not enough tech jobs in the region
- Language barrier
- Training programs in low income areas
- Openness of hiring offers to immigrants.
- Funding for up-skilling and certifications very limited.

3. What is your opinion of the following?
- Availability of training programs
- Relevancy
- Supportive services – childcare, transit, housing
- Accessible information
- Specific strategies

4. What training programs are needed that are currently not available in NWA?
- Pathways that do not require going into debt
- Training for software development not robust or outdated
- Entrepreneurship training
- Paid internships/apprenticeships
- Training programs in other language
- Home ownership, business startup and financing training
- Technology based training
- Quality assurance testing for software
- Software development, not boot camp experience
- 80% of jobs in NWA do not require a degree

5. what are some of the barriers residents face to achieving upward economic mobility?

6. In the area of workforce development, what should the city focus on with its resources?
- Invest in existing programs
- Training that provides industry standard and nationally recognized certifications, that can be awarded within a week to 4 weeks of training
- ROI of trade vs traditional pathways
- Charlotte, NC program Bank of America initiative
- Invest in trade school training
- Certification based training vs college deg
- Studio spaces available for creatives,
- Training people on jobs we need done and not outsource as much
- Focus on lower level income residents, younger people, minorities and age based and those wanting to make a career change
- Training is great but placement is great too.

7. Do you know of any innovative best practices used in other communities that Fayetteville should consider, in WF?
- Apprenticeships that employers don't have to subsidize

- Occupational licensing laws negatively impacting AR residents
- Incorporate city construction projects as community workforce agreements
- New America: Partnership for advancement of youth apprenticeships
- Look at Denver or Boulder, CO for programs
- Work readiness programs for people to get into the workforce sooner
- Plenty of programs but don't know basic economic principles and fiscal knowledge
- More tech based and retail-based programs
- Hospitality and technical trade training
- Mixed use developments like East Lake in Atlanta
- Portland, Maine

8. Do you have any additional comments?
    - No need to reinvent the wheel
    - Have a hub for resources in various languages
    - Identify real criteria for success
    - For IT jobs, chicken and egg.

<u>6/16/2021 Group #3 comments:</u>

- Look at the workforce trade programs in Springdale -- healthcare, beauty, engineering electricians
- Unemployment office has some pathway with AWS.
- Do entrepreneur training
- Create the pipeline
- Look out for actors, creatives, restaurants, transportation, wages,
- United Airlines uses skilled immigrants -- 400 adults from 50 countries 25% Asia, 25% others 50% Spanish
- Foreign transcripts need to be accepted. Immigrants can go for allied health, arts, culture, tourism.
- Look at Georgia, Atlanta – East Lake Dev. A golf course was revitalized with a combination of housing structures
- Archibald Yell – mixed income housing. Low income population there probably need mentoring.
- City has private public partnership with home building. Willow Bend housing.
- Home ownership. Historically disenfranchised.
- Need Tech jobs in software development, etc. Need internships, Have UA teach languages that are transferable. Teach Problem solving skills.
- Programs on product management, programs not there in NWA.
- T2 is a 50 FT organization. Experiencing a lot of growth. Various positions – from barista to director positions. Compensation is subject to what you will be doing. We have Entry positions, to management positions. T2's formal training priority is for the underrepresented. Hope to have public resources. City/Biz training partnerships. Theatre is highly specific, and yes, we need more soft skills
- Develop Entrepreneurs among refugees and immigrants – Need a hub to start business that offers min rent. From their garage. Like World Market in MN. Need help in Public Transportation and housing.

- Construction trade, from concrete, framers, to roofers. Housing construction. Jobs pay very good price.
- We have some of the richest art assets. Need city's support for art space, not profits, build capacity, retention of talent.

Workforce Focus Group #4

6.29.2021

2:00 – 3:00 pm

Via Zoom

Attendees: Andrew Garner, Aron Shelton, Ben Marler, Brad Hammond, Christina Williams, Chuong Nguyen, Jacob Arnold, Jeremy Williams, John Simmons, Lyna Ninkham, Monique Jones, Sarah Daigle, Tara Dryer,

Staff: Chung Tan

Workforce Focus Group Notes

1. Should any of the funds the city of Fayetteville will receive from the ARPA be used for workforce development? If yes, how?

- Dedicated to nonprofits, small businesses, bars, restaurants
- Scholarships or classes in the new library teaching kitchens
- Recruit local companies
- Those working with refugee and immigrant community
- Training for shift in job types
- Grants to small business to cover recruitment and retention costs
- Learn trade at a discounted/free rate
- Basic job skills training such as ms office suite, resume building, customer services, communications, reading,
- Youth technical education and readiness training
- Training for hospitality workers
- Job fairs or other tools to connect businesses to workers
- DEI
- Engage the educated and underemployed immigrants
- Hospitality industry and more entrepreneurships
- Invest in welding, plumbing and other trades
- Water industry
- Use immigrants
- Internships for juniors and seniors in high school
- Improve quality over quantity of jobs
- Provide incentives to keep graduates in NWA

2. What barriers are you seeing that hinder upward mobility of our residents and workforce?

- Gap between market wages and value of supportive services

- Childcare, affordable housing close to entertainment district
- Teach higher, specialized skills that lead to more in demand careers
- Cliff effect
- A livable wage
- Access to reliable transportation
- Lack of drive or leadership skills, not necessarily lack of education
- Lack of knowledge of resumes, applications and interview skills
- Reliable transportation
- Low salaries, lack of affordable housing, healthcare, access to education
- Not enough tech jobs in the region
- Language barrier
- Training programs in low income areas
- Openness of hiring offiers to immigrants.
- Funding for up-skilling and certifications very limited.
- Not enough technology jobs in Fayetteville
- Help companies grow to upward employees
- Govt is part of the problem
- Rising food costs

3. What is your opinion of the following?
    - Availability of training programs
    - Relevancy
    - Supportive services – childcare, transit, housing
    - Accessible information
    - Specific strategies

4. What training programs are needed that are currently not available in NWA?
    - Pathways that do not require going into debt
    - Training for software development not robust or outdated
    - Entrepreneurship training
    - Paid internships/apprenticeships
    - Training programs in other language
    - Home ownership, business startup and financing training
    - Technology based training
    - Quality assurance testing for software
    - Software development, not boot camp experience
    - 80% of jobs in NWA do not require a degree
    - Computer skills, Engineering technician training such as CADD, Drafting,
    - Change starts with our children
    - Healthcare talent development

5. what are some of the barriers residents face to achieving upward economic mobility?

6. In the area of workforce development, what should the city focus on with its resources?
    - Invest in existing programs

- Training that provides industry standard and nationally recognized certifications, that can be awarded within a week to 4 weeks of training
- ROI of trade vs traditional pathways
- Charlotte, NC program Bank of America initiative
- Invest in trade school training
- Certification based training vs college deg
- Studio spaces available for creatives,
- Training people on jobs we need done and not outsource as much
- Focus on lower level income residents, younger people, minorities and age based and those wanting to make a career change
- Training is great but placement is great too.
- Actual long term sustainable strategies.
- Focus on populations and businesses that are struggling disproportionately
- Increase share of higher quality of life employment opportunities
- Develop children to be productive citizens before graduation

7. Do you know of any innovative best practices used in other communities that Fayetteville should consider, in WF?

- Apprenticeships that employers don't have to subsidize
- Occupational licensing laws negatively impacting AR residents
- Incorporate city construction projects as community workforce agreements
- New America: Partnership for advancement of youth apprenticeships
- Look at Denver or Boulder, CO for programs
- Work readiness programs for people to get into the workforce sooner
- Plenty of programs but don't know basic economic principles and fiscal knowledge
- More tech based and retail-based programs
- Hospitality and technical trade training
- Mixed use developments like East Lake in Atlanta
- Portland, Maine
- West Philadelphia skills initiative

8. Do you have any additional comments?

- No need to reinvent the wheel
- Have a hub for resources in various languages
- Identify real criteria for success
- For IT jobs, chicken and egg.
- Decision paralysis

<u>6/29/2021 Group #4 comments:</u>

- In the technology space, there is a shift to availability of quality work from home.
- Now that unemployment rate is low, perhaps we should hone in on the underemployed workers to move them from lower to higher paying jobs
- Job vacancies data often show low-paying, entry level jobs. Could be misleading. Middle to upper level job vacancies are through head hunters or word of mouth. "Black market" for jobs, using existing network.

- Audit training programs in UA, NTI, etc. to ensure no duplication of efforts and qualify the programs
- Include training workshops and seminars. There are gaps. Identify them, learning should be from end to end
- Build new programs in skills gap area. Start with entry level to get foot in the door.
- UA is willing to partner in curriculum development.
- Within employers, educate to create career growth space. Middle managers to lead so that they are not lured away.
- Help employers to teach them up to upskill their employees, grow within the organization
- Go after licensing credentials
- Low paying jobs coupled with cost of living going up—wages need to be up.
- English literacy is not an indicator of intelligence
- Superior Automotive has a call center of more than 40 people. It's one of the largest dealership. Don't forget us.
- Do not incentivize people to stay at home. We should incentivize them to go to work.
- It's controversial. Change tactic to inspire
- Technician shortage everywhere. We need such training. Certified technicians. Ignite program in Bentonville.
- Start them in high schools. First 2 years basics, train them to be productive citizens, last 2 years, junior and senior, place them in internships with local employers
- Starting in high school may be too late. Start even earlier. Have tracks like engineering camps, LPN, CNA, cosmetology, carpentry, etc. So that when they leave school, they are ready to work or enter college. If not, it's too late.
- 2 buckets for high schoolers -- going to college and vocational or entrepreneurship
- Field Agent partner with Potter House – develop business skills training. Meeting once a week. The youths are energetic, smart, and aspires to be the next Fayettechill, Wrights Food Truck, etc.
- Provide Training, tax incentives, etc.
- Transportation is a barrier. It takes 3 hours for someone to travel from Willow St to the food pantry in North Street. 2 miles distance.
- We have youths who thought that just because they live in a college town, they will get into U of A. For some of them, they couldn't get in and then realize they have no skills to get a job.
- Our manufacturers sometimes do not require a high school diploma to get hired. Some kids get into their heads that they then do not need to finish high school. Need to educate them.
- For the Underemployed, beware of the cliff effect. Sometimes when this group of people take raises, they then lose their public benefits. Employer may build a career pathway, but for lower management jobs, accepting the promotion can be detrimental to their overall financial well-being.
- Communicate to the community on what training programs are available, where and who are the providers, etc. Need a central resource hub.
- Oregon has a program where they take kids from high schools and put them into internships. City paid the kid for 30 days or 60 days.
- NC RTP -- Local and employers work together.

- Provide soft skills and leadership training. Seen in IT sector, those with good soft skills get promoted, across the board.

Childcare Subcommittee

Childcare Subcommittee Meeting, July 6, 2021

Childcare Subcommittee meeting
Tuesday, 7.6.2021
1:00 pm – 2:00 pm
By Zoom
Subcommittee Chair: Meredith Lowry, Co-Chair
Attendees:
Allison Quinlan, Architect, Flintlock Lab
Debbie Malone, Program Coordinator, Child Care Aware of Northwest Arkansas
Eileen Jennings, Dir of Lending & Community Involvement, Arvest Bank
Kathleen Hale, Pre-K Director, Fayetteville School District
Kim Davis, Senior Advisor, Home Region, Walton Family Foundation
Kris Paxton, Planning Commission, City of Fayetteville
Laura Kellams, Northwest Arkansas Director, Arkansas Advocates for Children and Families
Mary McGetrick, Long Range Planner, City of Fayetteville
Michelle Wynn, Co-Director, Child Care Aware of Northwest Arkansas
Tammy Rowland, Administrator, Northwest Arkansas Family Childcare Association

Staff: Chung Tan, Deputy Director, Economic Vitality Dept, City of Fayetteville

Meeting Notes:
We had an interactive meeting where we had the opportunity to learn from those working in the childcare sector.

Pre-K
Pre-K is for children who turn 4 by August in the Fayetteville public schools. Majority of the funding comes from the Arkansas Better Beginning. The grant pays for the salaries of teachers and staff. They follow the school district salary scale. This uses up all the grant award and so they have another grant to pay for supplies. Arkansas Community Foundation pays for after-school care in Owl Creek Elementary School. Excellerate Foundation (formerly Endeavor Foundation) keeps Asbell Elementary School center open. Excellerate has been doing this for the last 4 years to offer extended day care. This amenity is not offered at every school because for some schools, their buildings are overflowing and so no pre-k for Washington Elementary, Vandergriff Elementary, etc. Working on possible additions, expansions with EOA (Economic Opportunity Agency) Head Start, to do some planning for the future. University of Arkansas Early Care and Education is working on a project, taking a lead on expanding home day cares up to a quality level. Elizabeth Scudder is the Family Child Care Network Advisor leading this Family Child Care Provider project.

Conditional Use Permit Waiver
City together with Kris Paxton, current City's Planning Commissioner, worked on removing the need for a conditional use permit for home day cares. This passed last month. For the past 40 years, potential home day care providers had to spend between $150 – $300 just to find out if they might open a day care at home. Tammy Rowland, Administrator for the North West Arkansas Family

Childcare Association, supported the conditional use permit waiver. If not, some family day care providers go underground. This is for keeping 5 or less children. With this waiver, they can now provide care legally.

Improve Quality in Family Child Care

Tammy Rowland is now working with the state with a "step in" process. The goal is to provide quality inside any facility. New family day care providers may need/want mentoring to produce quality home child care. The Licensing route entails a long list of work to do. It includes the need to formulate schedules and has an education component. For family child care providers, it could be just a parent wanting to keep a couple more children together with their own. You just want to love the babies, not write an education plan, etc. In that scenario, you may not want to join the licensing system.

Long ago, for family child care, there was just a registration book where it just talked about health and safety. For example, had a background check, had a fire extinguisher. It might not be exactly what we wanted but it was a good start. Now we let them get the help/mentorship along the way until they may become a nationally accredited home child care home provider, through the association. These home child care centers are still safe, still healthy. They could incorporate the US food program. Some may still just want to be baby sitters.

Post Pandemic Developments

We see some new providers expanding their programs that give infants/toddlers more slots. Providers are starting to get a waiting list. Kids are coming back. Staffing is an issue. Finding quality staff, getting them trained. We provide training by zoom, in-services, parent education, and educating community on childcare vouchers so they can go back to work. We share resources. Arkansas has done a good job at keeping early childcare open during the pandemic.

At the same time, we see some providers closing for good because of financial constraints.

Needs for Data

Child Care Aware of Northwest Arkansas has monthly calls with the state's Division of Childcare. They keep track on how many children are on waiting list, etc. The state may probably break it down by counties. They publish data as a state. Child Care Aware of NWA may get the data for us.

The Walton Family Foundation is interested to have information on accessibility, availability, and how the day cares may not be in the right location. Public school district's model may be cost prohibitive to continue. It is challenging to expand or to continue having the resources to cover the costs.

We are fact finding now. What are the resources? What are the challenges? What is stopping people from joining the workforce. What can the city do? Is that feasible? The benefit of the education component to the kids at this age.

Child Care Challenges

Many groups and individuals working on various solutions to solve the childcare challenge. Accessibility and affordability. Accessibility could be challenging due to childcare affordability. Parents may drive across town in peak hours to access child care that is affordable to them. This is a hardship to families especially when you add in the costs of transportation. On affordability, generally speaking, childcare should not cost more than 7% of household income. Here, it is closer to 26% now. At 26%, this community's figure is higher than many places. (The US Dept of Health and Human Services advises that daycare should amount to no more than 10 percent of a household's budget.) When you add in a 2nd child or 3rd child, despite them having up to 20% discount, childcare could cost up to 60% of household income. So, we need to make childcare accessible and

affordable. What training and support can we offer to help open more daycare and have them more spread out. Train more people to do the task so more are available to back fill existing facilities and build new ones.

Opportunities for Solutions

While this issue may be problematic, it can unlock opportunities. Employers may offer child care flexibility. We see a huge attrition rate among childbearing workers. There could be not so expensive solutions too. Pay attention and time to find low hanging fruits. Different cohorts face different challenges. Gathering information on all childcare amenities, like camps, in 1 place is helpful. We have c-suite mothers. How to put a calendar together in a common place with a comprehensive childcare schedule. Like a depository. What is gap coverability when schools are closed? How to find care after the standard Monday to Friday 8 am – 5 pm coverage? For the 25-45 age parents, how to keep children safe and happy while I am at work.

We like to think that jobs are fixed but they are not. There are jobs where if you are late, you may be fired. How do we manage gap coverage for people who are not the 8-5 workers? What are their options? People working in the night shifts. People who have a 2nd child would think of quitting. Businesses are struggling with folks with kids.

It is really a short time period that they need the extra support. Someone who have 2 kids, which is the average, need extra help for 4-6 years. If the support is not there, it may have permanent negative impact on the parent's careers. We need to rethink the time schedule.

Policy Changes

Arkansas Advocates for Children and Families works on state policies. They can potentially use our plan as an example for the state to emulate. We could work in the areas of more flexibility, more funding, or expanding what we already have, subsidies and so on. Maybe use Fayetteville as a pilot program.

We may need to look at the region when talking about childcare. We may need a clearing house for 2 different groups--People who have and those who have not. Different solutions for different groups. An idea – Sleep away camp. Work with the state to provide this option could be huge. When school is out, people are leaving their children with family members or with people they may not feel comfortable with. Should cover childcare throughout the night.

Child Care Aware of Northwest Arkansas is working on gap coverage and wages of child care workers. The group is a resource. Early childhood workers work at minimum wage. They may go work at Hobby Lobby, etc. for better pay or benefits. Some employers try to upgrade them but not all can do that. Providers prefer to look after infants/toddlers than pre-schoolers to get more money. New providers that are opening are offered pre-license training. Some families use friends and neighbors who are not licensed. We want to keep them licensed.

Childcare as a System

Childcare is a complex issue. We cannot look at 1 aspect. Must look at the system. Based upon the parents' ability to pay. There may be subsidies but for the most part, it is on the parents. If we do not make systemic change, it will not move the needle too much.

Can we use existing systems to support this childcare system? Cares Act funds is a one-time money. So, not good to be used to increase wages. Once the money is gone, do we reduce the wages back

down low? How about providing startup grants or for remodeling the buildings, building a fence, increase the capacity, etc.?

A degreed teacher in a childcare program is ideal. But there is no way the provider can pay the person the salary he/she deserves. What we want in our program, and what we can pay the workers or the benefits are 2 different things.

Arkansas state does have draft recommendations on improving childcare amenities but they are not ready to be made public. They are general. The task force just wrapped up their meetings about a month or 6 weeks ago.

Can we spend pandemic funds for digital infrastructure? Make it Spanish friendly, for example. To increase access. City website? Or development of an app?

Better Beginnings Arkansas has an app but limited to family childcare. Information is out there but the public is not aware. How to link all the information that are scattered everywhere?

Family childcare will be a huge plus in providing gap coverage. Family child care has more flexibility because the care giver is not going somewhere else after the facility closes.
School age children is another issue. How to care for them after school and when they are on holiday.

Sometimes it's just about gathering all the information in one place. It could be as simple as this. We spend about $1800 – $2000 for childcare for 2 kids. When you add in the money for lunches, etc., it could be a lot. Is there assistance for food/lunch program? Maybe the city can contract to buy in bulk and then let even the smallest child care center take advantage of this.

Steering Committee Meeting #4

Steering Committee Meeting 4, July 12, 2021

Q1: What should the City's approach be to activate each growth node with housing, employment, transit, and placemaking amenities?

- Ensure that all voices are heard and represented in these decisions. Be intentional in seeking input from underrepresented populations.
- Community input sessions
- Focus on supporting, attracting, and retaining business first. Fayetteville needs to be the preferred location for great businesses. The other pieces will naturally follow.
- Coordinated effort across all applicable City divisions. Pick a 'node' or area where public investment is being planned, such as College Avenue north of north street. If road improvements are coming, trails, lighting, seating, rezoning the entire.
- If investment isn't planned in an area- pick a node, say 15th and S. School and make an intentional effort to coordinate public improvements. Likely will need to focus on 1 or 2 a year.
- Add cycling trails to population centers such as Wedington and connect them to Greenway.
- Establish representatives for each growth node to help with planning. Also engage these people to help with promotion, awareness and education of the neighborhoods affected.

- Incorporate Art and Cultural planning into each area to encourage businesses and residents to invest (money, time, thought).
- Be a partner in the actual development with financial investments
- To be able to determine the fate of this growth concept idea, all 4 components need to be housed in the Dept of Economic Vitality in the city
- Identify gaps/deficiencies in the active transportation/transit network and develop a capital improvement plan to create complete sidewalk/trail networks and improved bus stops.
- Identify city owned property that potentially could used for affordable housing in each node.
- Evaluate existing zoning in each node and undertake a comprehensive rezoning of the area.
- Identify water and sewer improvements that are needed in growth nodes based on the adopted vision for increased residential and employment density. Develop a capital improvement plan to address deficiencies in water and sewer infrastructure.
- Start with ensuring that there is green space preserved with many trees and lots of landscaping. Nature makes a space more livable, cooler, and more beautiful. A recent New York Times article came out that only "rich neighborhoods" have trees.
- Create a central gathering place for each node and celebrate it. Use green infrastructure to manage stormwater and use trees to for shade, stormwater management, and beautification.
- Put up more covered bus stops. link each node with trails. Protect waterways and create signage that helps to name historical and natural heritage.
- Provide education on why suburban sprawl is a problem (cost of infrastructure, road congestion, etc.). Explain how walk-ability solves these problems, improves home values, active lifestyles, etc.
- Contracting with or with a firm like Velocity Group to mobilize community leaders that represent perspectives of stakeholders in each node/across all nodes.
- Build upon success. Look to areas where you already have 1 or 2 of the 4 components, i.e. where do you already have placemaking projects? Where do you already have a concentration of businesses? Look there to help layer in housing and transit
- Activate what we already have. We have invested millions in the Ramble (Cultural Arts Corridor) of placemaking efforts and green space. Private investment will follow. Housing in that area should be a focus.
- Live up to our stated diversity values - look to support placemaking efforts in areas with high minority populations
- "Infrastructure, Infrastructure, Infrastructure.
- QUALITY roads, sewer, water, gas, electric, gas and internet.
- CONSISTANT maintenance of ROADS, water, SEWER, gas, electric and internet."
- Do a best practice pilot project as an example for the vision through public private partnerships with the various stakeholders.

Q2: The supply of housing has not kept up with demand, causing an affordability issue with no signs of stopping. How can the cost of housing be addressed?

- Review of city codes that may be driving up building costs - permitting fees, zoning, aesthetic requirements, etc.
- Truly make affordable housing in Fayetteville a priority instead of just giving it lip service.
- We need tax incentives for developers to build workforce housing.
- We need to remove many local regulations for development.

- Eliminate single family zoning
- Continuing to build high density rentals is the key. These can have nice amenities and can be made to be affordable.
- Complex issue that should be addressed on all fronts. Expand subsidized housing, leverage City land to have workforce housing built, and address regulatory impediments such as zoning. Storm Water utility will fix a big issue inexisting neighborhoods.
- The idea that if we fight development it will go away does nothing more than raise housing prices. Its a logical fallacy to be for affordable housing and lowering housing costs, yet against metrics that add housing in desirous areas.
- Enable duplexes, triplexes, and quadplexes to be built where single family homes can. How much of the City is only for single family?
- Develop South Fayetteville
- Invest resources in ways to make it easier to address middle housing as well as large scale. Pre-auth a selection of ADU, Duplex, Triplex designs. Develop how-to guides.
- Give planning staff more autonomy to make decisions in order to move faster.
- Develop incentives (tax? development?) for middle housing as well as large scale.
- Have a housing development component within the city
- Reduce cost of transit, childcare, to free up money for housing
- Change development regulations to negotiate for more housing units
- Subsidize the cost of additional "affordable" housing by providing city owned land/lots, providing infrastructure improvements, down payment programs, purchasing naturally occurring affordable housing , and waiving/offsetting development impact fees.
- Put a cap on rent or create a coupon system for those under a certain income level so that they can access the housing market.
- Work closely with Partners for Better Housing to implement pattern zones and a regionally focused Pay It Forward fund to be deployed on a scattered-site basis.
- Incentives for small developers and non-profit developers like Partners for Better Housing to provide innovative approaches to developing mixed-income neighborhoods.
- Learn from interesting work by Farmland Access Fund - in connection with a farmer's purchasing of new land, easement that lowers the price of the land by 50% under the condition that the land must stay farmland. Apply to workforce housing land sites.
- Increase supply.
- Improve East to West navigation, allowing shorter commutes from more affordable housing in close proximity but outside of the city.
- Utilize city owned land for housing
- We need more development, not less. We know this to be true, but yet still make it difficult for new development.
- Allow back-yard rental units to be built on single family lots.
- Encourage smaller homes in the desired price range through city/development incentives.

Q3: Are there specific revisions to the City's Unified Development Code that would help address the housing affordability challenge?

- Eliminate single family zoning.
- Simplify the process for variances.
- I'm not a developer but making sure the process is open to creativity is important. I'm not a fan of trying to socially engineer communities. I don't think that can be imposed by the City.

- It needs to be completely replaced, it's a big project, but it is doable. Consult with other Cities that have undergone this and see what the challenges were. Bump up tree preservation- or the City should get more aggressive on planting trees.
- Yes. Like increasing height. Like allowing ADU by right in targeted areas
- Offer incentives to developers to build attainable housing in targeted areas of the city
- Eliminate or reduce impact fees in growth nodes for affordable housing.
- Create a stormwater utility that requires green infrastructure in order to receive incentives like reduced business license, rapid approval timing, etc.
- Yes! We could change policies to encourage smaller, affordable homes.

Q4: What strategies or actions can the City take to encourage housing development within the various 'growth nodes' on the GCOD map?

- Offer incentives for housing developers and reduce the amount of red tape required .
- Make the process for approval easier and consider support for utilities, sewer, and water subsidies as needed.
- Upzone the area where the City wants to see growth. Consider incentives such as waiving impact fees in that area, density bonuses, etc. Or the City could buy key parcels and bid them out for affordable housing.
- Assign specific planners to focus on certain areas. That way they get to know the areas and can move faster- building relationships with its business owners and residents- in hopes to change perception that development is difficult.
- Acquire a land bank to offer to developers for attainable housing development
- Cost share with developers on water and sewer construction in exchange of attainable housing %
- Provide infrastructure that is installed/paid for by the City in exchange for affordable housing units being developed in the growth nodes.
- Provide land/lots, infrastructure, and reduce or waive impact fees for "affordable" housing development.
- Reduced business license fee, co-marketing offers, city-supported landscaping and parks nearby, trail access.
- Specify the types of building using zoning.
- Incentivize mixed use (commercial first floor, residential on additional floors).
- Incentivize walkability, shared parking for businesses, but not in a strip mall layout.
- Make it easier to add duplexes and multi-family structures
- Engage the mighty network Placemaker Labs: https://www.placemakerlabs.com/feed?invite_token=d221873c199c6954714d68c410379d81
- Offer developers incentives to encourage the specific goals.

Q5: What strategies or action can be taken to ensure housing developments do not have negative impacts on existing neighborhoods?

- Solicit input from impacted individuals.
- Tax incentives for developments including workforce housing as a significant portion of the development.
- Avoid trying to socially engineer outcomes. It doesn't work, has never worked and will never work.

- Need to pass the storm water utility. Developments of any size should have to address storm water. Pattern zones could also make infill more appropriate. Also, we need a new word for infill.
- Visual preference studies that include neighbors!
- Examining trail system in dense neighborhoods
- Incentivize arts/ cultural aspects and/or playgrounds for all as part of developments to encourage community cohesion.
- Encourage mixed-use so developments can house neighborhood amenities, becoming assets to surrounding neighbors.
- Main stream the attainable housing mix with market housing. That way, there is no expensive or poor subdivisions
- Transition between existing neighborhoods with increased residential and employment density and building height.
- Listen to existing neighbors and work together. Do not label them as NIMBYs. Don't assume that zoning is the best fix. Leave/protect the trees in established neighborhoods. Apply the tree protection ordinance across the city, not just on hillsides.
- Listen to neighbors. Diversify the planning commission so that it is not only builders and realtors who have a vested interest in reducing building restrictions.
- Require that the Planning Commission has a diverse representation across professions and voices.
- Single family neighborhoods with quiet streets are afraid of a Lindsey appt, or a 4 lane road cutting through… Improve trails & park access, as well as convenience to retail services next to existing neighborhoods. Smart road design.

Q6: What strategies or actions can be taken to limit negative environmental impacts from housing developments?

- There are too many of these restrictions already in place. Fayetteville needs to take a hard look at these and consider changing them.
- Provide incentives for best practice sustainable designs.
- Again, storm water is a big deal. Fayetteville has the strongest environmental protections in Arkansas. What's worse for the environment? Carbon off put from sprawl development or building near services and jobs? Can staff do the math on this?
- Plan for healthy buildings. Plan for amenities to be within walking distance.
- Plan to be a 15-min city, a smart city, and a socially supportive city
- Continue to enforce /meet the tree preservation, hillside preservation, streamside protection, grading, and storm water drainage criteria manual.
- Protect and expand the streamside protection ordinance. Require Low Impact Development stormwater management. Require the preservation of existing trees and the planting of new trees. Enforce stormwater management in building sites. Use the EAC.
- Require complete streets and complete networks for all modes. Require street stub outs. Limit street lengths and block lengths (subdivision design/layout)
- Establish multiple, open communication channels with neighbors that will be directly impacted.

Q7: What strategies or actions can the City take to ensure growth nodes have place making amenities such as parks, trails, and public art?

- How can we grow around our existing trails/parks?

- Do we have underutilized space that can be repurposed for these uses? Old buildings, alleys, etc. How can the city work with developers to accomplish this goal and theirs?
- Get public input.
- Ensure every plan has some linkage and access to soft surface and greenway trails. Make that a mandatory part of every development.
- City funded public art for each growth node, has the trails master plan been updated since GCOD was adopted? When was the last time the City built a pocket park in area that lacks access?
- Separate parks/trails and art/culture. These should be city depts that work together but we need designated reps working in these categories- advocating and educating.
- Remove the barrier for local businesses to engage with local visual artists by creating a simple directory of muralists in the region.
- Make sure that public art can be as interactive as possible. Like a musical instrument, an exercise piece of equipment
- Have chargers for phone. Have ad panels to communicate with users.
- Be within 15 min walking distance
- When appropriate, require parkland dedication as part of the parkland dedication ordinance for new development.
- Continue to implement the adopted trail plan.
- The city has no budget for public art & the arts council is limited in their scope. Want all sorts of art in the public sphere? 1) budget for it 2) have a review/approval process that is focused on getting to YES
- Invest in it. Include a line item in the general fund for placemaking projects, public art, and public programming
- Incentivize public place making in large developments.
- Let's adopt a 1% for the arts plan.
- Let's take liquor sales on Sunday to the voters and dedicate 1% of those sales to public art.

Q8: What strategies or actions can be taken to enhance, preserve, and integrate Fayetteville's natural resources in and around growth nodes?

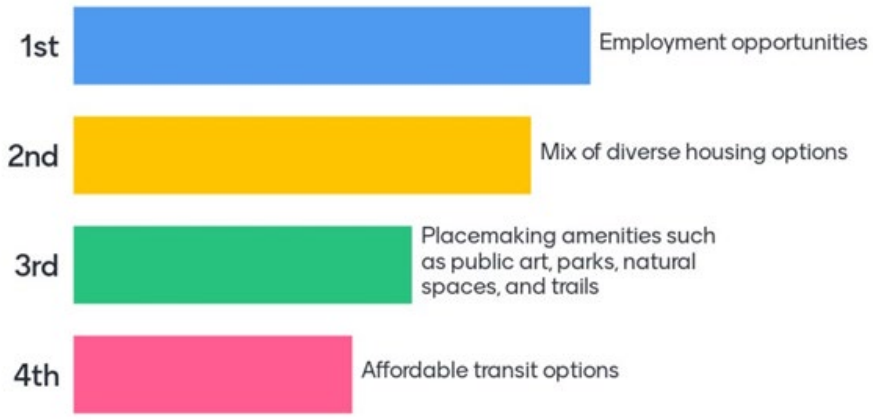
- Fayetteville does a masterful job of preserving natural resources, so much so that it now may be too much. Consider revisiting existing policies in place.
- Allow developers creativity in adding trees, grasslands, wetlands, and other green space.
- Educate business owners and residents on lower maintenance native plant use including pollinators. Develop how-to guides to make it easy for people to opt-in to choices that have long-term benefits.
- Develop land preservation and yard awards from the Mayor. Promoting residents and businesses doing cool things!
- Build trails around them. Educate along the way, names of flowers or trees or birds that can be seen there
- Continue with the "adopt" a trail, etc. initiatives
- Continue to enforce the Tree Preservation Ordinance.
- Level-set expectations within regional and national contexts and based on proven best practices. Be very strident in the way we provide training to stakeholders on easy, moderate, and difficult steps to take to contribute.
- Trails, picnic areas, etc around the natural resources.

- Enhance: Identify places that need trees, plant them.
- Preserve: Increase, bolster and strengthen our tree canopy requirements.

Q9: What strategies or actions can be taken to drive or entice employment opportunities in growth nodes? Does remote work play into this?

- Yes, remote work is a factor. Green space with wifi, coffee shops, etc, all provide good remote work options.
- Zoning that allows for mixed use buildings, where appropriate, or dense easily walkable communities.
- Consider offering possible incentives to encourage people moving to certain areas in Fayetteville.
- Start with incentives to attract, develop, and retain businesses and the employment will follow. Fayetteville should be the preferred city for business in NWA. Today it isn't.
- I'm not sure, but remote work will hopefully continue, so housing can help drive employment. High level, companies will follow talent, if we build an incredible place to live- the companies will come.
- Affordable housing to be prioritized in each area.
- Focus on future improvements to our East - West connectors. Trails!, bike lanes and roads.
- Change the zoning codes to allow for housing, work, and play to be together within a 15 min walk. Eg. mixed use buildings
- Have a community "director" for each growth node to organize work, live, and play for all the residents there.
- Improve city and regional transportation access by all modes to designated growth nodes.
- Employee matching for moving incentive program targeting specific talent pool gaps. Remote will be an integral play for the long term, so a cohesive community benefits plan to align with company recruitment efforts.
- Recruit specific employers with incentives. Plan that a portion of those workers will be partly of fully remote.

Q10: Of the various components of a growth node, please rank the following areas on importance of activating an area.



Q11: Do you have any additional comments about housing, employment, or quality of life you'd like to provide?

- It's going to take a mix of housing options to appeal to a wide variety of residents. The city must be intentional about supporting existing neighborhoods as it works to diversify and infill.
- The City's approach to parking is a major disadvantage compared to everywhere else in NWA. If this doesn't change, Fayetteville will never compete favorably against Bentonville.
- It must be a concerted effort to be successful. All the pieces must work at tandem.
- Adopt the "it takes a village" mentality. Everyone must play a role. Not just depend on the city.
- Activate nodes by continuing to program music, art, and events in each of the nodes.

IT Talent Development Subcommittee

IT Talent Development Subcommittee Meeting, July 19,2021

Q1: How can the City of Fayetteville and/or it's partners aid in addressing the talent shortage for Information Technology?

- Truly understand the needs of employers, not only for the region but also by looking at the trends and needs nationally. With remote work, we no longer need to limit the types of jobs to those that are physically located here.
- From higher education perspective, provide scholarships (especially larger ones) to attract top high school students in the state to come to Fayetteville to study information technology
- Push the UA to create a 10X larger 4-year CSCE program with a mix of tenure-track and practitioners as instructors. The education needs to be relevant to employer needs. Increase the non-traditional sources for picking up languages quickly
- Improving on costs for housing, transportation, and broadband. Collaboration/co-working space would also provide options for those who work from home, but need meeting spaces or just a change of pace.
- On the first point, this parlays into place and housing. We need to train talent for the needs of the country, not just local employers.
- Offer targeted relocation packages directly to the talent we are short on.

Q2: Are their gaps in the educational offerings for Information Technology in Fayetteville or the broader region? If so, please list them.

- Yes. 4 yr degree programs aren't required for many tech jobs. Need robust training programs - but not just entry level. We need programs geared towards mid and senior level, we must 'elevate' talent and help them advance
- Yes. Across the board. Not enough volume and not fully relevant. We need mobile, web, full stack, and data skilled folks.
- Entry level talent isnt what the industry needs- mid level and senior level talent is what is needed.
- We have to figure out a clever way to get them here. (Mid and Senior level talent).
- Not everyone is built to be a coder - there are lots of supplemental roles in IT such as digital designer, UI/UX, Product/Project manager, business support (software sales, product marketing, etc) - this is also an educational gap to be addressed

- The bumper sticker is "It doesn't suck to live here".

Q3: How can publicly owned assets such as the Fayetteville Public Libraries Innovation Lab be leveraged/utilized to help bolster workforce development

- A very unique asset that must be leveraged. Opportunity for training labs and collaboration space. Host site for apprenticeship training, professional meet ups, etc. Need to get the tech community together.
- Organize events to pique interests of K-12 students in information technology
- Use these venues for non-tradition cert programs and for K-12 coding programs year round.
- Partnerships with small businesses and local accelerators (like startup junkie) would open up more opportunities.
- Could the library be home of a co-working space?
  Test
- Programming- Figure out what workshops, hackathons, and other programs can be suggested to best use that resource.
- Leveraging the space: What drives it is a regular cadence of events.
- Leverage the library to host nationals startup events- or create our own. Across areas we have not thought of before.
- Hackathon- Start with a challenge that has corporate interest. We need to be doing more than that. There needs to be a carrot to draw big attendance.
- Coalition of software development firms to sponsor support some of these efforts. Someone needs to own it and drive.
- Needs to be driven by industry.
- Example: City allocates funding and puts out to bid proposals for someone to drive this- likely regional match opportunities.

Q4: Do opportunities exist to partner with local public-school systems and non-profit organizations to aid in meeting the Information Technology...

- I think partnering with non-profits such as ACDS and veteran focused organizations are a great place to start. K12 schools should be focused on fundamentals so that students have options upon graduation - degree, job, etc.
- Yes. The Ignite program in Bentonville and Tyson School of Innovation are examples. The Arkansas Coding academy is another. Consider funding firms like RevUnit, Lofty and others as well to run the training.
- Yes, absolutely. Internship sponsorships such as Ignite in Bentonville would be a great start.

Q5: Has the pandemic changed the nature of work to a point where the City needs to rethink attracting IT companies and instead focus on attracting IT..

- yes. focus on attracting talent, companies will go to where the talent lives. it's about people!
- Attract IT remote workers and attract IT companies. Both are looking to escape metro chaos and costs.
- Remote work is a great opportunity for Fayetteville, especially given it's continued presence in nationally recognized "best place to live" rankings. We need better broadband though.

- The bumper sticker is "It doesn't suck to live here."
- We need to target around places like Omaha. Not just the coasts.

Q6: Can Information Technology be leveraged as a career pathway for populations who face barriers to employment?

- Yes. demand for talent far outweighs supply. IT career pathway has many on and off ramps for talent to engage, all levels and diverse backgrounds / needs.
- Possibly. There are some fundamental educational building blocks that can't be overlooked. If they don't get critical, system thinking skills in K12 it will be tougher. Check out PeopleShores in Mississippi as an example that does work.
- Support desk / help desk and field maintenance areas are both great opportunities for non-native populations.
- There are likely 3 or 4 of these programs in areas where there has been low achievement. (Note: Find the names of these programs).
- Onshoaring.
- Becoming an expert in one area (there is something to be said).

Q7: Are their best practices in other parts of the country you are aware of that have made a significant impact on Information Technology talent...

- Augusta, GA. / Bossier City, LA / Ruston, LA / Kansas City, KS / Tulsa, OK
  I think it's important to look at smaller markets who have had positive impacts or programs to build a best practice approach for what we can do.
- PeopleShores in Mississippi and soon Pine Bluff has a solid model.
- North Carolina's Research Triangle Park has been a highly successful model, facing similar challenges to NWA in the mid-1900s.
  https://en.wikipedia.org/wiki/Research_Triangle_Park
- 35 cent rebate on software development, example.

Q8: What strategies or actions can the City take to build a stronger Information Technology cluster in Fayetteville?

- organic tech community growth
- talent focused events
- unique incentives for talent recruitment
- leverage UofA for ecosystem
- Make this place a preferred location for remote IT workers as a first step. Once they are here, immerse them in the local startup and tech scene through events and programs.

Small Business Focus Group Meetings

Small Business Focus Groups July 12-19, 2021

Q1: Why are small businesses so critical to Fayetteville's economy?

- Diversity Creativity Enhancement Reliability Personality
- Create_jobs Create_identity
- Resilience
- diversity
- Fill_a_need
- Sustainability

- Jobs Diversity Economy Security Choices
- Jobs
- Economic-Engine Labor Locality Dream-Reality Future
- Growth Innovation Employment-opportunities Money-remains-local
- Attracting_talent GDP_growth Cultural_cohesion Diverse_economy Local_tax_revenue
- growth engine core

Q2: Draft Goal: Increase the 1 and 5 year survival rates of small businesses. How can the City help increase survival rates of small businesses?

- Promote impartiality-
- Provide targeted assistance to this group
- Affordable & reliable child care 2. Provide 6-month free basic services/training: bookkeeping, advertising, labor/tax laws (training to include how to budget for this costs after free services are up)
- Provide raining and resources meeting them where they are (less zoom & more approachable training) 4. Remove language barriers (reliable support in their languages)
- Resource matching and promotion
- mentorship
- affordable and flexible office space
- technology support (website, etc.)
- underwriting legal and CPA expenses"

Q3: What strategies are needed to enhance customer service and support for small businesses?

- Have a staff dedicated to helping small businesses
- Be proactive in reaching out to small businesses
- Skilled consultancy services that help plan/project growth initiatives locally: example: consultant that helps build a financial impact model that forecasts cost/benefit of bringing warehousing or manufacturing in-house locally.
- not sure what this would be???

Q4: Are there any issues or challenges you can share that you are currently facing while conducting business in Fayetteville?

- Finding workers
- Difficult to get direct flights to many locations from XNA.
- Office Space
- expense of technology and infrastructure
- recruiting talent (especially tech)

Q5: How can the City of Fayetteville better serve you as a small business owner?

- Provide resources
- Less high-level planning, more tactical on the ground support. Example: facilitating introductions to new customers vs. broadly discussing the benefits of expanding operations in Arkansas

- 1. transportation and trail access
  2. office space
  3. networking opportunities

Q6: As a small business owner, what is your biggest challenge right now?

- Workforce
- Finance
- Acquiring_new_customers Capital_financing Fundraising-capital Local_talent
- funding talent office_space

Small Business Focus Group Meeting #1
7.13.2021 @ 11 am via Zoom
Small Business attendees – Relaxing Massage Therapy, LLC/Bradley Huff
Staff – Chung Tan

1. Why are small businesses so critical to Fayetteville's economy?
Diversity, reliability, enhancement, personality, creativity

2. Increase the 1- and 5-year survival rates of small businesses. How can the City help increase survival rates of small businesses?

- Promote exploration
- Provide technical assistance
- Be a partner

3. Increase the 1- and 5-year survival rates of women and minority businesses. How do we bring them to parity with overall economy?

- Promote impartiality
- Provide targeted assistance to this group
- Education on about how a business is run.
- Have goals and how to reach them.

4. What strategies are needed to enhance customer service and support for small businesses?

- Have a staff dedicated to helping small businesses
- Be proactive in reaching out to small businesses
- Reaching to show that you care, calling to check during this difficult time is appreciated.

5. Are there any issues or challenges you can share that you are currently facing while conducting business in Fayetteville?

- Finding workers
- In a tense world, people are stressed out. Finding a way to help people feel more comfortable in their surrounding
- Have to adapt and develop new strategy to help people, how to clean, etc.

6. How can the City of Fayetteville better serve you as a small business owner?

- Provide resources
- Great city, doing a lot to improve the city with sidewalks, bike trails, causing people to move in.

- Regular customers from out of town commented that while Fayetteville has cute little shops, accessibility is not very good.

7. As a small business owner, what is your biggest challenge right now?
- Finance
- Workforce
- Shut down for 5 weeks, experienced cash flow. Had some set aside. Wife was working. Kept us afloat.
- Fit my life into my finances, cut back on things.
- Not spending on things, cash flow.
- Govt helped to the extent that I don't have to close my shop, I was able to pay rent.

8. Would you like to provide any additional comments pertaining to small business support, growth, and retention?
- Market the city
- Form small business group to support each other

Meeting notes #1
1. Business momentum is picking up.
2. Startups spend time looking for a location. They may hop around until they find a rental at the right price range at the right place.
3. City has done road improvement, built retaining wall, making it easier for customers to reach my office.
4. Setting aside a percentage of business to certain groups could be discrimination against the rest

Small Business Focus Group Meeting #3
7.14.2021 @ 11 am via Zoom
Small Business attendees: Zystein LLC/Zoraida Aguilar
Staff: Chung Tan
1. Why are small businesses so critical to Fayetteville's economy?
Diversity, reliability, enhancement, personality, creativity

2. Increase the 1- and 5-year survival rates of small businesses. How can the City help increase survival rates of small businesses?
- Promote exploration
- Provide technical assistance
- Be a partner

3. Increase the 1- and 5-year survival rates of women and minority businesses. How do we bring them to parity with overall economy?
- Promote impartiality
- Provide targeted assistance to this group
- Education on about how a business is run.

4. What strategies are needed to enhance customer service and support for small businesses?
- Have a staff dedicated to helping small businesses

- Be proactive in reaching out to small businesses
- Reaching to show that you care, calling to check during this difficult time is appreciated.

5. Are there any issues or challenges you can share that you are currently facing while conducting business in Fayetteville?
- Finding workers
- In a tense world, people are stressed out. Finding a way to help people feel more comfortable in their surrounding
- Have to develop new strategy to help people, how to clean, etc.

6. How can the City of Fayetteville better serve you as a small business owner?
- Provide resources
- Great city, doing a lot to improve the city with sidewalks, bike trails, causing people to move in.
- Regular customers from out of town. Cute little shops. Accessibility is not very good.

7. As a small business owner, what is your biggest challenge right now?
- Finance
- Workforce
- Shut down for 5 weeks, experienced cash flow. Had some set aside. Wife was working. Kept us afloat.
- Fit my life into my finances, cut back on things.
- Not spending on things, cash flow.
- Govt helped to the extent that I don't have to close my shop, I was able to pay rent.

8. Would you like to provide any additional comments pertaining to small business support, growth, and retention?
- Market the city
- Form small business group to support each other

<u>Meeting Notes #3</u>
- Have a tax moratorium from the city, county, state for new businesses from 0-5 years. When they are starting, they don't have funds. So, don't start taxing them. Give them an opportunity to grow
- When we were starting our business, there were so much that we did not know. Have a go-to person, hub, or place to ask questions, to find answers
- City to provide space at an affordable rent. Consider this is infrastructure costs to help startups
- Have a directory of small business in the city so that we may refer one another. Like housing the directory in the business license page
- Have a "How To" page with check list for small business to do.
- I thought StartUp Junkie charges for its service and so I did not go to them. Communicate better and often
- Once I got all my licenses and permits, etc. doing business in Fayetteville poses no challenges

- Have a small business mentorship program. Don't need 1-on-1. Once a month, with a specific topic, may be helpful.
- The pandemic caused us to lose some customers because they closed their business. We upgraded our website and e-commerce channel. Because of funding, we could not upload all our products online. Can the city help?

Small Business Focus Group #4
7.14.2021 @ 2:30 pm
Staff – Chung Tan
1. Why are small businesses so critical to Fayetteville's economy?
Diversity, reliability, enhancement, personality, creativity, create jobs
2. Increase the 1- and 5-year survival rates of small businesses. How can the City help increase survival rates of small businesses?

- Promote exploration
- Provide technical assistance
- Be a partner
- Provide incentives
- Improve transportation

3. Increase the 1- and 5-year survival rates of women and minority businesses. How do we bring them to parity with overall economy?

- Promote impartiality
- Provide targeted assistance to this group
- Education on about how a business is run.
- Have goals and how to reach them.
- Setting aside %age to certain group could be discrimination against the rest
- Provide training and resources where they are
- Remove language barrier
- Affordable and reliable child care

4. What strategies are needed to enhance customer service and support for small businesses?

- Have a staff dedicated to helping small businesses
- Be proactive in reaching out to small businesses
- Reaching to show that you care, calling to check during this difficult time is appreciated.

5. Are there any issues or challenges you can share that you are currently facing while conducting business in Fayetteville?

- Finding workers
- In a tense world, people are stressed out. Find a way to help people feel more comfortable in their surrounding
- Have to shift to adapt and develop new strategy to help people, how to clean, etc.

6. How can the City of Fayetteville better serve you as a small business owner?

- Provide resources
- Great city, doing a lot to improve the city with sidewalks, bike trails, causing people to move in.

- Regular customers from out of town commented that while Fayetteville has some cute little shops, accessibility is not very good.

7. As a small business owner, what is your biggest challenge right now?
- Finance
- Workforce
- Shut down for 5 weeks, experienced cash flow challenge. Luckily had some money set aside and a wife who was working that kept us afloat.
- Fit my life into my finances, cut back on things.
- Not spending on things to help with cash flow.
- Govt helped to the extent that I don't have to close my shop, I was able to pay rent.

8. Would you like to provide any additional comments pertaining to small business support, growth, and retention?
- Market the city
- Form small business group to support each other

Meeting notes #4

1. Can city, county, state consider waiving property taxes? Waiving licensing costs?
2. Expand transportation services, reliable, like 7 days, and all hours. Partner with uber/lyft
3. How can small business compete with big business to attract workforce? They are giving out bonuses.
4. For Startup founders, they usually are not able to pay himself/herself. Provide financial support to the founders?
5. For women/minorities – reach them at their level. Difficult to attend a zoom call if they are also running a business. Marshallese community is not so educated. Dumb down to audience level. Go to Jones Center to reach the Hispanic/Latinos?
6. Startup programs like the accelerator programs are meant for educated groups. For some business owners, they need grassroot, elementary business education.
7. If a small business has a question, does it know where to find the answers? City should streamline, have a hub. Provide a check list. Anything a small business needs, it could find answers so it is not discouraged or frustrated.
8. Even if you have the resources, how to constantly communicate so the business knows.
9. Make sure that your programs can work. For example, Rockin' Baker is a certified trainer but based on the program criteria, it cannot recruit anyone to participate in the program.

Small Business Focus Group #6

7.22.2021 @ 2:00 pm
Advertised through social media—facebook, linkedin, alignable.
Rick West/Field Agent, Spencer Jones/Lineus Med, Casey Kinsey/Lofty Labs
Staff – Chung Tan

Meeting notes #6

- Small businesses are good for cultural diversity, economic diversity--manufacturing, med device
- Provide affordable flex space, underwriting fiber, provide alternative financing

- Different sizes (FTEs) of the small business have different needs. A small business with 75 workers will need 100 parking spaces. Fayetteville does not have enough parking for its businesses but Rogers does.
- Internet of 1GB costs $99/mth for homes. Cox charges $350/mth. Will be good if city can underwrite infrastructure 5K-10K for startups.
- Loans are very hard to get for startups if the founders have no homes, houses, or cars. They get a 2nd mortgage. Not getting a loan from SBA. Kiva possible for 2- 10 people business for $20K or 50K.
- Funding side of things – service industry has very few assets. Need money to make payroll. Usually small businesses need to be doing about $1M business a year before a bank will underwrite and even then, still need personal guarantee
- How am I going to fund it? Need capital to grow
- When you are starting your business, no income. As a safety net, provide unemployment benefits or work with existing employers to allow workers to take leave of absence.
- Different stages of the business cycle have different needs. Need to match their needs at their level of business cycle
- Recommend startups to join accelerator programs out of state to be trained and/or to get investments but come back. Send them out and return with our incentives to attract them.
- Give startup $5K per employee that you hire. Loan until forgiven after x months.
- State's Tax credit for payroll program is useless or not significant. Business can just pay less to get the same benefit without the paperwork.
- Usually early stage businesses have small financial gap that the city can fill.
- Things that help businesses in general will help the minorities/women/veterans, as well.
- Hope is not a strategy
- Businesses face difficulties finding workers from the minorities etc. Field Agent offers Internships, part time work @ $12-$15, Jobs at $45 - 50 K, attend job fairs, etc. Yet, out of the 100, they probably have 2 minority candidates. Woman in software is so few. They are not applying. First, you need to expand the talent pool. We hire basic degreed people, looking at JBU, UA.
- Small businesses compete with the bigger employers. Amazing candidates go to the big 5. P & G will pay minority staff starting at $65K.
- Solve all the other problems first, like transportation, make the workforce pool a big pool
- The infrastructure is not there.
- Lineus Medical and Lofty Labs resort to hire remote workers. Another reason is because XNA either has no direct flights or tickets are expensive. They hire out of Dallas, Denver, Chicago that have hubs.
- Product managers, sales managers – hire in other states, up to 4. Compared to Fayetteville/NWA region, time wasted with 1 or 2 stops for flights and higher ticket prices
- But if the city can offer $5K - $10K for every worker who relocate to Fayetteville, it may help to bring some workers here.
- Set aside funding to either hire specialists or to pay for consultants to help local businesses with long term strategies – eg. a 4 year site selection long term strategies plan. Help to project Warehousing/manufacturing needs with tactical forecasting and financials.
- Community resource – 1 person for site selection.
- Or choose an industry. Eg Accelerate my understanding of running a restaurant.
- For this Specificity – city makes some bets on some certain sectors.

- StartUp Junkie is good but stops at in depth support. They are only broadly supportive.
- Fund activities that can produce outsize effect on certain groups, sectors. Create the Cascading effects
- We start our business in Fayetteville by choice. It is not the best place to do business here. Finding workers too hard. Finding space is hard. Flying can be time consuming and costly. Office space, not enough parking lots. More retail.
- AR is a small market. Big accounts all over the country. Liability to the business to have workers in Fayetteville
- Fayetteville is not anti-business but not pro-business either.
- WRMC, UA, Library all good. But the decisions that Fayetteville made for the last 30-40 years till now is hurting Fayetteville if Fayetteville wants to be seen as a fast growth city.
- Billboards would have exposed/marketed Fayetteville businesses. Rogers and Bentonville feel more pro-business
- What has the city done for businesses in last 10 years?
- Is the Development you see in Rogers/Bentonville a result of friendlier development process or land use?
- Does Fayetteville want to build a place where developers want to come?
- I like the people, I like the town, I like progress. I grow my business despite of.
- Office space doesn't need to be 10-story high. Fayetteville has to ask itself what it wants to be. Fayetteville has Progressive people, has its own character. There is land along Appleby, Gregg, S Fayetteville. Why are they not developed?
- Learn from others. Why did Highlands Oncology build in Johnson? High paying jobs. Why did we lose them? How not to lose more projects?
- Fayetteville's priorities on streams, trees, over pro-business have impact on development.
- Fayetteville may build infrastructure, etc. but these projects are hoping for potential dividend.
- Fayetteville to decide who do you want to be? Vibrant economy?
- Fayetteville lost Whytespyder. Could lose Lofty Labs next.
- Fayetteville can't be everything to everybody
- How will Fayetteville define its next 10 years of success? As a Lifestyle community? High growth? Manufacturing?
- How to get more folks from the area to move back to Fayetteville, repatriation, to move back. Stop the brain drain.
- City works on places to park, transit, affordable housing, pro business, Arts district,
- Get back to the priority – is it business, is it livable. The machine is now pushing up north.
- City can start by buying the Hwy Motel Inn. Have Café La Rue be the restaurant and convert all the rooms for startups.
- Recognize that city has a tough time with private owners who are just squatting on Fayetteville land while waiting for the prices to go up.

GCOD Subcommittee

Growth Concept Oriented Development Subcommittee, July 22, 2021

Q1: Of the various components of a 'growth node' below, please rank the importance of each item as it relates to activating a growth node or corridor.



Q2: If the City wants to focus on activating one growth node at a time, how should this be approached at a macro level? What steps should be taken first?

- Acquire land, either as the city or in partnership with commercial/development entities, for the purpose of partially directing/strongly influencing the development of both structures and uses contributing to the node.
- Develop a Economic Development Scoring Matrix.
  Calculate a Economic Development Score for each Growth Concept Map element area.
  Allocate Economic Development programs, funding, actions, etc. based on the priorities calculated by the Matrix.
- Start by doing a complete design for the node accompanied by the infrastructure to allow it by right
- Completely re-write the City's Unified Development Code to not be antagonistic to dense, walkable, mixed-use development and elect a City Council that actually, truly believes that GCOD is a priority.
- To set the framework, entitlements ought to be set by the City, starting with rezoning. From there, the City can facilitate make targeted improvements to streets and infrastructure. Then prioritize acquiring greenspace and coordinating transit.
- I am not sure the idea of doing one at a time is the best course of action and I would think the steps or initiatives would need to be tailored to each. Nodes may do better if they have their own "personality" or direction for placemaking.
- Well, it shouldn't focus on one node at a time. But if it were, I'd start with a catalyzing plan and public investment.
- Identify opportunities for quick wins with willing land owners. Demonstrate success with projects that are close to shovel-ready.
- Rewrite the UDC
- Intentional parcel-level planning and analysis and matchmaking by Economic Development office for underutilized parcel owners with development projects with a variety of how owners can be compensated or stay involved)

Q3: What strategies or actions can be taken to entice, incentivize, and encourage a mix of diverse housing types in a growth node (tier on the GCOD map)?

- Pre-zone rather than wait to rezone parcels. Create "node overlay" zoning to more proactively identify desired uses. If possible acquire the land that is to remain open space and reduce the parkland dedication/fee for node uses that are desired.
- Inventory public and private vacant and underutilized areas in the Transit Supportive Core (1/4 mile radius) of the Tier Center. Properties of this classification should be pursued as a public/Private partnership development project.
- Rezone selected properties in the Transit Supportive Core to a form based mixed use zoning classification or amend existing Euclidean Commercial Zones to permit mixed use development.
- Invest in the development of a transit stop/station with amenities (I.e. park & ride facility, covered waiting areas, information screens, etc.) in the Transit Supportive Core of the Tier Center.
- Design and construct a network of internal pedestrian pathways and vehicular routes within the Transit Supportive Core and Pedestrian-Shed of the Tier Center to focus on the pedestrian experience and maximize safe internal circulation of vehicles.
- Establish service standards (childcare business, personnel care businesses, eating and drinking establishments, etc.) for Tier Centers and undertake Economic Development actions to implement the service standards.
- Undertake Economic Development action to support the Art Branding of the Tier Center..
- Inventory the public and private Open Spaces and support their development and programming to enhance the pedestrian experience within the Transit Supportive Core and Pedestrian-Shed of the Tier Center.
- Use city, county, state, and federal funding resources to leverage private investments
- This is one area where the City has done well by allowing ADUs by right and reducing or eliminating parking minimums, at least in certain areas, and allowing cottage courts.
- Again, the Unified Development Code makes developing several residential building types and configurations difficult and the architectural requirements lead to actually worse design.
- The City can rezone and make infrastructure improvements. Existing waivers for low-income housing impact fees can be emphasized.
- Zoning should be diverse - no zoning that limits development to single family exclusively. Small parcels and small formats should be encouraged by making them more convenient.
- Re-write the UDC.
- Rezone the entire city
- Remove the suburban setback and utility standards that require big front setbacks, side setbacks, and larger than needed alleys
- Allow more than 2 attached townhouses!!
- Sell or lease city-owned land to a private developer (non-profit or for-profit) and require mixed-income housing via deed restrictions.
- Stop making infill harder than greenfields to develop
- Make missing middle housing the easiest project type to build on infill parcels in targeted growth centers and along transit corridors through pre-permitted building plans, i.e. Pattern Zones.
- Support for small-scale developers, including professional development training and a guaranty fund to enhance access to capital. This strategy could also help developers of color, women, and other underrepresented groups build wealth.

- Elect council members who don't think we already have all the houses we'll ever need built.
- Put an urban growth boundary on the city, but allow basically unlimited form based density inside the boundary to preserve forests and fields at the edges
- Legalize Single Room Occupancy housing
- Start over to build a UDC focused on public health, fiscal resilience and access/mobility.

Q4: What strategies or actions can be taken to slow the cost of housing (buying a home and rental rates)?

- Develop a pre-fab manufacturing operation for housing. Framing, wall sections, cabinetry can all be better constructed when mass produced indoors and then delivered and assembled on-site. Sears used to sell home kits. Various models can be provided.
- Increase the housing density in the Transit Supportive Core (1/4 mile radius) of the Tier Centers to a minimum 10 DU's per Acre. (Gross).
  Eliminate minimum residential parking requirements in the Transit Supportive Core and Pedestrian-Shed.
- Help pay for the down payment
- Perspective house buyers must undergo home ownership responsibility training before they can get an incentive
- Subsidized home construction by offering up city-owned land
- Allow SFH to build ADUs. Train the SFH owners.
- ADUs may be owned by people other than the SFH owners
- Change dev codes to allow duplexes, triplexes, quadplexes in SFH zones
- Form a consortium of bankers to finance home ownership
- Don't artificially reduce supply. Don't have fee structures and enforcement processes that disproportionately affect lower priced units. Allow manufactured homes and development of manufactured home parks (with thoughtful regulation).
- All the City can control is the cost of regulation. Construction and land costs are market-driven. Evaluate development code standards for relaxing standards,
- Think about Housing + Transportation as opposed to housing cost in a vacuum.
- The city has to radically lower barriers to small-format multi unit projects. Prices go up when supply doesn't keep up with demand.
- Legalize Single Room Occupancy, eliminate roommate max
- Eliminate all density requirements that are unit / acre base
- Eliminate fire sprinklers from 4 units or less
- Start over and rewrite the UDC
- Do we have data on the Jobs/Housing Balance (by location) within the City?
- How could we begin to quantify the 15 Minute City? This could be a helpful frame for the "why" for many of this committee's housing/transit initiatives. It speaks to the benefits of infill, and there's something in it for everyone.
- Scaling up shared equity homeownership for multi-generational affordability.

Q5: What additional data is needed to help inform this section of the plan?

- Traffic patterns, vehicles densities, commute and vehicle idle times by streets would be nice to know. In addition, knowing if existing traffic signals have "smart" on the fly adjustable timing with linked traffic cameras would be helpful.

- Thomas Brown e-mailed Devin a list of 27 GIS data requirements (on 7/20,) that need to be considered for application in the creation of an Economic Development Scoring Matrix.. Contact Thomas Brown for more information.
- University of Arkansas enrollment growth and housing plans should be obtained. 26% of students are housed on campus. 21,000 students and 11,000 employees compete for lower cost housing within 3 ZIP codes, they consume more than half of that housing.
- City's adopted master street plan should be re-reviewed, looking for future east-west, north-south corridors which could be invested in with Covid relief infrastructure funding.
- We have enough data for now
- Heat map of units approved each year by location.
  Detailed analysis of cost of infrastructure and maintenance by use and unit type.
- What tools exist to prevent land prices from inflating after City rezoning or infrastructure improvements, but before development?

Q6: Do you have any additional thoughts you'd like to provide?

- Fayetteville, Springdale,,Rogers and Bentonville need to coordinate their long range land use planning activities and land use policy to support the transit readiness of the NWA Metropolitan Region as a Regional Economic Development effort.
- The University should be encouraged to constructed (with state approved bond funding) a major on-campus housing development for grad & married students, new faculty, and low income maintenance personnel - a true mixed community.
- Have a dedicated person/division to monitor, manage, and guide the implementation of the growth nodes

Additional Comments from Subcommittee members provided via email:

Background Issues:

1. **Review the GCM elements** (Tier 1 Centers, Tier 2 Centers, Tier 3 Centers, Transit Corridor, High Activity Corridors, Special Districts, EGN) - Location Criteria, Boundary Criteria and add to City GIS.

2. **Review the typology for Tier 2 & 3 Centers** (see attachment illustrating the Transit Supportive Core, Pedestrian Shed, Park & Ride Shed).
3. **Review Survey results.**
4. **Review the Economic Development Plan Objectives.** (Existing and Proposed)
5. **Consider the application of an analysis tool like our "Infill Scoring Matrix".** We could call it the Economic Development Scoring Matric. It would be applied to each of the GCM Element Areas to describe and calculate the priority for applying GCD strategies, action items, investment options.
6. **Determine data requirements for building a Scoring Matrix tool.** (Population density, Employment density, affordable housing, Transit facilities, Utility facilities, Active transportation facilities, Street infrastructure, Economic mobility barriers, Under served populations, Vacant/Underutilized Public & Private Property, Vacant/Underutilized Private property, Public Art, Open Space assets, Workforce and Attainable Housing distribution, Crowd Sourced Data, etc.).
   See the 26 Economic Development Criteria and description of a Scoring Matrix.
7. **Create a parcel level Growth Concept Map**. This map establishes GCM element boundaries at the parcel level.

Some Study Products:

1. **Identify GCD strategies, action items, investment options and implementation responsibilities.**
    - GCM element Economic Development Standards (Affordable housing. Restaurant, Bar, Childcare, Park and Ride, Transit Station/Stop. Art Studio Space, Etc.)
    - Regulatory framework & Rezoning (including connectivity design).
    - Development Marketing Plans.
    - Public/Private Partnership Projects (look at City Vacant and underutilized property, etc.)
    - Public infrastructure projects (Bond and CIP projects).
    - Project Funding Grants.
    - Potential improvements to the UDC (address Minimum Residential Parking in GCM Element Areas, Allow Mixed Use in the C-1, C-2 and I-1 Zoning Districts, etc.)
2. **Identify metrics for tracking performance**

GIS data requirements for potential economic development criteria for an Economic Development Scoring Matrix tool:

- Dwelling Unit Density of residential parcels.
- Population Density of residential parcels.
- Employee Density of commercial and industrial parcels.
- Employee Density Classes of parcels.
- Vacant or underutilized Municipal and County parcels.
- Private Parking lots.
- Parcels within 300 feet of Water
- Parcels within 300 feet of Sewer
- Parcels within direct access to Sidewalks and Trails.
- Parcels within a half mile of Elementary Schools.
- Parcels within six minutes of a Fire Station.
- Affordable Housing Density.
- Parcels within a half mile of Commercial properties.
- Parcels within a half mile of a Park.
- Parcels within a half mile of an existing and future transit route.
- Parcels with direct access to Regional Link and Neighborhood Link classified streets (existing and future).
- Number of Businesses by NAICS sector.
- Populations facing barriers to economic mobility (I.e. minorities, women-run businesses, residents in poverty, and neurodiverse residents, etc.).
- Small Businesses.
- Businesses with Workforce Development and job-skill training opportunities.
- Arts and Entertainment properties.
- Child Care businesses.
- City Housing Map comments regarding feedback on locations that are appropriate and inappropriate for housing.
- Impervious areas.
- Areas zoned R-A.
- Areas zoned using a Euclidean Commercial or Industrial Classification.

- Areas zoned using a Form Based Mixed Use Classification

Then create an overlay map:

- A Parcel level Growth Concept Map.

Then Develop a Scoring Matrix for GCM Element Areas displaying values for each of the 27 economic development criteria.

Then Calculate the Economic Development priority score of each GCM Element Area.

Finally Identify GCM Element Area Parcels with high Economic Development potential (or vacant or underutilized parcels within GCM Element Areas with high potential).

Post Kick Off Meeting Email from Tom:

Devin,

There were many great ideas discussed at our first Growth Concept Development focus group meeting. I hope the following four ideas will be perused and that I will be permitted to help in their development:

Create a Economic Development Scoring Matrix. This is a land use planning tool that can be utilized in each of the GCM Element Areas* to help describe current conditions and facilitate the calculation of a priority for implementing GCD Plan strategies, action items and investment options. This task begins with the determination of the GIS data requirements for building a Scoring Matrix tool. (See the attached proposed 27 GIS Economic Development Criteria).

Create a parcel level Growth Concept Map (GCM). This map delineates GCM Element Area* boundaries at a parcel level which facilitates spatial clipping of GIS data for each of the GCM Element Areas*.

Inventory and delineate all the public and private vacant and underutilized property located within the boundaries of the GCM Element Areas. This GIS data will provide baseline parcel information necessary to begin an effort to identify the Municipal and privately owned properties to be further analyzed to evaluate their development potential as a partnership project. This activity should include the initial assessment of partnership project potential for priority properties.

Identify Economic Development Standards for the GCM Element Areas. Standards that include; residential density, employment density, restaurant availability, childcare availability, affordable housing requirements and other residential service requirements. The standards can be used to characterize the current level of infrastructure and amenities available at individual GCM Element Areas*, determine upgrade requirements and establish priorities for pursuing Economic Development activities, programs and investments.

Potential GIS Criteria for a Economic Development Scoring Matrix Tool

- Dwelling Unit Density of residential parcels.
- Population Density of residential parcels.
- Employee Density of commercial and industrial parcels.
- Employee Density Classes of parcels.
- Vacant or underutilized Municipal and County parcels.
- Private Parking lots.
- Parcels within 300 feet of Water
- Parcels within 300 feet of Sewer
- Parcels within direct access to Sidewalks and Trails.
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- Child Care businesses.
- City Housing Map comments regarding feedback on locations that are appropriate and inappropriate for housing.
- Impervious areas.
- Areas zoned R-A.
- Areas zoned using a Euclidean Commercial or Industrial Classification.
- Areas zoned using a Form Based Mixed Use Classification

Figure 1: From Tom Brown

During our recent GCOD Goal Exploration meeting there was one question asked of the group that I wanted to comment on.

- Do you have any additional thoughts or comments about goals for the GCOD section of the Plan?
  We need to consider integrating the following Fayetteville 2040 City Plan Affordable Housing Action Items in our Plan:
  - Fayetteville should actively participate and engage in the regional dialogues and initiatives as outlined in the report completed by the Northwest Housing Regional Planning Commission entitled “Our Housing Future- A Call to Action for Northwest Arkansas”.
  - Fayetteville should identify gaps in affordability throughout the city and set numerical targets for housing that is affordable to a variety of households, including workforce, supportive, low-income, families with children, and senior housing.
  - Promote long-term affordability by:

    - Supporting a local or regional community land trust and other shared equity approaches;
    - Targeting the use of public funds for the lowest-income households, including those who are homeless, at risk of homelessness, or who have other special needs; and
    - Developing new goals, targets, and strategies to promote the distribution of affordable housing in all parts of the city, including incentives for affordable housing in new developments and for the preservation of existing rental units.
- Identify new or expand existing dedicated revenue sources for affordable housing.
- Examine potential regulatory barriers and policies that impede the provision of household affordability, including: infrastructure costs, the costs and benefits of development ordinances on housing development, and how the City's fees and requirements impact the cost of living for households in Fayetteville.
- Develop a community educational campaign to address the issue of affordability such as; the loss of existing affordable housing, rising utility and transportation costs, and the need to maintain affordability as a part of Fayetteville's quality of life.
- Identify opportunities for the creation of affordable housing on publicly-owned land and develop partnerships with developers to provide flexible, affordable work space and housing.
- Support the creation of a "real-time" database of available affordable housing units, services, resources, and incentives to strengthen the process of connecting qualified buyers and renters with affordable housing to comprehensively lower monthly household expenses.

We also need to consider integrating the following four recommendations presented in the Enterprise Advisors 2018 report titled "Our Housing Future A Call to Action for Northwest Arkansas",

- CREATE A LOCAL FUNDING SOURCE FOR NEW HOMES
- ESTABLISH ANTI-DISPLACEMENT MEASURES.
- DEVELOP LOCAL TENANTS' RIGHTS POLICIES.
- CREATE A LOCAL HOUSING PRESERVATION POLICY AND ALIGN TOOLS FOR IMPLEMENTATION.

Review the attached Reports for more details about the four recommendations.

Devin
I noticed that Gunder Coaty with the GIS Department created a new map titled; "City Growth Nodes Inside a 15 Minute Walk". It looks like a good start to creating a "Growth Concept Map" to be placed on our GIS City web portal.

Below I have suggested a list of map improvements that I hope will be made to the subject map:

1. The borders of the Downtown Tier 1 Center should be the boundaries established in the Downtown Neighborhood Master Plan.
2. The borders of the Uptown Tier 1 Center should be established like the Downtown's. An example of potential boundaries for the Uptown Tier 1 Center are; north side - City Limits, east side - College Avenue, south side - Fulbright Expressway and west side - Gregg Avenue).
3. The boundaries of the Transit Supportive Core in the two Tier 1 Centers should be the 5 minute walking distance around (existing and potential future) transit stops.

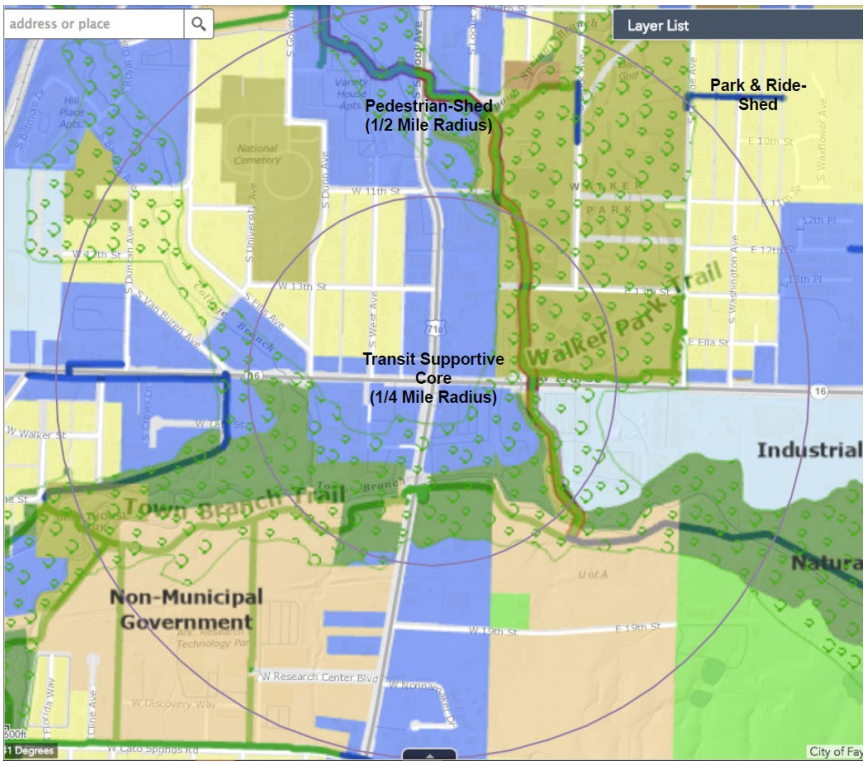
4. In Tier 2 and 3 Centers, the boundary of the Transit Supportive Core should be the 5 minute walking distance around the middle of the Center and the boundary of the Pedestrian-shed should be the 15 minute walking distance around the middle of the Center.
5. There are just a few Tier 2 and 3 Centers that I would like to discuss making adjustments in the location of their node symbols.
6. The TOD depicted in the Fayette Junction Neighborhood Master Plan needs to be added to the Map as a Tier 3 Center.
7. The University Special Growth Node should use the University property boundaries.
8. The Medical Special Growth Node should use the Washington Regional Medical Center property boundaries.
9. The Airport Special Growth Node should use the Drake Field property boundaries.
10. The Industrial Special Growth Node should use the appropriate FLUM Industrial Area boundaries adjusted to follow existing property boundaries.
11. The Special Growth Nodes only need the 5 minute walking distance boundaries around (existing and potential future) transit stops located within Special Growth Node boundaries.
12. We need to be able to display individual Growth Nodes, 5 minute walking distance boundaries (or Transit Supportive Cores) and 15 minute walking distance boundaries (or Pedestrian-sheds).
13. Need to title each of the City Growth Nodes.
14. Consider changing the title of the map to "City Growth Nodes".

I also wanted to propose a few basic evaluation criteria that can to be used to perform an initial rating of the degree and nature of the existing development in each of the Tier Centers:

- Transit Supportive Core should have a density of 10 DU/Ac or 1257 DU's.
- Maximize the existing overall DU density of Tier Centers and their two structural components; Transit Supportive Core and Pedestrian-shed.
- Tier 2 Centers should be located at the intersection of crossing major roads.
- Tier 3 Centers should be located at the intersection of crossing neighborhood and major roads or just neighborhood roads.
- Maximize internal multimodal connectivity and circulation density (LF of sidewalks and trails per acre) in the Pedestrian-shed and Transit Supportive Core.
- Maximize the number of retail service establishments (grocery stores, restaurants, personal service establishments, child care facilities, etc.).
- The amount of vacant and underutilized parcels/land by Transit Supportive Core and Pedestrian-shed (total and %).

The overall development rating for each Tier Center can be used to prioritize them for future development actions.

I would like to talk to Gunder or the individuals responsible for developing the City Growth Node Map to explore the future application of my suggestions.
Thanks
Thomas Brown


address or place
Layer List
Pedestrian-Shed
(1/2 Mile Radius)
Park & Ride-
Shed
Transit Supportive
Core
(1/4 Mile Radius)
Walker Park Trail
Industrial
Town Branch Trail
Non-Municipal
Government

CDBG in the Park

CDBG in the Park Public Input Session, July 30, 2021

CDBG In The Park Event
7.30.2021
Walker Park from 10:30 am – 1:30 pm

Q: What types of small businesses would you like to see more of in Fayetteville?

- Water park (x4)
- More businesses in south Fayetteville
- Grocery store in south Fayetteville
- Another splash pad in south Fayetteville
- Whataburger
- Six Flags
- Church's Chicken
- Taco Bell
- More parks
- Ice cream shop (x2)
- Food truck
- Barber shop
- McDonald's
- Taco shop
- Restaurant
- Ride share
- ORT
- Handy rides

Childcare Subcommittee

Childcare Subcommittee Meeting, August 12, 2021

Childcare Subcommittee Meeting

Thursday, 8.12.2021

12:45 pm – 1:45 pm

By Zoom

Subcommittee Chair: Meredith Lowry, Patent Attorney, Wright Lindsey Jennings

Attendees:

Debbie Malone, Program Coordinator, Child Care Aware of Northwest Arkansas
Kathleen Hale, Pre-K Director, Fayetteville School District
Tammy Rowland, Administrator, Northwest Arkansas Family Childcare Association

Staff: Chung Tan, Deputy Director, Economic Vitality Dept, City of Fayetteville

Meeting Notes:

Head Start

EOA (Economic Opportunity Agency) Head Start emphasizes birth – 3 years old for brain development, etc. Funding for pre-K has been static and a lot of children are not being served. Head Start partners with public schools and churches such as St. James Church to increase capacity. Only families that meet state or federal income guidelines may be offered this service.

More Pre-K services are Needed

While Head Start serves all they can, the perfect scenario is for every child to go through pre-K. To achieve this goal, it will require construction of new facilities as not all existing facilities are poised to expand.

Lack of Child Care Facilities

Family day care may be an alternative to center based programming. Just to increase number of childcare facilities available. Many children are on waiting list with no places to go for certain centers. At other centers, there were cancellations because of Covid. Families could be in quarantine. There are yet parents who choose not to send their children.

Challenges and Possible Solutions

Arkansas Department of Human Services, Child Care & Early Childhood Education Division has identified a few gaps that they could possibly spend money on – availability and hours of care. Workers working late night shifts need child care services, too.

We may build partnerships between businesses and child care. Money directed towards that. Businesses like Tyson knows the needs are great for off hours care. We need more funding to expand existing programs.

Workforce Issues

We face a huge problem in getting qualified staff. It is a difficult job. Teachers are not paid like nurses. They make minimum wage, receive food stamps, and have a difficult time in pursuing further education. Arkansas Early Childhood Association offers T.E.A.C.H. (Teacher Education and Compensation Helps) Early Childhood Scholarship Program for teachers. However, we need parity in wages across the board. A childcare teacher in a private program makes more money than a kindergarten teacher in a public school. In some states, they work with charitable organizations and businesses to pull resources together to pay teachers more. Sometimes, one can go work in McDonald's and be paid more.

Local charitable organizations such as the Arkansas Community Foundation has been very supportive. Winthrop Rockefeller Foundation and the Fayetteville Public Education Foundation are as well. Arkansas Better Chance (ABC) is no good. It does not keep pace with certified teaching positions and scrambling every year to find money to stay open. Put pre-school teachers on the

same salary scale to attract and maintain teachers. Happy Hollow Foundation is concerned about early childhood education.

Child Care Development Fund (CCDF) funded programs pay even less and so becomes far more difficult to manage. CCDF teachers get paid half.

What It Takes to Provide Childhood Education

There is a mad scramble to find out what you need to operate a childhood education facility. Many people do not understand the complexity of child education. We need to educate our community and business leaders.

We have all kinds of statistics to be problem solvers. We are talking about millions of dollars to build new facilities. To outfit a classroom could cost up $60 thousand and up depending on age we are serving and if you want high quality. Amenities must be developmentally appropriate. Cot sheets, blankets, cots, furniture, learning centers, highly qualified staff, and so. Costs may reach $100 thousands per room.

A typical pre-K or kindergarten teacher who has a master's degree, is nationally board-certified may start at around $48,000 a year with 28% fringe benefits. After 14 years, he/she may make $60,000 annually. It is usually a 190-day contract.

Family Child Care Services

They may be simply baby sitters and unregulated. If we want to increase slots fast, family childcare in a home setting is the way to go. Springdale, Rogers, and Bentonville may allow you to keep 5 children or less underground. In Fayetteville, it is difficult to recruit this type of providers to go from being unregulated to regulated. We spend some money to do the marketing. StartUp Junkie will assist to produce a video to put in youtube to promote recruitment. If a provider is licensed, it may increase the number of slots from 5 to 10. It will cost the provider very little money if it is a home. The provider just needs to buy some equipment. She/he will spend thousands of dollars instead of tens of thousands of dollars.

We are trying to do a step-in process. Just watch children, watching TV, with care giver sitting on the couch. Those were wonderful places to go. However, with regulations and a little money, we can show them how wonderful it can be. To do it correctly and not have angry or bored children. We help them with business schedules, how to be an entrepreneur and so on.

Arkansas Better Beginnings have money. What is your goal? We want more quality care. Kids who are in good quality care center do better in schools later on.

Possible Next Steps:

We may conduct a survey of the parents to find out what they are thinking and what do they want. At the same time, look from the early educators' side of view. Let these 2 come together and come out with strategies.

Family Support Network used to be on its own. Now, we have the support. We can get them through the system. There are now groups that are willing to give money. So why not do quality? Problem is to get the process easier. Got to have the support. Many providers shut down once you talk about being regulated/licensed.

To reach the providers, we may do youtube videos, let them watch and decide if they want to be regulated or licensed. There is the education part. For example, there are teaching grants available. To be childcare giver, one may just need to have high school education, GEDs, childhood education credentialing. Very few jobs need to have degrees.

Providers may be nationally accredited and yet do not have a degree. There is a Child Development Associate (CDA) credential in early childhood education that is administered by the Council for Professional Development. For the school district, the teachers hold at a minimum bachelors' degrees and are certified teachers. One may enter with an associate degree, grandfathered in with CDAs.

Family childcare homes build community, build entrepreneurship, and could be a career pathway. And you do not need a master's degree. Compared to setting up a center, the latter is very costly.

For moms, it is important that the child educators are moms themselves. The children need to be safe, loved, cared for, and fed. Not a deal breaker if the person does not have the credentials

Still, the education part is important. If they have the degree, they need to be appropriately compensated. If not, that's still alright. Many training is free and available.

We need an ecosystem that includes the discussion of grants, training, etc. It does not exist now.

Teacher Education and Compensation Helps, TEACH program is amazing. There is not a system to substitute for in home training. Used to be they cannot go and get trained. Thanks to zoom, they can do it now.
Whether the providers are at home or at the centers, if they go for training, you pay them.
Substitute teachers as a tool is needed. If the teacher is sick or go to training. Need the substitute pool and the funding to pay them because this is usually not included in the budget. During the pandemic, if a staff is exposed or got covid, the facility closes that room because they cannot find a substitute. The children are sent home because there is no teacher. This is not an ideal situation. If the teacher is in quarantine, she/he is not paid.

The University of Arkansas' Early Care and Education Projects, ECEP, started in July 2020 and can be accessed by everybody.

What does City want long term? We need women in the workforce. Some of them can be entrepreneurs if they provide childcare services at home. There are currently only 3 regulated family home care in Fayetteville. They are supposed to be regulated in Fayetteville. Many are illegal right now.

We may set up very precise goals, this is what we are willing to accept to accomplish this. For example, let us increase the number of regulated family childcare in the homes. Facilitation may

grow the partnerships. If we are to improve education, we will need to allocate funding for this goal. For example, per Arkansas Better Chance, we need to spend up to $100,000 to set a room up for 20 children.

What to do with summer, Christmas break, after school care? We need to plan for a continuum of care.

The children could not be at home by themselves. There are lots of camps available in the summer time. However, they are expensive. We need affordable camps.

Fayetteville Farmers' Market

Fayetteville Farmers Market Public Input Session August 21, 2021

Economic Vitality Priorities	**Farmers Market**	
Which of these economic vitality areas are most important to you?	**8/21/2021**	
Ensuring housing development keeps up with population growth and that housing is available across all income levels	129	26%
Job-skill training opportunities for all	46	9%
Attracting new jobs and businesses to Fayetteville	40	8%
Supporting small businesses	96	19%
Economic mobility for residents	38	8%
Bolstering non-profits and businesses in the performing arts and the creative economy	41	8%
Quality of life amenities such as our enduring green network, trails, and parks	107	22%
Total	**497**	**100%**
Estimated Number of Participants	**166**	

First Thursday

First Thursday Public Input Session September 2, 2021

Economic Vitality Priorities	**1st Thursday**	
	3 dots per participant	
Which of these economic vitality areas are most important to you?	**9/2/2021**	
	# of dots	**%**
Ensuring housing development keeps up with population growth and that housing is available across all income levels	85	23%
Job-skill training opportunities for all	43	12%
Attracting new jobs and businesses to Fayetteville	33	9%
Supporting small businesses	62	17%
Economic mobility for residents	25	7%
Bolstering non-profits and businesses in the performing arts and the creative economy	34	9%
Quality of life amenities such as our enduring green network, trails, and parks	84	23%
Total	**366**	**100%**
Estimated Number of Participants	**122**	

Employment Opportunities 1 & 2	**1st Thursday**	
	3 dots per participant	
What types of employment opportunities would you like to see more of in Fayetteville?	**9/2/2021**	
	# of dots	**%**
Medical manufacturing (device, pharmaceutical, etc.)	25	4%
Sports equipment manufacturing (exercise, cycling, sports, etc.)	17	3%
Research and development (Specialized technologies)	46	8%
Food production	32	6%
Healthcare	50	9%
Arts and the creative economy	75	13%
Information technology	39	7%
Other goods-producing industries	3	1%
Business services (administration, accounting, legal, finance)	20	3%
Education	52	9%
Construction/skilled trades	42	7%
Gig-economy	10	2%
Retail	12	2%
Renewable energy and/or energy efficiency	74	13%
Transportation and logistics	34	6%
Remote work opportunities	46	8%
Other	3	1%
Total	**580**	**100%**
Estimated Number of Participants	**193**	

Creative Economy	**1st Thursday**	
	1 dot per question per person	
As it relates to the creative economy and the arts in fayetteville, how important are each of the following areas?	**9/2/2021**	
	# of dots	**%**
Creation of a funding stream, such as "percent for the arts" in the City of Fayetteville		
- Very important	38	42%
- Somewhat important	30	33%
- Neutral	17	19%
- Not important	4	4%
- Opposed	1	1%
Total	**90**	**100%**

Proactive development and/or recruitment of affordable artists studio spaces and housing	# of dots	%
- Very important	46	54%
- Somewhat important	24	28%
- Neutral	14	16%
- Not important	0	0%
- Opposed	1	1%
Total	**85**	**100%**

Expanding employment opportunities within the creative economy	# of dots	%
- Very important	52	58%
- Somewhat important	31	34%
- Neutral	7	8%
- Not important	0	0%
- Opposed	0	0%
Total	**90**	**100%**

Professional an dorganizational development for creatives	# of dots	%
- Very important	42	55%
- Somewhat important	25	32%
- Neutral	6	8%
- Not important	4	5%
- Opposed	0	0%
Total	**77**	**100%**

Incorporation of public art projects with all applicable city construction projects	# of dots	%
- Very important	54	57%
- Somewhat important	24	25%
- Neutral	12	13%
- Not important	5	5%
- Opposed	0	0%
Total	**95**	**100%**

Economic Mobility Subcommittee

Economic Mobility Subcommittee Meeting, September 10, 2021

Economic Mobility Subcommittee Meeting
Friday, Sept. 10, 2021
10 am
Attendees: Ananda Rosa, Christina Williams, Daymara Baker, Kelly Colebar, Monique Jones, Noel Sosa, Rose Sparrows, Mark McCoy
Staff: Devin Howland, Chung Tan
Summary:

- Devin went over the Economic Vitality and Recovery Plan overview, the 4 focus areas, an update on what have been completed so far, what we found out.
- City will provide the links and menti after the meeting
- Provided 3 outputs—the True Sales book, the Economic and Labor Analysis, and the GIS maps
- Jumped to Menti to seek for committee members input and discussion.
- There is a need to make this topic more "sexy" than "ugly"
- Believe that everyone has a right to the table. Listen to what everyone has to say.
- Transportation came up a lot.
- How to overcome the cliff effect
- How to take care of the transition population – those age 18-25 who are left on their own without support and guidance
- This is social development
- Hope to have a draft goals and action items ready by Oct. 1

Economic Mobility Subcommittee

Economic Mobility Subcommittee Meeting 2, September 22, 2021

Economic Mobility Subcommittee Meeting #2
Wednesday, Sept. 22, 2021
2:00 – 3:10 pm
Attendees: Christina Williams, Daymara Baker, John Newman, Kelly Colebar, Mark McCoy, Monique Jones, Noel Sosa, Pastor Curtis Smith, Rose Sparrow
Staff: Devin Howland, Chung Tan

Meeting Summary:

- Devin Howland is the meeting host
- Went over the menti
- Barriers that are missing:
  - Any difference between refugees and new Americans?
  - Domestic violence – sometimes impacting 2 generations – the parent and the child
  - Mental health
- Economic mobility
  - Transit seems important
  - Bring assistance to the level the small business/minority understand

    - There are a lot of opportunities out there but the small businesses/minorities don't know about them. How to share the info, teach them how to look.
    - Start at the base level – how to provide info to our community
- Raising median household income
    - Impacted by students. So now trying to remove students and looking at median household income for 25 years and older
    - Certification program for participating business – seal of approval
- How to increase diversity of local hiring
    - If we are at the table, we can set our criteria so we can measure. Local agreements, etc.
- What should this plan address
    - Gender pay gap
    - Cliff effect
    - Child care subsidy levels -- DHS controls the income levels
- Neurodiverse folks
    - Walmart doesn't have a tool to help this population
    - How to cover the income gap
    - Educate local employers. Incredible risk
    - 20 years ago, employers just said no. Now, more doors open. But they want the job coaches there forever.
    - Can the city lead by example?
- Formerly incarcerated residents
    - Work opportunity tax credit
    - Work on prevention
    - Bail assistance ??
    - Make known that employers offer 2nd chances
- Library expansion. How can we use them?
- Goals
    - Let you set the targets
    - Let skill training be tied to the other goals of raising median household income
- Other good metrics?
    - Align what is realistic versus ALICE levels.
    - ALICE is the working poor. Learn from them but not really using it in totality
- Do you use google sheets? Will share so we can collaborate

Q1: What barriers are missing that need to be addressed in the plan?

- Domestic Violence
- Social support
- lack of social support system
- Refugee
- Mental halth
- People who experience the "Cliff Effect" / benefit cliffs
- Wealth building
- Access to all Resouces for bipoc counity
- lack of skills
- Paradigms need to shift

- Untreated mental health/lack of mental health resources
  There are little to no resources for individuals in acute mental health distress
- lack of skills and job experience, which produces a job reference, which then is required to get a job. So a catch 22 for those who have limited or no job skills
- ALICE - the working poor, those making barely enough to get by
- more specifically single MOMS
- Support system when child care fails
- Access to personal and Professional development
- Access to wifi and technology
- Where & How to access capital
- Parents keeping the status quo
- I did not immediately recognize any groups that have been omitted.
- The Faith to reach out and get the help that is so readily available to all who qualify. People need to reach out and ask for what they need. Just remember Don't allow society or others tell you what you shouldn't do for yourself. Go for IT!!!!
- The lack of Transportation is really a big one. A person can only walk so far. Available transportation through Arkansas Support Network, Ozark Transit, Razorback Transit, etc., must be scheduled by the individual needing the service.

Q2: When you think of economic mobility for populations who face barriers, what are three words that come to your mind?



Q3: What strategies or actions can be taken to reverse the decline of Black or African American Median Household Income in Fayetteville?

- Start with k-12 education system. Identify systems of white supremacy that prevent African American students from excelling. Eg: over-identification of African American students in special education and excessive arrests by resource officers
- Support of African American Scholars programs at the high school level
- Commit to reducing Black or AA households interactions with the criminal justice system.
- Take a look at fines/fees being paid by Black or AA households and offer fines/fees forgiveness program.
- Centering leadership of Black or African American households who experience poverty--asking them this question directly.
- Better marketing of open positions along with easier access to transportation to get to the places of employment
- Development and promotion of Trade Schools

- Outreach Campaigns
- Subsidies to employers to provide training
- Subsidies to Tutors Elementary & HS years
- I'm not sure at this time.
- To make Economic Development, Financial Literacy, Job Skills Training and investing into one's self sexy again.

Q4: How can the City's work help raise the median household income of populations who face barriers?

- Public Transportation (reach & hours)
- Show and tell. You can be what you can see.
- Affordable housing-not only low-income housing but just regular affordable housing
- More skills training opportunities
- Employment, job training/ skills dev
- more focus on transitional-aged individuals (18-22) What happens after high school
- Development of a network of local business that hire felons and/or provide on-the-job training
- Invest in programs that set increasing income for participants as a primary, measurable goal.
- Invest in programs that help build and increase social capital among these populations (connect into higher wage jobs)
- Invest in financial supports for families as they work to increase their income but hit benefits cliffs (i.e. decrease fear of taking a raise)
- Offer incentives for employers to post their jobs online (rather than just rely on word of mouth)
- Conduct analysis of the city's job landscape to help workers understand what jobs offer clear paths to upward mobility/promotion, jobs with stable but good income, and what jobs are neither of these.
- Invest in coaching programs that help people in these populations develop goals and career pathway plans that focus on obtaining salary work with benefits (or more stable, high-paying wage work)
- Partnership with Razorback and ORT Transit to create better routes and accessible transportation. Possibly adding additional routes.
- Certification Program for Participating Businesses
- Citywide Campaign to educate community
- I'm not sure at this time
- Partner with the local workforce office and other agencies within the workforce.

Q5: What strategies or actions can be taken to increase the diversity of local hiring?

- Widen the span of where jobs are advertised, partnering with high-schools
- Incentivize employers to post their jobs rather than just relying on word of mouth / connections.
- Invest in programs that bring local business owners /HR reps into proximity with these populations to build social capital / connections / trust in hiring.
- Increase diversity in interns that local business employ from university
- Modernize Talent Acquisition Methods

- Sponsor the use of AI to transform Hiring practices
- I'm not sure what can be done, but I do believe that it is important to educate local business owners/organizations about diverse work places
- Encourage everyone to create an account in the Arkansas Joblink system located at your local workforce offices. www.arjoblink.arkansas.gov or visit your local office.

Q6: As it relates to populations who face barriers, what should this plan address?

- Child care, transportation and housing
- Childcare
- Customized programs to the specific population
- Job Coaching
- Life coaching
- Addressing the Cliff Effect and building social capital/connections for populations who get excluded from economic opportunities
- The Cliff Effect
- The economic burden placed on people by fines and fees from their interactions with the criminal justice system
- Measurable goals focused directly on increasing income (not just the parallel goals of increasing jobs skills, increasing access to resources, etc.) -- All important but we need to see people increase their income...bringing in more money.
- Transportation obstacles
- Childcare obstacles
- Housing--how to ensure people don't slip into economic crisis because of their housing situations (can drain their savings, lose their jobs, etc.)
- An education & awareness campaign of services available
- Specific Action items with metrics to evaluate, revised and re-implement
- Sharing knowledge with the recipients and making sure they understand what's available to them. Many people go to the unemployment office to apply for their benefits and don't know that in that same building are multiple resource agencies there. ASK

Q7; How can the City help address the gender pay gap through this initiative?

- Continue to increase supports for single moms
- Increase support and resources for moms in general to ensure women do not lose their career progress when they have a family
- Just give up the money and understand all heads of household need the money to talk care of their families.

Q8: What strategies or actions can be used to address the cliff effect so many low income residents face?

- Examine the criteria and requirements for accessing various government and nonprofit programs--are we excluding people bc of income who actually still need the services? Can we rethink or expand the criteria?
- Increase education and awareness of the Cliff Effect in the city so employers better understand how this might impact their employees
- Utilize Leap Fund to help workers plan for and navigate benefit cliffs as they work toward increasing their income
- Increase income eligibility for child care subsidies

- Bring together organizations to collaborate around how to mitigate the Cliff Effect
- Register in the Arkansas Joblink system online at www.arjoblink.arkansas.gov or call your local office to reactivate your account. This will give the state an accurate number of people who need services.

Q9: How can this initiative enable the City to better serve neurodiverse residents through economic mobility?

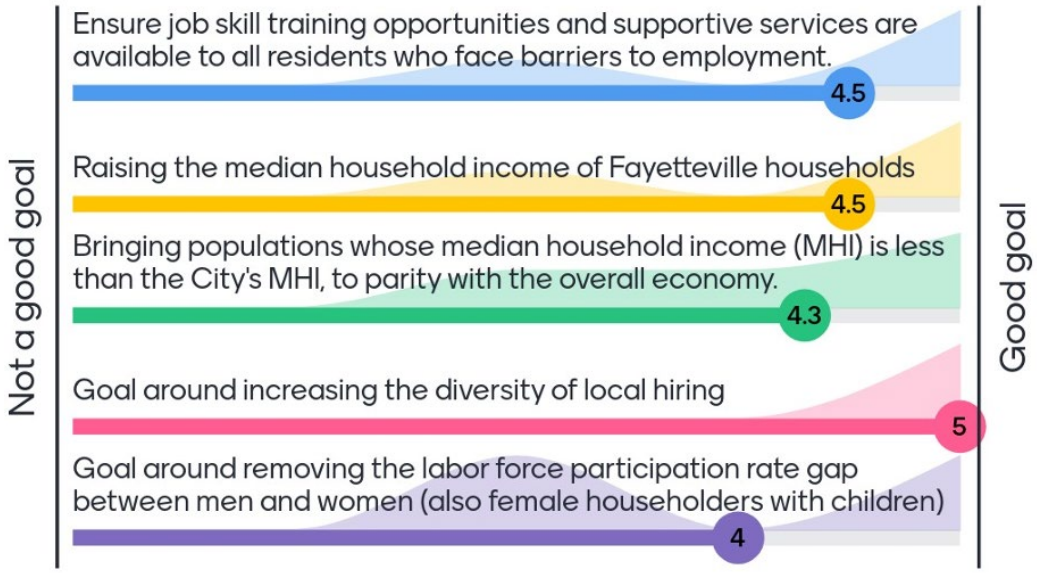
- Education program for employers & community at large
- Additional resources to be invested in services that are stopped after graduating from HS
- Access to Reliable Transportation
- Additional resources to employers
- Additional resources to parents
- Launch pilots hiring a greater % of neurodiverse workforce
- Partner with local rehab services, hospitals and mental health agencies to make known and offer the services needed to that group.

Q10: What actions can the City take to help serve formerly incarcerated residents and help them achieve meaningful employment?

- Identify companies that will recruit and hire formerly incarcerated residents
- Clearly indicate that they support employers who hire formerly incarcerated residents
- Contact your local WIOA agencies, create or reactivate their accounts at the workforce offices and develop an essential referral plan.

Q11: How can the new Library Expansion, specifically the Center for Innovation, be utilized to raise the economic mobility of all residents?

- Continuing to provide access to the commercial kitchen, art studio space, small business mentoring services
- Link these offerings with actual careers that are available in the region. Help people see how learning audio production, video production, podcasting, etc could help them get a career in a certain field.
- Communicate and market open positions within areas of diverse populations
- It is a great resource for people who don't know which career path they should take. Plan events and tours to take a group of people to visit the Fayetteville library and learn what's available to them. The Fayetteville chamber, as well. Robotics!



Q12: At a macro level, what other areas would be good metric based goals for this section of the plan (if any)?

- Utilize the income measurements from the "ALICE" data for survival vs. stability budgets
- Encourage that the sharing of success stories be done on a more regular basis. We need those success stories.

Q13: Do you have any additional comments on this section of the plan you would like to provide?

- We should be willing to do: MORE PARTNERSHIPS!!! MORE COLLABORATION!!!! DON'T BE AFRAID TO SAY YOU NEED HELP EVEN AS COMMUNITY LEADERS!!

Hispanic Heritage Festival

Hispanic Heritage Festival Public Input Session, September 26, 2021

Economic Vitality Priorities	**HHF**	
	3 dots per participant	
Which of these economic vitality areas are most important to you?	**9/26/2021**	
	# of dots	**%**
Ensuring housing development keeps up with population growth and that housing is available across all income levels	40	22%
Job-skill training opportunities for all	28	16%
Attracting new jobs and businesses to Fayetteville	24	13%
Supporting small businesses	36	20%
Economic mobility for residents	8	4%
Bolstering non-profits and businesses in the performing arts and the creative economy	11	6%
Quality of life amenities such as our enduring green network, trails, and parks	33	18%
Total	**180**	**100%**
Estimated Number of Participants	**60**	

Employment Opportunities 1 & 2	**HHF**	
	3 dots per participant	
What types of employment opportunities would you like to see more of in Fayetteville?	**9/26/2021**	
	# of dots	**%**
Medical manufacturing (device, pharmaceutical, etc.)	13	5%
Sports equipment manufacturing (exercise, cycling, sports, etc.)	11	4%
Research and development (Specialized technologies)	27	10%
Food production	11	4%
Healthcare	23	8%
Arts and the creative economy	23	8%
Information technology	29	10%
Other goods-producing industries	2	1%
Business services (administration, accounting, legal, finance)	9	3%
Education	35	12%
Construction/skilled trades	20	7%
Gig-economy	2	1%
Retail	4	1%
Renewable energy and/or energy efficiency	29	10%
Transportation and logistics	22	8%
Remote work opportunities	24	8%
Other	0	0%
Total	**284**	**100%**
Estimated Number of Participants	**95**	

Creative Economy	**HHF**	
	1 dot per question per person	
As it relates to the creative economy and the arts in fayetteville, how important are each of the following areas?	**9/26/2021**	
	# of dots	**%**
Creation of a funding stream, such as "percent for the arts" in the City of Fayetteville		
- Very important	23	53%
- Somewhat important	10	23%
- Neutral	9	21%
- Not important	1	2%
- Opposed	0	0%
Total	**43**	**100%**
Proactive development and/or recruitment of affordable artists studio spaces and housing	**# of dots**	**%**
- Very important	14	35%
- Somewhat important	12	30%
- Neutral	9	23%
- Not important	5	13%
- Opposed	0	0%
Total	**40**	**100%**
Expanding employment opportunities within the creative economy	**# of dots**	**%**
- Very important	27	60%
- Somewhat important	12	27%
- Neutral	6	13%
- Not important	0	0%
- Opposed	0	0%
Total	**45**	**100%**
Professional an dorganizational development for creatives	**# of dots**	**%**
- Very important	21	51%
- Somewhat important	12	29%
- Neutral	8	20%
- Not important	0	0%
- Opposed	0	0%
Total	**41**	**100%**

Incorporation of public art projects with all applicable city construction projects	# of dots	%
- Very important	22	55%
- Somewhat important	12	30%
- Neutral	6	15%
- Not important	0	0%
- Opposed	0	0%
Total	**40**	**100%**

Hospitality Recovery Subcommittee

Hospitality Recovery Subcommittee Meeting, November 1, 2021

Hospitality, Accommodation, and Food Services Subcommittee: Kick Off Meeting
October 5, 2021 5:00PM-6:00PM

Meeting 1: Agenda

Committee Members: *Molly Rawn, Jose Romero, Chrissy Sanderson, Grant Feltner, Reese Roberts, Tyler Wilson, Dr. Kelly Way, David Culpepper, Allen Brummet, Jason Piaza, Jerry Davis*

Staffed by: *Chung Tan and Devin Howland, Department of Economic Vitality*

Purpose of Subcommittee and Plan Overview:

Devin Howland, Director of Economic Vitality, City of Fayetteville

Committee Member Introductions:

Facilitated by Molly Rawn: Round robin introductions of subcommittee members. When you are called on, please tell the group your connection to this topic, and what you hope to see this plan address as it relates to hospitality, accommodation, and food service businesses.

Primary Discussion: Current challenges, obstacles, and opportunities

Facilitated by Molly Rawn: Open discussion over the current challenges and obstacles faced by this industry (changes in commerce, workforce needs, loss of sales, etc.). Discussion over opportunities the City and this industry has moving forwarding.

Next Steps:

Utilizing the feedback from today's meeting, the Department of Economic Vitality will send out a 'Menti Questionnaire' for your expanded feedback, guidance, and direction.

Resources:

- Fayetteville Economic Recovery and Vitality Plan Project Page
- Fayetteville 2019 v. 2020 True Sales Analysis
- Fayetteville Economic and Labor Analysis

Q1: Goal 4: By 2024, work to add an additional $68M in annual hospitality sales above current trajectory, making up for revenue lost during the pandemic.

- That's a big number, but I think we should aim high and make every effort to reach it.

- We can strengthen our local business community by setting requirements for third party delivery apps, assessing cost of living for our workers, considering the effect of empty business fronts downtown (how to fill them?)
- I think this is an attainable goal but will take significant effort in designing creative attractions to the area beyond the typical events like football and motorcycles.
- I think the goal is attainable considering the rise in the number of travels post-pandemic. People want to travel and get out. We just need to figure out the best events that fit the city of Fayetteville and its style. To keep encouraging people.
- I like this. It's possible. Lots of things happening here in Fayetteville. Lots of growth
- I think this is a great goal. Would love to find out how.
- The government can best help annual hospitality sales by leaving them alone and allowing them to operate their businesses as they wish.

Q2: Beyond the draft goal on the previous slide, what do you feel would be a strong, measurable goal that focuses on recovery for this sector?

- Employee retention, community feedback on how to support the hospitality industry.
- A campaign to support hospitality workers similar to previous ones that supported health care workers.
- We could measure retention of our small businesses and their health.
  We could measure empty vs full business spaces and what might be keeping some of these empty.
- Data driven evidence on travel to the area and from what areas they came from.
- Quit cancelling events that bring in revenue.
- Quit creating mandates that are not based on any data or scientific evidence.

Q3: What specific actions can be taken to aid the accommodation (hotels and lodging) industry with increasing sales and addressing workforce challenges?

- Hiring and training seminars. Devise employee programs to encourage and grow loyalty.
- Investing in workforce development courses, developing programming for our community that supports these businesses, improving walkability so guests are likely to frequent multiple businesses on each outing.
- Increasing sales will be achieved organically if we are able to attract travelers to the area. Building the work force is more difficult to achieve as it will rely on the owners willingness to hire to fit needs particularly in hotels with reluctance.
- Quit cancelling events that bring in revenue.

Q4: What specific actions can be taken to increase sales and address workforce challenges within the restaurant industry?

- We need to create workplaces that encourage loyalty and trust so employees will stay in the industry. Proper hiring practices and training must be obtained.
- Cost of living is a huge concern for industry workers, as well as accessibility of jobs. Owners are currently focused on surviving each day instead of thinking ahead to build sales and hire the right people to staff their businesses.
- Finding a way to increase their ability to accommodate take out and dine in options is key. This allows them to address the consumers that may not be willing to dine in still but alleviates the hardship need of additional staffing.

- Quit cancelling events and creating mandates that accomplish absolutely nothing.

Q5: How can the City and its partners help address the negative public interactions so many staff in the accommodation and hospitality sector are facing?

- I think a hospitality / service workers campaign would help. Spotlight them for their hard work, endurance and resilience.
- I liked the idea to have a campaign focused on our local hospitality workers, the challenges they face and the magic they add to our community.
- More incentive and effort behind awareness of the hard work these individuals are doing. Something beyond simple recognition would be good if possible.
- Accountability is a difficult issue. The current climate is such that everyone has a shorter fuse than is necessary. However, giving some enforcing power to any mandate is necessary for its effectiveness. Expecting all people to simple abide will not
- Quit forcing them to engage in Covid sanitation theater. Cloth masks accomplish nothing.

Q6: Do you have any additional thoughts on the current challenges this industry (Accommodation and Food Services) is facing?

- not at the moment
- We talked briefly about the all day parking - I agree that consistency is key. I would love for all parking in the entertainment district to be the same + for our city to look at what surrounding downtown spaces are doing with their parking
- I see lots of small businesses in historic buildings concerned with the property owners potentially selling their property to the highest bidder - we see this with lots of overpriced and empty Dickson storefronts.
- The largest challenge for the industry is complying with the overbearing local government.

Q7: Are their specific actions the City and its partners can take to aid this industry as it adapts to new means of commerce?

- Continue to listen to our feedback! This subcommittee is a great example of a positive and productive way to address these issues. Perhaps join the ASBTDC monthly restaurant forum?
- Leave the businesses alone. Quit cancelling events and forcing them to engage in silly behaviors.

Q8: What actions or initiatives can be taken to increase workforce retention?

- have already stated a few in previous answers
- I think the Kitchen Basics program and building internship opportunities for our workforce-ready youth are the ways to strengthen our workforce. When our restaurant leaders have more time to spend on hiring, operators will have more successful hires.
- Increased wages. If these city could incentivize business to offer increased living wages to their line level workers this would help with retention and attract new business to the area.
- Leave the businesses alone and let the owners run them as they please.

Q9: What other topics do you feel the plan should address the impact hospitality, accommodation, and food service businesses and their staff?

- parking on Dickson is an issue - but not everywhere else. Safety from the public is a bigger issue- that is happening everywhere!
- Walkability is huge for business growth and staff safety (well lit streets and crosswalks!) - I think consistency in city parking also helps.
- Increased wage. Business owners must have an incentive to increase the wages. Unfortunately we cannot simply rely on them to pay more. Possibly tax incentive could be given to those willing to pay a standard wage.
- The issue is ownership. There need to be communications on that level and until we are able to convince them of the benefit of these efforts to them they will not be willing to do anything that impacts their bottom line and will not see theirbenefit
- Leave the businesses alone. The local government attempted to fix the parking issues but they've consistently made it worse.

Q10: Do you have any additional comments you would like to provide?

- Thanks for your time!
- Ownership on the hospitality level is key. There is very little willingness to make any adjustment to the status quo and there must be a level of communication with them. Without they will not consider any sort of holistic effort to make things bette
- The local government is the problem, not the solution. The more the government attempts to "fix" the industry the worse they'll make it for everyone involved.

Fayetteville Arts Council

Fayetteville Arts Council, October 19, 2022

Q1: What do you want a Percent for the Arts program to accomplish? (Please be specific)

- Fast start across the board for all categories of art throughout Fayetteville.
- more meaningful integration of arts in Fayetteville development - ie for art to be a real part of development, not just a cherry on top
- Fund the programming in the Ramble.
- Improve quality of life of Fayetteville residents and visitors.
- Professional development for artists: taxes, marketing, web design
- Awards and recognitions for Fayetteville artists
- Education of art buyers
- Professional Development Conference for creatives i.e. Creative Exchange
- Lower costs
- Supporting organizations that support LOCAL artists!
- Creating revenue for LOCAL artists!
- Help smaller artists who are struggling with high rent. Grants or projects. Stop giving money to orgs that pay their directors six figures or more. Independent artists and art start ups are so important.
- To highlight local artists
- Give artists access to the tools, equipment, and space to create their work affordable

Q2: What is the ideal 'percent' for the Percent for the Arts program?

- 10%

- not sure... 10 if we're dreaming...2 if we're real lucky...
- Whatever funds our goals
- 0
- 0
- 30
- I don’t know! I’d need more information on that.
- I don't understand the question

Q3: Do you have model programs in other cities that you'd like to see Fayetteville emulate?

- no
- Atlanta, Georgia; Charlotte, North Carolina; King County, Washington; Los Angeles, California; Oklahoma City, Oklahoma; Philadelphia, Pennsylvania; Phoenix, Arizona; Portland, Oregon; San Jose, California; and Tampa, Florida, Boise
- Dallas, TX
- Sedona
- Artist Inc. KC
- Pensacola Fl
- https://cowboystatedaily.com/2022/08/21/art-advocates-investment-in-public-art-is-investment-in-community/
- Not at this time.
- Something that isn't online directory based. A physical space to highlight local talent.

Q4: How do we increase employment opportunities for residents within the creative economy retaining this talent in Fayetteville?

- commissions
- better resources for connecting artists with opportunities, more educational opportunities for new artists, more transparency around all opportunities, more opportunities (with more consistency and predictability)
- Increase Artist residency opportunities
- Offer affordable live work spaces
- Create a directory of artists
- Market and brand existing groups i.e. graphic/comic artists
- Art Fair
- Studio Tours
- Improve streets for better traffic flow and fewer blockades and tight streets with no parking
- By connecting with organizations that already have the infrastructure to hire and employ more creatives.
- Tell the Waltons to stop focusing on out of state talent. Seriously. When partnering with them, build it into the agreement. Also, affordable housing would go a long way to help artists.
- You need to give artists the right tools, space, and access to resources to continue created their work post graduation.

Q5: How can we develop more talent in the creative economy in Fayetteville? Are programs or resources missing?

- Shared studio spaces in a central locations
- missing connection between artists; missing pipeline from aspiring artist to emerging artist; missing transparency around arts orgs and opportunities
- Collaboration with Fayetteville Public Schools
- Collaboration with Olli to offer art buying and making education to 65+
- Mentor programs to work with people in different stages of career
- Relaunch a new and improved New Design School
- Online professional development
- Ted model for artists
- Ongoing workshops with a fun twist hosted by businesses during the evening
- This is not the role of government
- Yes. Consistent workshops and funding that allows 12 month planning.
- The talent is here but the pay is so low and rent I so high. People need to be able to make a living wage. Expanding things like mount Sequoyah art spaces and artist housing for LOCALs
- There is no social hub for artists in Fayetteville. And there are too few galleries.

Q6: Specifically, what industry sectors and employment opportunities in the creative economy would you like to see more of in Fayetteville?

- more opportunities for aspiring/emerging artists and designers
- Furniture
- Apparel
- Construction and engineering
- Commission work for local artist for all major projects. Community Outreach coordinator to create synergy amongst organizations. Event planner for creatives to give them opportunities to be seen.
- Not sure
- Digital Fabrication

Q7: City Plan 2040 called for the development of unique areas throughout Fayetteville where residents can live, work, and play. How can public art and...

- Public art plants seeds all over town for youth growing up in our city
- Access to arts
- Walk-friendly to allow experience
- Stay out of it
- Functional art. Murals. Workshops and classes hosted in those spaces. Barter and exchange programs to create sense of community. On site studios
- People have to be able to afford to live here. Have affordable housing for artists and others and they will create creative spaces themself. People invest in their own communities. Make it affordable is the key
- Artists can act as consultants on large projects. Offering unique creative solutions.

Q8: What actions and strategies would you like to see in the economic plan to assist artists and members of the creative economy achieve these goals?

- Determine the numbers of shared studio spaces needed
- Artists own their live work spaces

- Paths to ownership
- Show the making i.e. peer into creative process
- City government and boards to get out of the things they have no business being involved in
- Affordable housing. How do you think Fayetteville got the way it is? Artists lived in town. Now they can't thanks to people who are more interested in single family homes than their own neighbors.
- Access to tools and equipment. Woodshop, metal shop

Q9: Developing measurable goals: Specifically, what goals should be included in the various sections of the plan for the arts and creative economy?

- Double women-owned, minority-owned creative businesses
- Zero government involvement, 100% private support and funding
- To focus on local artist.
- Affordable housing. Grants to local artists.
- Determine if the local community can support the artistic growth expected for the area.

Fayetteville Arts Council

Fayetteville Arts Council, February 15, 2023

Staff provided a broad update of the planning process and requested a special meeting to discuss the development of goals and strategies related to the creative economy. Click here to watch the discussion.

Fayetteville Arts Council

Fayetteville Arts Council Special Meeting, Goal and Strategy Workshop, March 1, 2023

Click here to watch the discussion.

Fayetteville Board of Education

Fayetteville Board of Education and City Council, April 4, 2024

City of Fayetteville and Fayetteville Public Schools

Joint School Board Presentation

Career and Technical Education

Draft as of April 4, 2024

Proposed action items have not yet been approved by the City of Fayetteville

Economic Vitality Master Plan: Structure

The City of Fayetteville is engaged in a strategic planning process to produce its Economic Vitality Master Plan, which will guide economic development activities moving forward. Staff from the City's Department of Economic Vitality have consulted with a range of community stakeholders, including Fayetteville Public Schools, while developing the plan across three strategic focus areas. The Economic Mobility, Workforce Development, and Employment strategic focus area has four overarching goals, 9 supporting strategies, and 80+ action items.

Strategic Focus Areas

Drawing on a strategic planning approach, the Master Plan is segmented into three strategic focus areas:

1. Small Business, Entrepreneurship, and Industry
2. Economic Mobility, Workforce Development, and Employment
3. Growth Concept-Oriented Development

Framework

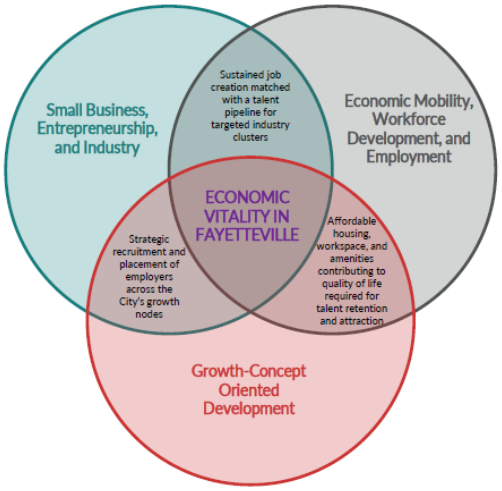
The Master Plan documents goals, supporting strategies, and action items for each of the strategic focus areas.

GOALS	Measurable, overarching, outcome-oriented, and time-based objectives for economic vitality work in Fayetteville
SUPPORTING STRATEGIES	Defined processes necessary to enact desired goals
ACTION ITEMS	Activities and programs that City staff and partners can begin implementing immediately

2

Strategic Focus Area Overlap

The interplay between industry, employment, and place drives Fayetteville's economic growth. Action items in each strategic focus area were developed concurrently, recognizing that topics are relevant across strategic focus areas. The City's eight target industries, for example, are incorporated across each section of the Master Plan.



Master Plan Target Industries

1. Advanced manufacturing and specialized packaging
2. Circular economy
3. Creative economy
4. Healthcare
5. Information technology
6. Infrastructure
7. Professional services
8. Research and development

Goals

The Economic Mobility, Workforce Development, and Employment section of the Master Plan is dedicated to advancing equitable, sustainable economic growth by increasing worker productivity and raising standards of living for all residents.

GOAL 1. Establish economic mobility and financial inclusion of current and future residents as the City's highest priority economic development focus, doubling the growth rate of median household income in Fayetteville from 1.72% to 3.54%

- The City plans to set sub-goals establishing targets for Fayetteville's underserved and historically underrepresented populations

GOAL 2. Remove barriers to short- and long-term career trajectories for Fayetteville's parents and other caretakers by promoting more accessible, stable care networks

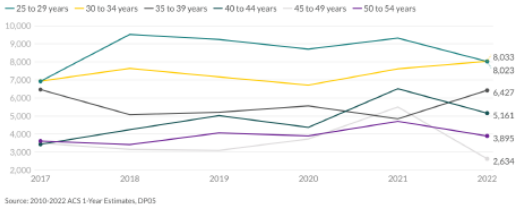
- 2A. Reduce the 7% gap between male and female labor force participation rates by 2027
- 2B. Raise the labor force participation rate of female residents with two children by 8% by 2030
- 2C. Increase the number of spots in licensed childcare facilities with Level 3 or higher Better Beginnings ratings

GOAL 3. Increase the number of residents working in Fayetteville's target industries and in high-wage, high-skill, high-demand (H3) careers

GOAL 4. Raise the City of Fayetteville's Arts Vibrancy Index score by increasing the supply of independent artists working in Fayetteville

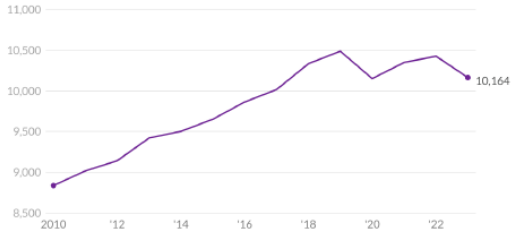
- 4A. Improve the retention of individuals graduating from the University of Arkansas's arts undergraduate and graduate programs

Prime-Age Working Population (2017-2022)



Source: 2010-2022 ACS 1-Year Estimates, DP05

Fayetteville School District Enrollment (2010-2023)



Year listed represents the year for the fall semester (e.g., 2010 is the 2010-2011 school year)
Source: ADE Data Center, 2010-2023 Enrollment Count

4

Supporting Strategies

Action items for the Economic Mobility, Workforce Development, and Employment strategic focus area are aligned to each supporting strategy and assigned to one or more stakeholders. While action items are intended to steer the implementation of supporting strategies to achieve the City's economic development goals, this list is non-exhaustive and subject to change based on evolving community needs. Goals may be achieved without executing all action items detailed in this section, but action items represent an array of activities that can make our community more economically resilient.

SUPPORTING STRATEGY 1. Create pathways to prosperity, meaningful careers, and a living wage for residents who face barriers to employment

- Action items for this supporting strategy were developed with the following **target resident populations** in mind: residents facing housing/income insecurity, neurodiverse residents, formerly incarcerated residents, dislocated workers, individuals with low literacy and basic skill levels, New Americans and refugees, and residents lacking access to transit

SUPPORTING STRATEGY 2. Provide dedicated financial literacy resources and supportive services to low-income residents and families in Fayetteville

SUPPORTING STRATEGY 3. Leverage public-private partnerships to establish a stable childcare network that is responsive to evolving workforce needs, is supportive of childcare professionals, and prepares Fayetteville's children for the future

SUPPORTING STRATEGY 4. Ensure children ages 0 to 4 years old have access to quality childcare and are ready for expanded learning at age 5

SUPPORTING STRATEGY 5. Partner with local nonprofits and supportive services providers to ensure older Fayetteville residents can age-in-place

SUPPORTING STRATEGY 6. Support and scale programs that create opportunities for neurodiverse residents and provide tailored resources to their families and caretakers

SUPPORTING STRATEGY 7. Deploy a proactive talent retention and attraction program to connect workers with employers offering jobs paying living wages in target industries

SUPPORTING STRATEGY 8. Expand skilled trade training, certification programs, pre-apprenticeships focused on recruiting/mentoring resident populations underrepresented in professions, and Department of Labor registered apprenticeship programs

SUPPORTING STRATEGY 9. Align labor supply with industry demand through expanded career and technical education options within Fayetteville Public Schools

Stakeholder Key

- AC: Arts and Culture
- ATTY: City Attorney's Office
- C: Communications
- CCP: Local childcare providers
- City: City of Fayetteville
- CON: Contractors
- DFC: Downtown Fayetteville Coalition
- DS: Development Services
- EF: Experience Fayetteville
- EMP: Local employers
- EV: Economic Vitality
- FPL: Fayetteville Public Library
- FPS: Fayetteville Public Schools
- HR: Human Resources
- LRP: Long Range Planning
- NP: Local nonprofits
- P: Purchasing
- PD: City Police Department
- PNRCA: Parks, Natural Resources, and Cultural Affairs
- PW: Public Works
- S: Sustainability
- UA: University of Arkansas

5

Supporting Strategy 9. Align labor supply with industry demand through expanded career and technical education options within Fayetteville Public Schools

ACTION ITEM 73. Analyze local and regional labor market trends and provide a list of target industry sectors (i.e., existing high-demand and emerging industries) to FPS on at least an annual basis to enhance alignment of career pathway offerings and regional workforce needs **[EV]**

Ongoing Action Items

ACTION ITEM 74. Explore the creation of training and pre-apprenticeship programs within target industry sectors and ensure accessibility to current FPS students and recent graduates, including online certification coursework and culturally responsive career counseling **[EV, FPS]**

ACTION ITEM 75. Support the review of current enrollment patterns and areas to expand enrollment in CTE for special student populations (e.g., students with disabilities, English language learners) **[EV, FPS]**

ACTION ITEM 76. Support the identification of existing barriers to participation in CTE or concurrent credit coursework (e.g., lack of transportation to work-based learning, program screening criteria, financial challenges, lack of supportive services, inflexible scheduling) and develop strategies to overcome each barrier **[EV, FPS]**

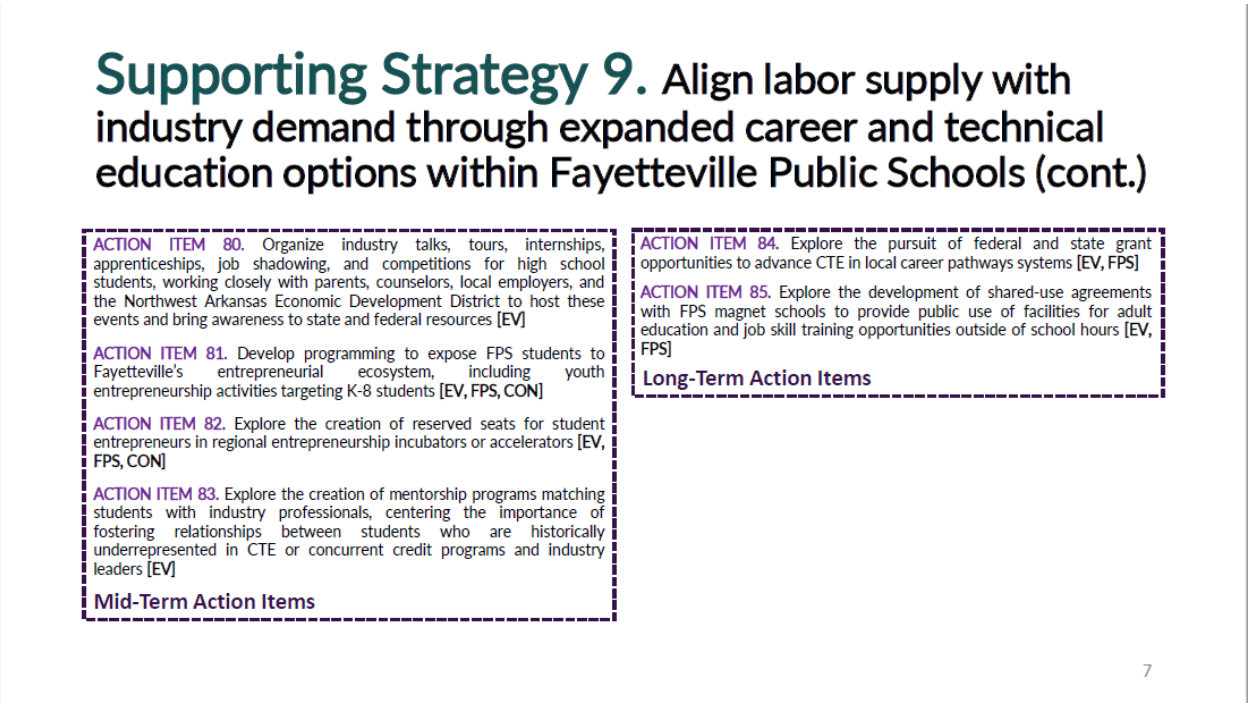
ACTION ITEM 77. Provide technical assistance to support industry partnership tracking **[EV]**

ACTION ITEM 78. Support the development of targeted outreach to parents to overcome negative perceptions associated with CTE **[EV, FPS]**

ACTION ITEM 79. Encourage all students 16 years and older to either volunteer or work part-time to gain work experience and prepare them for resume writing, interviews, and compensation negotiation **[EV]**

Short-Term Action Items

6



Downtown Fayetteville Coalition

Downtown Fayetteville Coalition (DFC) Preliminary Discussion of Economic Vitality Master Plan

- **DFC Attendees:** Kelly Rich, Richard, Justin, Bo Counts, Brian Crowne, Rachel, Ellen, Morgan
- DH provided overview of purpose, history, and structure of the Economic Vitality Master Plan (EVMP)
- What comes to mind when you hear economic development
    - Driving tax revenue
    - Perpetual growth of local economy and small businesses
    - Focusing on sustainability
- **Action item:** DH to send some more data to inform question around the 10% annual growth rate listed in Section 1, Goal 3
- **Action item:** KR to send City relevant data request
- DFC strategic planning process and support
    - Peer benchmarking happened, but no SWOT analysis
    - Need longer term funding commitment from the City; funding lends credibility when working with other organizations ("shows our City believes in us")
    - Team has demonstrated good stewardship of seed funding to date
    - Interested in engaging with policy work in the future
    - Targeted participation in EVMP implementation
    - Want a small business support funding source
        - Can target key cost areas that give small biz trouble
        - Needs to be small business specific, not for larger orgs

        - Utility rebates, undoing punitive personal/business cost structures (e.g., Cox Communications)
        - May need to be seed funded by federal government
- General discussion
    - Biggest opportunities downtown
        - Maintaining and preserving the unique and authentic nature of downtown Fayetteville (also a potential threat)
            - Organic heart and soul businesses that exist next to influx of non-local biz
            - Potential for growth-related goal to keep in mind that growth might outprice smaller businesses
            - Placekeeping
        - Branded hotels can be a gamechanger for Dickson Street
        - Being open to change happening as a result of growth and to finding solutions to shepherd that growth realistically
            - How do we address issues realistically?
            - Where can we help investors to access programming/dollars that provide the community supports we think they need?
            - Need community messengers to help communicate the WHY beyond this type of work
    - Downtown character
        - Reactions to block-by-block zoning in downtown master plan
            - No immediate response
        - Intrinsic value of a legacy institutions—hard to quantify impact of community building
- Setting table for next discussion—do we want to engage broader DFC membership or just Board for future discussion?
    - Share general public engagement opportunities
    - EV could do a happy hour pop walkthrough of Section 3 once completed
        - Final decision→draft form review
    - Timing within next 30 days

CDBG in the Park

CDBG in the Park, July 19, 2024

What do you love about your neighborhood?

- How community has supported me and children while I battle cancer
- Proximity to amenities & Lake Fayetteville
- My friend is in it
- Friends
- I love the bus system
- The view
- Walkability to University sports
- Greenery, great live music, art, and culture
- Walkability & accessibility
- Lots of art/mural throughout the city
- The way they/the city help the community
- Love the buses and the resources around

- Great schools
- Trail access
- Diversity
- Walking trail at the Underwood Park
- Friends
- Short commute time
- Easy, quick access to the trail!
- Diversity & culture
- It's so naturally panoramically beautiful. Stunning views at Huntsville Rd @ 7 Hills

What do you want to see in your neighborhood?

- More dog parks
- More family event
- Help the homeless more
- Interpretive signage in the Underwood Park like "this is a pecan tree."
- Better sidewalks all the way down the road
- Sidewalks on 15th Street
- Better housing & more services for the under privileged population
- More public activities that help the homeless in the area
- Helping the homeless
- Flooding issue in south Fayetteville
- Better lighting near the Lewis Soccer Field for walkability
- Needs more stores over at Crossover Road
- Gas stations that will give free ice
- Public art in more places x 2
- Safer walking at night
- Trolley rides, children train rides that are kid friendly
- Free ice bags during the hot season
- Free coat lines
- Stop taking away the poor neighborhood away from us near Walker Park
- Wifi in affordable/workforce housing
- Shopping center stores, bus stops, restaurants, handicapped delineation and vehicles signals
- Wifi and plugins 8-5 in Walker
- Diverse housing options
- More safe places for the public at Huntsville @ 7 Hills
- West Adams St – streetlights
- Better bus stops. We need more covered with benches bus stops for the elderly, etc.
- Pedal It Forward – needs more sub stations. Currently in Springdale
- More community activities
- More pet stations across town (Lake Fayetteville trails)
- A parking lot for Underwood Park
- Address run-off issues with the RV Park on 15th St.

Received From: Devin Howland 10/10/2024 11:07 AM

Innovative Poverty Solutions

CIRCLES® NWA
Building Community to End Poverty

479-236-4741
christina@circlesnwa.org
P.O. Box 663 Fayetteville, AR 72702

October 10, 2024

RE: Circles NWA's Support for the 2024 Economic Vitality Master Plan

Mayor Jordan and City Council members,

On behalf of Circles NWA, I share my strong support for the proposed 2024 Economic Vitality Master Plan. I lead Circles NWA, a nationally-proven poverty reduction model that helps low-income families move up and out of poverty. Circles helps families build vital social capital and connections for upward mobility by bringing people together across income lines. Subsequently, our work dovetails with this plan's emphasis on removing the varied and overlapping barriers that keep people stuck in poverty.

One of the areas we focus on most in Circles is called the **Cliff Effect**, and we see this as one of the biggest and post persistent barriers keeping families stuck. The cliff effect occurs when a pay raise at work triggers a sudden loss of public assistance, resulting in a disproportionate drop in a households net financial resources. In other words, working families are losing public support faster than they are earning income to replace it.

We are encouraged by the Department of Economic Vitality's integration of research on the cliff effect into the new economic vitality plan. During the planning process, Circles NWA introduced the Department to the Federal Reserve Bank of Atlanta's suite of CLIFF resources that can be used by City staff, employers, and workers alike to understand when and how these benefit cliffs will affect the workforce in our community.

Additionally, we are encouraged that the department has focused the new master plan on residents experiencing economic hardships who often get overlooked. Circles works with those in the **"ALICE" population**, an acronym that stands for **"Asset-Limited, Income Constrained, Employed."** This is the population of working residents who earn above the Federal Poverty Line but their income is not enough to afford basic necessities. While 14% of Washington County's households earned below the Federal Poverty Level in 2022, another 32% of households were part of the ALICE population. By focusing on the economic mobility of the ALICE population in Fayetteville, the Economic Vitality Master Plan will allow us to support an often-overlooked segment of our workforce and community.

Circles NWA looks forward to working with the Department of Economic Vitality to continue to raise awareness about and address barriers to economic mobility within our community. Together we can ensure that Fayetteville's essential workforce is thriving, not just surviving.

Sincerely,

Christina A. Williams

Christina Williams
Founder & Executive Director
Circles NWA

October 8, 2024

RE: Excel by 8's Support for the 2024 Economic Vitality Master Plan

Mayor Jordan and City Council members,

I am writing to express my support for Fayetteville's 2024 Economic Vitality Master Plan on behalf of Excel by Eight, a team of policy makers, health care professionals, educators, nonprofit leaders, and community organizers committed to increasing children's health and education outcomes across Arkansas.

In March 2024, the City's Department of Economic Vitality joined Excel by Eight's Business Coalition, which engages employers across the state to address working parents' challenges accessing safe, reliable, and affordable child care. Throughout the year, the coalition has discussed policy goals ahead of the Arkansas State Legislature's 2025 general session, and the City's Economic Vitality Master Plan's action items related to early childhood legislative advocacy are informed by the coalition's work.

I am also pleased to see that the Economic Vitality Master Plan has adopted the accessibility-affordability-quality framework that our partners use to frame the child care crisis we face today. Excel by Eight and the City of Fayetteville share an understanding that quality child care is essential to a thriving economy, and we look forward to working together to support children, parents, and early childhood education professionals.

Best regards,

Angela Duran
Executive Director
Excel by Eight

Oct 6, 2024

City of Fayetteville
113 West Mountain Street
Fayetteville, AR 72701

Purpose: Letter of Support for Economic Vitality Master Plan.

Startup Junkie is a key economic development catalyst in the City of Fayetteville, and has proven to be an important leader in the advancement of the innovation and entrepreneurial ecosystem in the City. Through our work with local entrepreneurs, small business owners, and business leaders, it has become clear that we must continue to maximize our innovative, forward looking, and comprehensive planning efforts. This Economic Vitality Master Plan is extremely thoughtful, and objectively we can only see a net positive impact on this City if implemented. Beyond the increased vibrance and quality of life improvement that this plan will bring to the City, it will help create new jobs, generate new tax revenue, and provide much needed opportunity for residents of our beautiful City. Startup Junkie along with many community stakeholders have been involved in the plan development process every step of the way, aiding in not only the drafting of the plan, but collecting public feedback, staffing focus groups and committees, research, etc. We're very excited about the small business and entrepreneurship section, and the positive impact it will have on the City and its residents. It's time to get to work and we're excited to help the City begin implementation in Q1 of next year under the new and expanded entrepreneurship contract.

Let this letter of support make it clear that we support the Economic Vitality Master Plan, as it is critical to continued economic development and continued quality of life improvement for Fayetteville.

Regards,

Startup Junkie Team

ROX Radio Group
1716 W Holly St
Fayetteville AR 72703
(479) 571-1061
EIN: 83-1998749

My name is Noel Sosa, and I currently serve as the General Manager for Rox Radio Group, the largest locally owned radio provider in the Northwest Arkansas Market. We currently own and operate 5 radio stations and work to serve multiple demographics within our local community.

I am writing today to express our support for the City of Fayettville's Economic Vitality Master Plan. As a local company ourselves, our standard is to focus on matters that are happening right here in our own backyard. This is why the Economic Vitality Master Plan excites us so much. Incorporating goals that will put an emphasis on aiding underserved residents and introducing opportunities and resources is an absolute game changer.

We plan to support this effort by using the full force of our company. Some of our on-air personalities have been on their respective radio stations for over 20 years. This has allowed them to build a brand that has become a familiar and trusted voice. They will use their voices, brands and community ties to shine a light on what the city is doing and encourage them to explore opportunities that are available.

A campaign focused on aiding underserved residents is sorely needed. It has been revealed through multiple personal conversations, that many of these community members fail to realize all that is available to them. Oftentimes mistaking these resources as being for just the select few. I personally have built a career focused on fostering relationships within this sector of individuals. I can confidently say that we are in a unique position to effectively fight back against these negative perspectives and bring a positive narrative to the lead. By using our radio platforms in conjunction with strategic photo, video and creative content, we will cast a large net of support for this thoughtful campaign.

We live in a time where people are very much in need. We are overjoyed to have the opportunity to stand with the city of Fayetteville in answering that call. We look forward to utilizing our career long expertise to impact our friends and family that live right here in the great city of Fayetteville. What has always made the radio industry special is its service and genuine

connection to the community. Together, we can raise the bar and set a new standard of what true community collaboration and support looks like. We are with you.

Noel Sosa

_____

Noel Sosa
General Manager
Rox Radio Group

KBVA-FM KXNA-FM KXRD-FM KXVB-FM KFFK-AM

Received From: Devin Howland 10/10/2024 11:07 AM

WRIGHT LINDSEY JENNINGS

3333 Pinnacle Hills Parkway, Suite 510 Rogers, AR 72758-8960 Main 479.986.0888 Fax 479.986.8932 wlj.com

Meredith K. Lowry
ATTORNEY

Direct: 479.631.3282 | mlowry@wlj.com

October 8, 2024

Mayor Lioneld Jordan
Fayetteville City Council

RE: Expressing my support for the 2024 Economic Vitality Master Plan

Mayor Jordan and City Council members,

It is my pleasure to submit a letter in support of the 2024 Economic Vitality Master Plan. As the Co-Chair of the Steering Committee, I can attest to the unique challenges our community faced when we first kicked off planning activities in 2021. As a Fayetteville native, I also understand that our community will continue to evolve and that we require a new outlook on economic development to ensure that our growth is equitable.

Northwest Arkansas is home to countless innovative leaders and entrepreneurs, yet our community still faces serious systemic economic inequities. This reality guides my work with Woman-Run, a statewide initiative that supports women- and minority-owned businesses through networking and mentorship, education, and other resources that address the unique needs of historically disadvantaged entrepreneurs. The plan shares a similar commitment to diversifying our local entrepreneurship ecosystem and removing barriers to entry for women, entrepreneurs of color, and members of the creative economy.

Over the past three years, countless subcommittee members and community partnerships have sharpened this plan's focus areas. The plan's new economic development paradigms—childcare, equity-oriented workforce systems, and high-quality places—reflect the insight that new voices brought to the table throughout the planning process. Evident in each section is a commitment to supporting our neighbors and a clear vision for the steps we must take together to ensure that Fayetteville is a place where businesses, workers, and families can thrive for generations to come.

Sincerely,

WRIGHT, LINDSEY & JENNINGS LLP

Meredith K. Lowry
Economic Vitality Master Plan Steering Committee Co-Chair
Partner, Wright Lindsey Jennings and Woman-Run

MKL/sj

FAYETTEVILLE PUBLIC LIBRARY

Dear Mayor Jordan & City Council Members,

On behalf of the Fayetteville Public Library, I am writing to express our full support for the City's new Economic Vitality Master Plan. As an integral part of this community, the library is committed to contributing to the growth, well-being, and prosperity of our city. We believe that the master plan's focus on fostering economic resilience, supporting local businesses, and improving the quality of life for all residents aligns with the values and mission of our library.

As a trusted and accessible public institution, the library plays a key role in advancing the goals outlined in the master plan. Our resources and services not only provide free access to information, technology, and educational materials but also directly support workforce development and economic advancement. Whether through job search assistance, digital literacy training, business research tools, or entrepreneurial support programs, the library is a critical partner in creating a thriving economic ecosystem.

We are especially excited about the plan's emphasis on supporting small businesses and workforce development, as these are areas where the library has been increasingly active. Our recent initiatives, such as our Center for Innovation and the ARPA funded Level Up program, business resource center, technology training workshops, and collaboration with local job placement agencies, have demonstrated the value of such community-focused efforts. We look forward to expanding these programs in alignment with the goals of the master plan.

Additionally, we are eager to collaborate with the city, local businesses, and other organizations to ensure that our library continues to be a hub of innovation, learning, and economic opportunity. We believe that, together, we can create a vibrant and prosperous future for all residents of Fayetteville.

Thank you for the opportunity to contribute to the city's vision for economic vitality. We are confident that the master plan will have a positive and lasting impact on our community, and we remain committed to doing our part to ensure its success.

Sincerely,

David Johnson
Executive Director
Fayetteville Public Library
479-856-7100
djohnson@faylib.org

FAYETTEVILLE PUBLIC SCHOOLS
Since 1871

October 7, 2024

RE: 2024 Economic Vitality Master Plan's Partnership with Fayetteville Public Schools

Mayor Jordan and City Council members,

We are writing on behalf of Fayetteville Public Schools (FPS) in support of the 2024 Economic Vitality Master Plan, which includes tailored action items related to career and technical education (CTE) within Fayetteville's public schools.

Over the past year, our team has worked with the City's Department of Economic Vitality to co-create a vision for the future of career and technical education in Fayetteville. The Department's periodic provision of local and regional labor market data will support the continued alignment of CTE career pathways, ensuring our learners have opportunities to pursue high-wage, high-skill, high-demand jobs. The Department of Economic Vitality will also support the district's plan to identify and mitigate existing barriers to participation in CTE coursework, ensuring that every student in Fayetteville has an equitable opportunity to benefit from CTE.

FPS and the Department of Economic Vitality are likewise committed to expanding opportunities for career exposure and experimentation through strategic development of pre-apprenticeship programming as well as cultivating stronger employer relationships. Our planned collaboration will benefit not only K-12 students in Fayetteville but also a range of adult learners through shared use agreements of facilities to support adult education programming as well as expanded professional development opportunities for educators interested in engaging with industry professionals.

Secondary education is the foundational building block to better workforce outcomes in our community, particularly when we think about talent retention. Collaboration between Fayetteville Public Schools and the City of Fayetteville is critical to unlocking the full potential of Fayetteville's future workforce.

Best regards,

Dr. John Mulford
Superintendent
Fayetteville Public Schools

Dr. Courtney Morawski
Assistant Superintendent for Teaching & Learning
Fayetteville Public Schools

Lisa Hotsenpiller, Ed.S.
Director of Career & Technical Education
Fayetteville Public Schools

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-577

MEETING OF OCTOBER 15, 2024

TO: Mayor Jordan and City Council

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

FROM: Kylee Cole, Long Range & Preservation Planner

SUBJECT: **RZN-2024-0040: Rezoning (2400 E. TOWNSHIP ST. /TOWNSHIP BAPTIST CHURCH, 292): Submitted by MATT POE ARCHITECT PLLC for property located at 2400 E. TOWNSHIP ST. in WARD 3. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.17 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 east Fayetteville, approximately 0.28 miles east of the intersection of E. Township St. and N. Old Wire Rd. The property is zoned RSF-4, Residential Single-Family, Four Units Per Acre, and contains approximately 1.17 acres. It is currently developed with the Township Baptist Church.

Request: The request is to rezone the subject property from RSF-4, Residential Single-Family, Four Units per Acre to NS-G, Neighborhood Services – General.

Public Comment: Prior to the Planning Commission, staff received no public comment on this item. Comments provided at the Planning Commission are summarized below.

Land Use Compatibility: Staff finds the proposed rezoning from RSF-4 to NS-G to be compatible with the surrounding area. The subject property is adjacent to RSF-4-zoned single-family properties to the east, west, and south. To the north is Gulley Park. 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 proximity to a Tier Three Center (intersection of N. Old Missouri Rd. and N. Old Wire Rd.). Staff finds that a rezoning to NS-G would support those designations as both Residential Neighborhood Areas and Tier Three Centers exist to provide a mix of commercial and residential uses of varying scale. The property has a relatively low infill score, with access to trails, parks, and public utilities that may make it appropriate for moderate 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), 2 (discourage urban sprawl), 3 (compact, complete, and connected development), and 6 (opportunities for attainable housing).

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of **5**. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 5, 2979 N. Crossover Rd.)
- Near Sewer Main (6-inch main, E. Township St.)
- Near Water Main (36-inch main; 6-inch main, E. Township St)
- Near City Park (Gulley Park)
- Near Paved Trail (E. Township St. Bike Lane; Niokaska Creek Trail)

DISCUSSION:
At the September 23, 2024 Planning Commission meeting, a vote of 8-0-0 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. At the meeting, one member of the public spoke in support of the project noting the opportunity for additional amenities near Gulley Park. Two members of the public spoke in opposition, pointing to safety concerns related to increased traffic and conflicts with pedestrians.

BUDGET/STAFF IMPACT:
N/A

ATTACHMENTS: SRF (#3), Exhibit A (#4), Exhibit B (#5), Staff Report (#6)

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

File #: 2024-577

RZN-2024-0040: Rezoning (2400 E. TOWNSHIP ST. /TOWNSHIP BAPTIST CHURCH, 292): Submitted by MATT POE ARCHITECT PLLC for property located at 2400 E. TOWNSHIP ST. in WARD 3. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.17 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 2024-40 FOR APPROXIMATELY 1.17 ACRES LOCATED AT 2400 EAST TOWNSHIP STREET IN WARD 3 FROM RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, 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 RSF-4, Residential Single-Family, Four Units per Acre, 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

2024-577

Item ID

10/15/2024

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Jonathan Curth	9/27/2024	DEVELOPMENT REVIEW (630)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

Submitted by MATT POE ARCHITECT PLLC for property located at 2400 E. TOWNSHIP ST. in WARD 3. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.17 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: _____

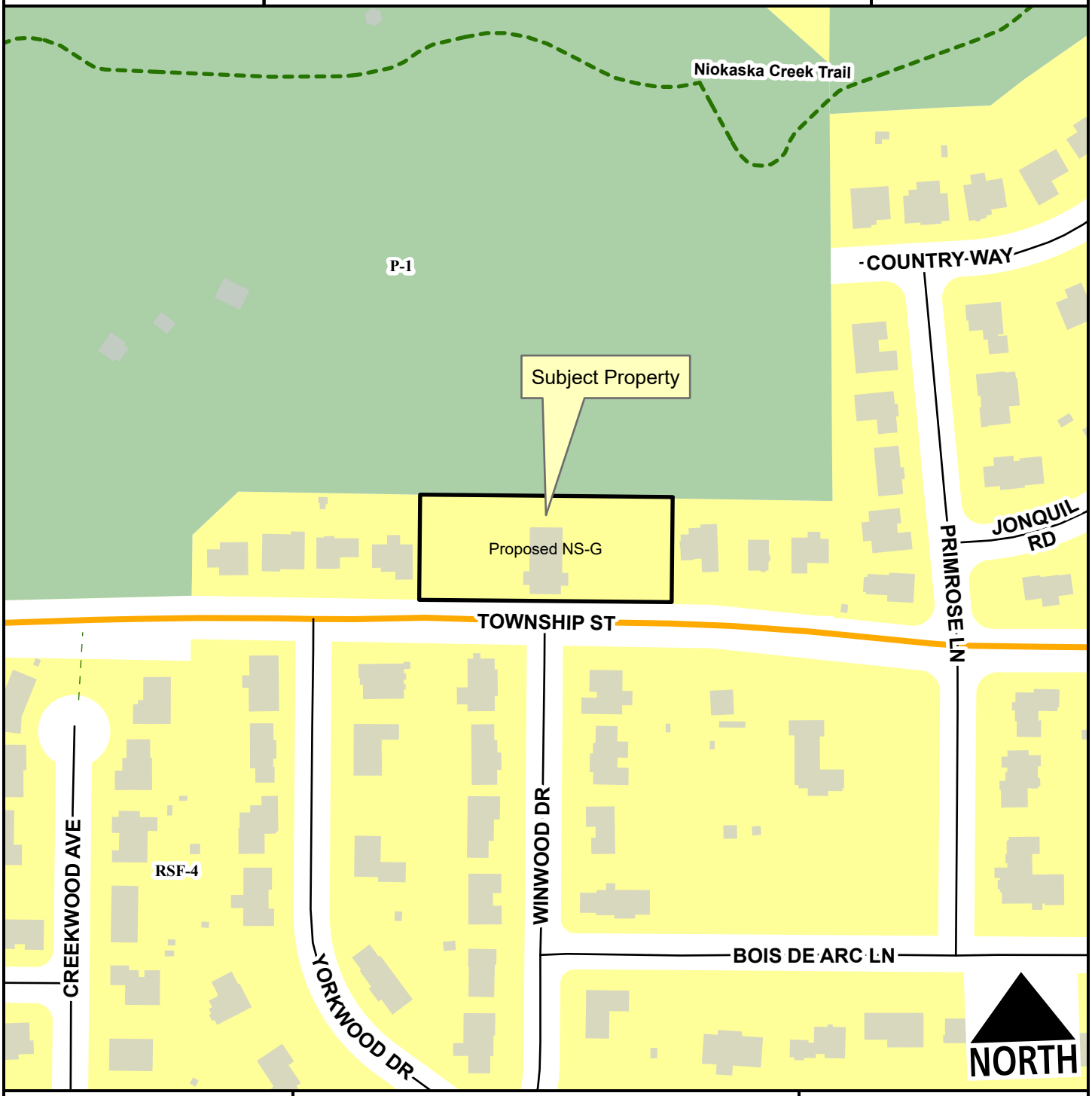
Comments:

RZN-2024-0040

Close Up View

2400 E TOWNSHIP

Exhibit 'A'
RZN-2024-0040



- Neighborhood Link
- Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits

Feet

0 75 150 300 450 600

1:2,400

Zone	Current	Proposed
NS-G	0.0	1.17
RSF-4	1.17	0.0

Total 1.17 ac.

PARCEL #765-16086-000:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING S87°28'06"E 890.43 FEET AND N02°31'54"E 59.87 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING LOCATED ON THE NORTHERN RIGHT OF WAY OF EAST TOWNSHIP STREET, AND RUNNING THENCE N02°26'14"E 145.30 FEET; THENCE S87°28'06"E 349.44 FEET; THENCE S02°32'39"W 145.30 FEET TO THE NORTHERN RIGHT OF WAY OF EAST TOWNSHIP STREET, AND RUNNING ALONG SAID RIGHT OF WAY N87°28'06"W 349.17 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 1.17 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Gretchen Harrison, Senior Planner

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: September 23, 2024 updated w/ meeting results

SUBJECT: **RZN-2024-0040: Rezoning (2400 E. TOWNSHIP ST. /TOWNSHIP BAPTIST CHURCH, 292):** Submitted by MATT POE ARCHITECT PLLC for property located at 2400 E. TOWNSHIP ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.17 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL.

RECOMMENDATION:
Staff recommend forwarding **RZN-2024-0040** to City Council with a recommendation of approval.

RECOMMENDED MOTION:
*"I move to forward **RZN-2024-0040** to City Council with a recommendation of approval."*

BACKGROUND:
The subject property is in east Fayetteville, approximately 0.28 miles east of the intersection of E. Township St. and N. Old Wire Rd. The property is zoned RSF-4, Residential Single-Family, Four Units Per Acre, and contains approximately 1.17 acres. It is currently developed with the Township Baptist Church. Surrounding land uses and zoning are listed in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	P-1, Institutional	Gulley Park
South	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre
East	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre
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 NS-G, Neighborhood Services – General.

Public Comment: To date, staff has received no public comment on this item.
At the meeting, two members of the public spoke in opposition, citing traffic danger and one member spoke in support citing the opportunity for increased amenities near the park.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The property has frontage along E. Township St., a partially improved Neighborhood Link Street with asphalt paving, curb and gutter, and sidewalk along the north side. 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 36-inch water main bisects the eastern side of the property. An existing 8-inch water main is present along the north side of E. Township St.

Sewer: Sanitary sewer is available to the subject area. An existing 6-inch sewer main is present along the south side of E. Township St. Based on the City's 2030 Sewer Master Plan, there is known surcharging during wet weather downstream of the 6" sewer main that is present along Township. Any capacity issues will have to be addressed prior to occupancy or final plat of a development.

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 5, located at 2979 N. Crossover Rd., protects this site. The property is located approximately 1.4 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 RSF-4, requires **25% 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 **5** for this site with a weighted score of **4.5**. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 5, 2979 N. Crossover Rd.)
- Near Sewer Main (6-inch main, E. Township St.)
- Near Water Main (36-inch main; 6-inch main, E. Township St)
- Near City Park (Gulley Park)
- Near Paved Trail (E. Township St. Bike Lane)

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 RSF-4 to NS-G to be compatible with the surrounding area. The subject property is adjacent to RSF-4-zoned single-family properties to the east, west, and south. To the north is Gulley Park. 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 Three Center (intersection of N. Old Missouri Rd. and N. Old Wire Rd.. Staff finds that a rezoning to NS-G would support those designations as both Residential Neighborhood Areas and Tier Three Centers exist to provide a mix of commercial and residential uses of varying scale. The property has a relatively low infill score, with access to trails, parks, and public utilities that may make it appropriate for moderate 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), 2 (discourage urban sprawl), 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 RSF-4 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 RSF-4 to NS-G does have the potential to slightly increase traffic danger and congestion due to a minor increase in density and/or intensity of use, however the size of the parcel 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-2024-0040 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: September 23, 2024	❒ **Tabled**	☒ **Forwarded** w/ recommendation of approval	❒ **Denied**
Motion: Werner			
Second: Castin			
Vote: 8-0-0			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- Unified Development Code
  - §161.07 RSF-4, Residential Single-Family, Four Units per Acre
  - §161.19 Neighborhood Services - General
- Request Letter
- 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

(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.

161.19 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
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

(F) *Building Height Regulations.*

Building Height Maximum	3 stories

(G) *Minimum Buildable Street Frontage.* 50% of the lot width

Cameron Clark

August 9, 2024

Request for Rezone- 2400 E Township St.

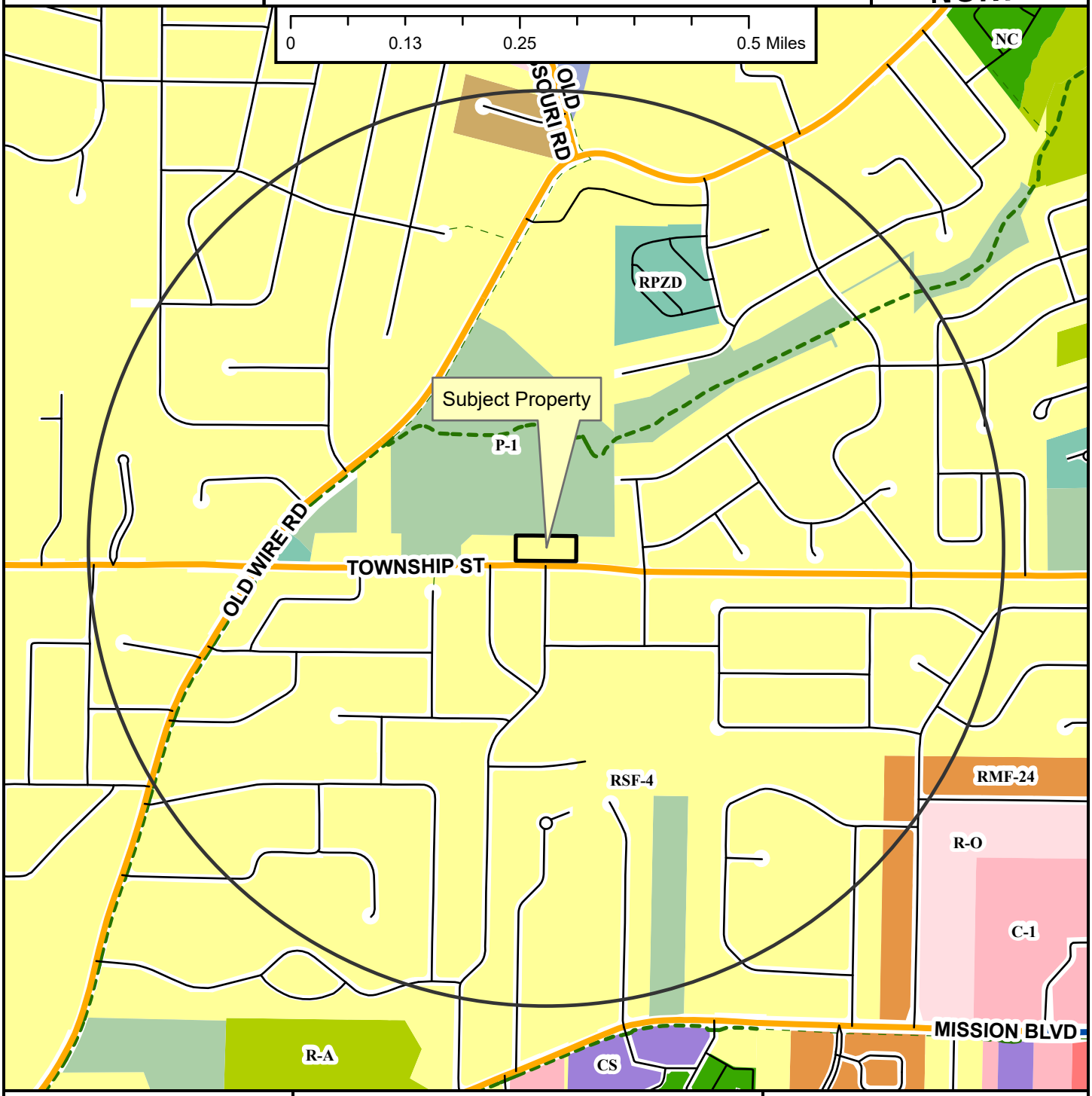
Purpose. The Neighborhood Services, General district is designed to serve as a mixed use area of medium intensity. Neighborhood Services, General promotes a walkable, pedestrian-oriented neighborhood development form with sustainable and complementary neighborhood businesses that are compatible in scale, aesthetics, and use with surrounding land uses. For the purpose of Chapter 96: Noise Control the Neighborhood Services district is a residential zone.

We are requesting a rezone for the parcel at 2400 E Township St. from RSF-4 to NS-G, Neighborhood Services General. We are hoping to obtain a rezone to revitalize the property into a space that will provide useful services to the surrounding community.

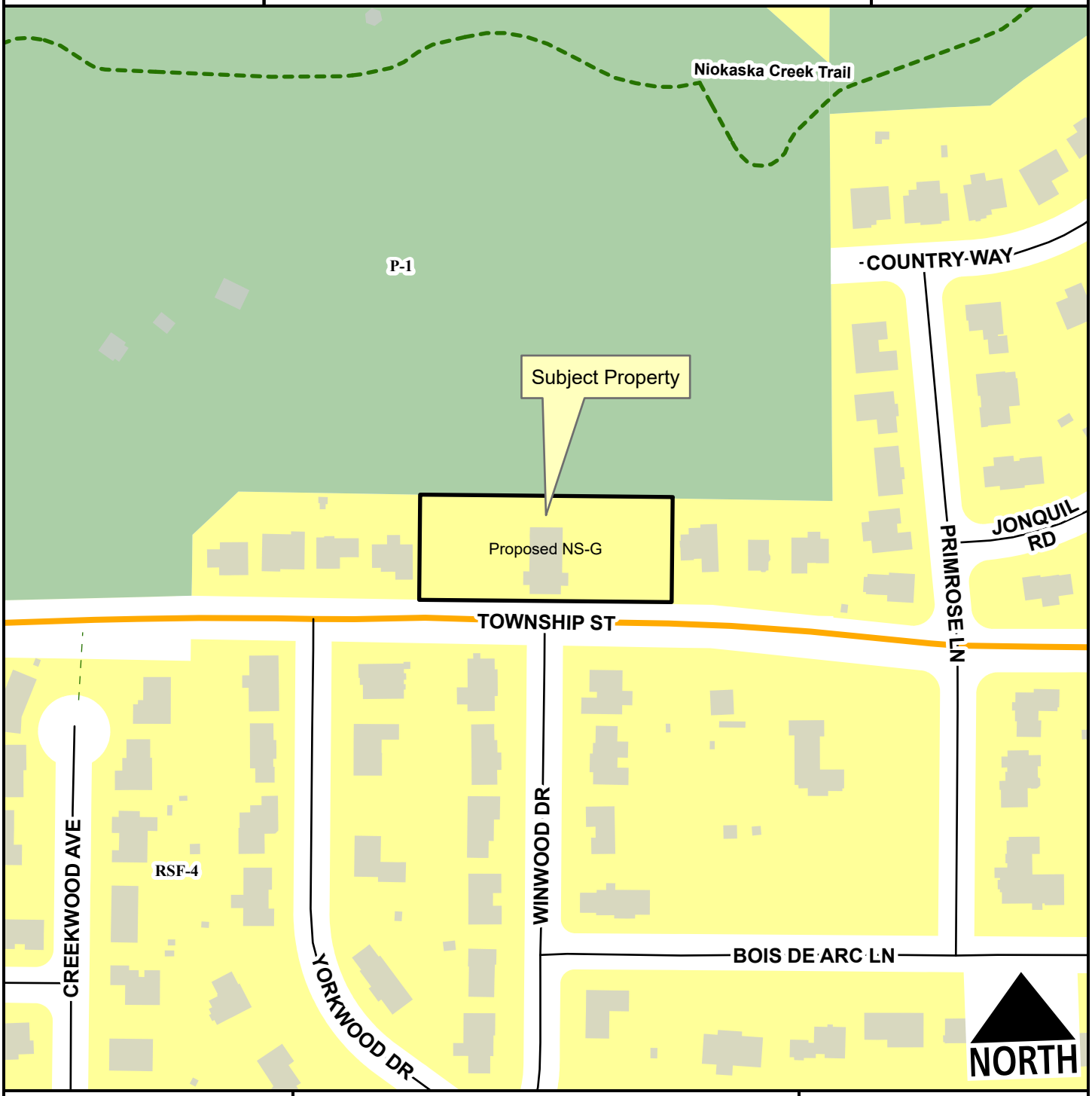
RZN-2024-0040

One Mile View

2400 E TOWNSHIP



RZN-2024-0040	2400 E TOWNSHIP	
Close Up View		



- Neighborhood Link
- Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits

Feet

0 75 150 300 450 600

1:2,400

Zone	Current	Proposed
NS-G	0.0	1.2
P-1	0.0	0.0
RSF-4	1.2	0.0

Total 1.2 ac

RZN-2024-0040

Current Land Use

2400 E TOWNSHIP

NORTH



Neighborhood Link
Residential Link
Trail (Proposed)
Planning Area
Fayetteville City Limits

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

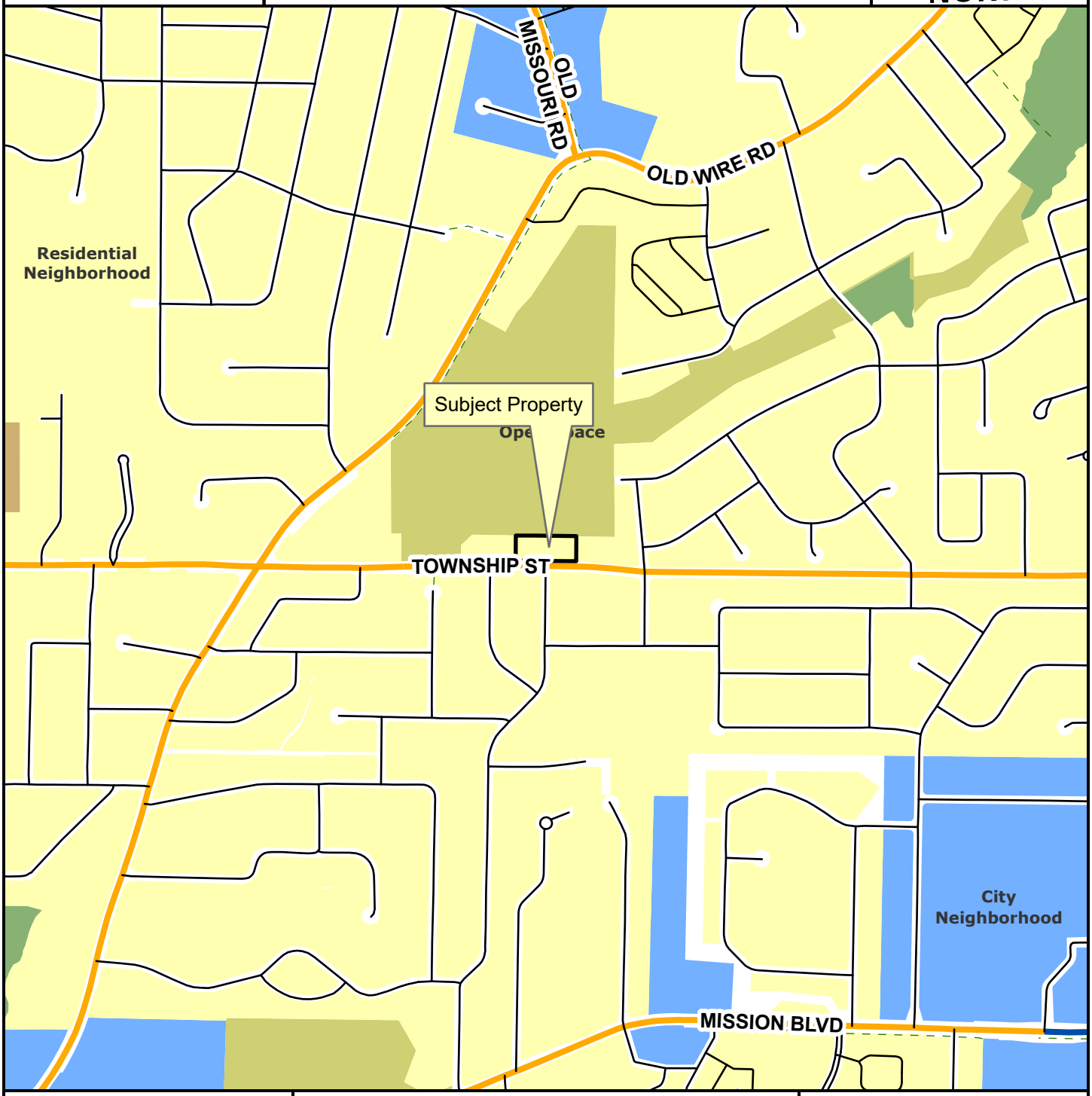
100-Year Floodplain
Floodway

RZN-2024-0040

Future Land Use

2400 E TOWNSHIP

NORTH



- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Residential Link
- Planning Area
- Fayetteville City Limits
- Trail (Proposed)

Feet

0 305 610 1,220 1,830 2,440

1:10,000

- City Neighborhood
- Civic Institutional
- Civic and Private Open Space
- Industrial
- Natural
- Non-Municipal Government
- Residential Neighborhood
- Rural Residential
- Urban Center

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-589

MEETING OF OCTOBER 15, 2024

TO: Mayor Jordan and City Council

THRU: Kit Williams, City Attorney

FROM: D'Andre Jones, Ward 1, Position 2

SUBJECT: **A RESOLUTION APPROVING A CONTRACT WITH FIRST REPAIR, INC.**

RECOMMENDATION:
A contract with First Repair, Inc. of Evanston, Illinois to train Fayetteville leaders how to repair harm done to African Americans

BACKGROUND:
In 2020, the City Council declared racism a “public health emergency” and committed to “allocate funding, staff, and additional resources to actively engage in racial equity to name, reverse, and repair the harm done to African Americans in this City.” The City of Fayetteville is requested to contract with First Repair Inc. of Evanston, Illinois to train leaders to repair the harm done to African Americans in Fayetteville. First Repair is a national nonprofit that helps local leaders pass policies that repair harm done to African Americans. First Repair is led by Robin Rue Simmons, who is willing to waive fees for training of leaders in Fayetteville, which shall include:

1. bringing leaders from city government, the University of Arkansas, and community organizations together for virtual training by Simmons and staff in the second quarter of 2025;
2. bringing Simmons and staff to Fayetteville for a live training of leaders in the third quarter of 2025; and
3. sending leaders to Evanston for live training by Simmons and staff in the fourth quarter of 2025.

DISCUSSION:

BUDGET/STAFF IMPACT:
None

ATTACHMENTS: Jones Request (#3), Jones Email Request (#4), Jones Email Approval (#5), Proposed Change in Resolution for First Repair, Inc. (#6)

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

File #: 2024-589

A RESOLUTION APPROVING A CONTRACT WITH FIRST REPAIR, INC.

RESOLUTION APPROVING A CONTRACT WITH FIRST REPAIR, INC. OF EVANSTON, ILLINOIS TO TRAIN FAYETTEVILLE LEADERS TO REPAIR HARM DONE TO AFRICAN AMERICANS IN FAYETTEVILLE

WHEREAS, in 2020, the City Council declared racism a "public health emergency" and committed to "allocate funding, staff, and additional resources to actively engage in racial equity to name, reverse, and repair the harm done to African Americans in this City;" and

WHEREAS, the City of Fayetteville is requested to contract with First Repair Inc. of Evanston, Illinois to train leaders to repair the harm done to African Americans in Fayetteville; and

WHEREAS, First Repair is a national nonprofit that helps local leaders pass policies that repair harm done to African Americans; and

WHEREAS, First Repair is led by Robin Rue Simmons, who is willing to waive fees for training of leaders in Fayetteville, which shall include:

1. bringing leaders from city government, the University of Arkansas, and community organizations together for virtual training by Simmons and staff in the second quarter of 2025;
2. bringing Simmons and staff to Fayetteville for a live training of leaders in the third quarter of 2025; and
3. sending leaders to Evanston for live training by Simmons and staff in the fourth quarter of 2025.

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 requests that Mayor Jordan will contract with First Repair, Inc. of Evanston, Illinois to train Fayetteville leaders how to repair harm done to African Americans as described above in the Whereas clauses.

Civic Clerk Item No.: 2024-589

AGENDA REQUEST FORM

FOR: Council Meeting of October 15, 2024

FROM: Council Member D'Andre Jones

ORDINANCE OR RESOLUTION TITLE AND SUBJECT:

A RESOLUTION APPROVING A CONTRACT WITH FIRST REPAIR, INC. OF EVANSTON, ILLINOIS TO TRAIN FAYETTEVILLE LEADERS TO REPAIR HARM DONE TO AFRICAN AMERICANS IN FAYETTEVILLE

APPROVED FOR AGENDA:

Approved via email — 9/27/24

D'Andre Jones
City Council Member — Date

9-27-24

Kit Williams
City Attorney
Approved as to form — Date

Williams, Kit

From: D'Andre Jones <dre91732000@gmail.com>
Sent: Thursday, September 26, 2024 4:15 PM
To: Williams, Kit; Pennington, Blake; Paxton, Kara
Subject: Resolution to Train Leaders to Repair Harm Done To African Americans in Fayetteville

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.

Subject: Resolution to Train Leaders to Repair Harm Done To African Americans in Fayetteville

For the October 15th Council meeting

Resolution to Train Leaders to Repair Harm Done to African Americans in Fayetteville
1) Whereas in 2020, the city of Fayetteville declared racism a "public health emergency," and committed to "allocate funding, staff, and additional resources to actively engage in racial equity to name, reverse, and repair the harm done to African Americans in this City,"1
2) The city of Fayetteville is requested to contract with First Repair of Evanston IL to train leaders to repair the harm done to African Americans in Fayetteville.
3) First Repair is a national nonprofit that helps local leaders pass policies that repair harm done to African Americans.2 First Repair is led by Robin Rue Simmons, who is willing to waive fees for training of leaders in Fayetteville, which shall include:
a) Bringing leaders from (a) city government, (b) the University of Arkansas, and (c) community organizations together for virtual training by Simmons and staff in the second quarter of 2025
b) Bringing Simmons and staff to Fayetteville for a live training of leaders in the third quarter of 2025
c) Sending leaders to Evanston for live training by Simmons and staff in the fourth quarter of 2025

Sponsored by Councilmember D'Andre Jones
Co-sponsored by Council member Sarah Moore

Lowell Taylor
Dustin McGowan

From: D"Andre Jones
To: Williams, Kit
Cc: Barnes, Stacy
Subject: Re: Resolution to Train Leaders to Repair Harm Done To African Americans in Fayetteville
Date: Friday, September 27, 2024 1:58:30 PM

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.

Yes it is good
Sent from my iPhone

On Sep 27, 2024, at 1:52 PM, Williams, Kit <kwilliams@fayetteville-ar.gov> wrote:

D'Andre,

We need to hear from you soon if you wish to get this on the October 15th agenda. Please confirm that this resolution is okay or let us know what needs to be changed, deleted or added.

Kit

From: Williams, Kit
Sent: Friday, September 27, 2024 8:52 AM
To: D'Andre Jones <dre91732000@gmail.com>; Pennington, Blake <bpennington@fayetteville-ar.gov>; Paxton, Kara <kapaxton@fayetteville-ar.gov>
Subject: RE: Resolution to Train Leaders to Repair Harm Done To African Americans in Fayetteville

D'Andre,

Attached is a Resolution that mirrors your wording that you provided to me in the below email. Please review it and let me know if any changes need to be done. If this resolution is what you want to present to the City Council, then email me back your approval.

Kit

From: D'Andre Jones <dre91732000@gmail.com>
Sent: Thursday, September 26, 2024 4:15 PM
To: Williams, Kit <kwilliams@fayetteville-ar.gov>; Pennington, Blake <bpennington@fayetteville-ar.gov>; Paxton, Kara <kapaxton@fayetteville-ar.gov>
Subject: Resolution to Train Leaders to Repair Harm Done To African Americans in

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.

Subject: Resolution to Train Leaders to Repair Harm Done To African Americans in Fayetteville

For the October 15th Council meeting
Resolution to Train Leaders to Repair Harm Done to African Americans in Fayetteville
1) Whereas in 2020, the city of Fayetteville declared racism a "public health emergency," and
committed to "allocate funding, staff, and additional resources to actively engage in racial
equity to name, reverse, and repair the harm done to African Americans in this
City,"1
2) The city of Fayetteville is requested to contract with First Repair of Evanston IL to train
leaders to repair the harm done to African Americans in Fayetteville.
3) First Repair is a national nonprofit that helps local leaders pass policies that repair harm
done to African Americans.2 First Repair is led by Robin Rue Simmons, who is willing to
waive fees for training of leaders in Fayetteville, which shall include:
a) Bringing leaders from (a) city government, (b) the University of Arkansas, and (c)
community organizations together for virtual training by Simmons and staff in the
second quarter of 2025
b) Bringing Simmons and staff to Fayetteville for a live training of leaders in the third
quarter of 2025
c) Sending leaders to Evanston for live training by Simmons and staff in the fourth quarter
of 2025

Sponsored by Councilmember D'Andre Jones
Co-sponsored by Council member Sarah Moore

Lowell Taylor
Dustin McGowan

<scan.pdf>

Received By: Kara Paxton 10/15/2024 8:25 AM

DEPARTMENTAL CORRESPONDENCE

OFFICE OF THE
CITY ATTORNEY

Kit Williams
City Attorney

Blake Pennington
Senior Assistant City Attorney

Hannah Hungate
Assistant City Attorney

Stacy Barnes
Paralegal

TO: **Mayor Jordan**
City Council
Kara Paxton, City Clerk/Treasurer

CC: **Susan Norton**, Chief of Staff
Paul Becker, Chief Financial Officer

FROM: **Kit Williams**, City Attorney

DATE: **October 14, 2024**

RE: **Proposed change in Resolution for First Repair, Inc.**

Council Member D'Andre Jones has decided to propose a change to his original Resolution approving a contract with First Repair, Inc. of Evanston, Illinois to a Resolution **Expressing an Intention** to enter into a contract. This was necessary because there is no existing contract that the City Council could approve. This new version of the Resolution also includes the intention "to appropriate up to $6,000.00 for travel expenses for Fayetteville officials or employees to attend training in Evanston, Illinois.

I believe that Council Member D'Andre Jones may move to amend his original Resolution to the version attached to this memo at the City Council meeting.

RESOLUTION NO. _____

A RESOLUTION EXPRESSING AN INTENTION TO ENTER INTO A CONTRACT WITH FIRST REPAIR, INC. OF EVANSTON, ILLINOIS TO TRAIN FAYETTEVILLE LEADERS TO REPAIR HARM DONE TO AFRICAN AMERICANS IN FAYETTEVILLE

WHEREAS, in 2020, the City Council declared racism a "public health emergency" and committed to "allocate funding, staff, and additional resources to actively engage in racial equity to name, reverse, and repair the harm done to African Americans in this City;" and

WHEREAS, the City of Fayetteville is intending to contract with First Repair Inc. of Evanston, Illinois to train leaders to repair the harm done to African Americans in Fayetteville; and

WHEREAS, First Repair is a national nonprofit that helps local leaders pass policies that repair harm done to African Americans; and

WHEREAS, First Repair is led by Robin Rue Simmons, who is willing to waive fees for training of leaders in Fayetteville, which shall include:

(a) bringing leaders from city government, the University of Arkansas, and community organizations together for virtual training by Simmons and staff in the second quarter of 2025;
(b) bringing Simmons and staff to Fayetteville for a live training of leaders in the third quarter of 2025; and
(c) sending leaders to Evanston, Illinois for live training by Simmons and staff in the fourth quarter of 2025.

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 expresses its intention to enter into a contract with First Repair, Inc. of Evanston, Illinois to train Fayetteville leaders how to repair harm done to African Americans as described above in the Whereas clauses and to appropriate up to $6,000.00 for travel expenses for Fayetteville officials or employees to attend training in Evanston, Illinois.

PASSED and **APPROVED** this 15th day of October, 2024.

APPROVED: ATTEST:

By: _____ By: _____
LIONELD JORDAN, Mayor **KARA PAXTON**, City Clerk/Treasurer

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2024-587

MEETING OF OCTOBER 15, 2024

TO: Mayor Jordan and City Council

THRU: Kit Williams, City Attorney

FROM: Sarah Moore, City Council Member - Ward 1 Position 2

SUBJECT: **AN ORDINANCE TO ENACT § 120.03 Limitations on Rental Application and Background Check Fees**

RECOMMENDATION:
Enact § 120.03 **Limitations on Rental Application and Background Check Fees**

BACKGROUND:
The Fayetteville City Council recognizes the need to ensure that rental application and background check fees are fair and reasonable, and to prevent excessive charges that burden prospective tenants. The City Council acknowledges that exorbitant fees can create unnecessary financial barriers for individuals and families seeking housing. On April 2, 2024, the City Council passed Resolution 117-24 which declared a housing crisis in the City of Fayetteville. The Council believes it is in the best interest of the community to promote equitable housing practices and enhance access to affordable housing options. Based upon data compiled by Council Member Moore that was provided by landlords/property managers operating in the City of Fayetteville, and which was presented to the City Council, the City Council determines that adopting a $20.00 limit on application fees and a $50.00 limit on background check fees is reasonable and will allow landlords and property managers to recover their actual costs of screening potential tenants. It is recognized by the City Council that in order to protect the health, safety, and welfare of citizens and residents of Fayetteville, rules should be set forth reasonably regulating the amounts that can be charged to potential tenants for application and background check fees.

DISCUSSION:

BUDGET/STAFF IMPACT:
N/A

ATTACHMENTS: Info About Properties - Turning In to City (#3), Agenda Request - Moore (#4), Moore Email Approval (#5), Limitations On Rental Application And Background Check Fees (#6), Proposed Revision of Original Ordinance to Limit Rental Application and Background Check Fees (#7)

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

File #: 2024-587

AN ORDINANCE TO ENACT § 120.03 Limitations on Rental Application and Background Check Fees

AN ORDINANCE TO ENACT § 120.03 LIMITATIONS ON RENTAL APPLICATION AND BACKGROUND CHECK FEES

WHEREAS, the Fayetteville City Council recognizes the need to ensure that rental application and background check fees are fair and reasonable, and to prevent excessive charges that burden prospective tenants; and

WHEREAS, the City Council acknowledges that exorbitant fees can create unnecessary financial barriers for individuals and families seeking housing; and

WHEREAS, on April 2, 2024, the City Council passed Resolution 117-24 which declared a housing crisis in the City of Fayetteville; and

WHEREAS, the Council believes it is in the best interest of the community to promote equitable housing practices and enhance access to affordable housing options; and

WHEREAS, based upon data compiled by Council Member Moore that was provided by landlords/property managers operating in the City of Fayetteville, and which was presented to the City Council, the City Council determines that total combines $40.00 limit on application and background check fees is reasonable and will allow landlords and property managers to recover their actual costs of screening potential tenants; and

WHEREAS, it is recognized by the City Council that in order to protect the health, safety, and welfare of citizens and residents of Fayetteville, rules should be set forth reasonably regulating the amounts that can be charged to potential tenants for application and background check fees.

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 enacts § 120.03 **Limitations on Rental Application and Background Check Fees** as follows:

"§ 120.03 **Limitations on Rental Application and Background Check Fees**

A. Definitions for the purposes of this section:

1. "Rental application fee" means any fee charged by a landlord or property manager to a potential tenant for the processing of their rental application.
2. "Background check fee" means any fee charged by a landlord or property manager to a potential tenant for conducting background checks including, but not limited to, credit, criminal, and employment history checks.

B. Limitation on Fees.

1. A landlord or property manager shall not charge a potential tenant a rental application fee and/or a background check fee that exceeds the actual cost of processing the application, and in no case shall it exceed $20.
2. A landlord or property manager shall not charge a potential tenant a background check fee that exceeds the actual cost of conducting the background check, and in no case shall it exceed $50.

C. Reuse of Background Check.
1. A potential tenant shall be provided a printed copy of any background check received by a landlord or property manager within 2 business days. This background check shall include the date the check was completed.
2. The potential tenant/renter can use any background check run for a 90 day period in lieu of being charged by a potential landlord/property owner removing the ability to be charged again for a background check within the 90 day period that a renter is looking for a potential home/rental.

D. Refunds.

1. If a landlord or property manager does not perform a background check after charging a background check fee, they must refund the fee in full to the potential tenant.
2. If a landlord or property manager receives multiple applications for the same rental unit does not perform a background check for every applicant, they must refund the background check fees of all other applicants who were not subject to the background check.

E. Penalty. Any landlord or property manager who fails to obey any requirement of this section shall be subject to the *penalties* permitted pursuant to §10.99 *General Penalty* of the Fayetteville Code."

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby determines that this Ordinance shall take effect 90 days from passage and approval.

Section 3: That the City Council of the City of Fayetteville, Arkansas requests that the Mayor communicate and give notice to the public and landlords of this change during the delayed effective

period and create a pathway to a successful implementation of this change

	Company	Number	How much is their application fee?	If background check is not included in the application fee, how much is it?	What background check company is used?	Notes
1	Sweetser Properties	489- 443-4601	$50 for adults or $60 for married couples	Background check is included in fee	Could not give a clear answer when called, said that their service is 'national'	
2	The Links at Fayetteville	479- 966-4340	$40	Background check is included in fee	RentGrow	
3	Elevation Real Estate	479-715-8045				Called twice but was sent to voicemail each time
4	Trinity Multifamily- Fayetteville	479-301-2095				Sent to voicemail
5	Kotoumbi Properties	479- 249-9876	$20-$30		Zillow	
6	Jordan Rentals	479- 521-7200	$75		Qualifier	
7	Gayer Properties	479-841-4113	$30		Does not know the background check service they use- "It's all online"	
8	University House Apartments	479- 777-4587	$30		Staff did not know what company was used	
9	Yugo Apartments Fayetteville	479-287-4479			Automated operator does not tell you the application fee, that they are full and to join a waitlist online	Automated operator
10	NWA Realty and Property Management	479-251-9400	$27.50			
11	East Oaks/ Oakshire I/II, Oakshire East	479-443-7278	$40	Background check is included in fee		
12	The Reserve on Cato Springs	479-442-7540				Property does not answer when called
13	The Landing at Fayetteville	479-396-3125	NO FEE	There is a background check screening process that takes 3-7 days	Does not know the name of the online service	
14	The Cottages of Hollywood	479-249-8847	$210	Background check and admin fees are included in the application fee		
15	SoFayLofts	479-480-3499	$60 applicaiton fee, $150 admin fee	Background check and admin fees are included in the application fee		
16	Garden Park Apartments	479-397-3825	$45	Background and credit check included in application fee		
17	Willow Park Apartments	479-446-7901				Property does not answer when called
18	Pleasant Woods Townhomes (Elder Property Management)	479-756-5320	$35	Background and credit check included in application fee		
19	Hog Trough Townhouses	479-480-8001				Number goes to voicemail when called
20	Ruby Creek /Chestnut Apartments	479-521-3313	$60 application fee, $200 admin fee once approved	Background and credit check included in application fee		
21	South Creekside Apartments	479-521-2761	$60 application fee	Background and credit check included in application fee		
22	Pierce Properties	479-444-7440	$50- will become $60 as of October 1st	Background and credit check included in application fee		
23	Mountain Ranch Apartments	479-349-2198	$45	Background and credit check included in application fee		
24	Paradise View/Paradise Point Apartments	479-521-8299	$40	Background and credit check included in application fee		
25	Sugar Tree Apartments	479-442-7687	$35	Background and credit check included in application fee		
26	Greenway Flats Apartments	479-324-2210	$60 applicaiton fee, $150 admin fee	Background and credit check included in application fee		
27	Appleby Apartments	479-443-9258	$40	Background and credit check included in application fee		
28	Chamberland Square Apartments	479-575-0400				Number goes to voicemail when called
29	The Reserve at Steele Crossing	479-251-0700	$50	Background and credit check inlcuded in application fee		
30	The Vineyards on Garland	479-378-0553				Number goes to voicemail when called
31	Crafton Place, Chestnut II, Star Fire Apartments	479-521-6895	$40	Background and credit check inlcuded in application fee		
32	Fairview Apartments	479-443-4200				Number is no longer in service
33	The Flats on Hill Apartments	479-420-0531	$30	Background check takes up the entire application fee		
34	Myers Apartments	479-670-1189				Number is no longer in service

Civic Clerk Item No.: 2024-_____

AGENDA REQUEST FORM

FOR: Council Meeting of October 15, 2024

FROM: Council Member Sarah Moore

ORDINANCE OR RESOLUTION TITLE AND SUBJECT:

AN ORDINANCE TO ENACT § 120.02 **LIMITATIONS ON RENTAL APPLICATION AND BACKGROUND CHECK FEES**

APPROVED FOR AGENDA:

Approved by EMAIL — 9-27-24

Sarah Moore
City Council Member
Date

9-27-24

Kit Williams
City Attorney
Approved as to form
Date

Barnes, Stacy

From: Pennington, Blake
Sent: Thursday, September 26, 2024 4:15 PM
To: Williams, Kit; Barnes, Stacy
Subject: Fwd: Application/Background check fee ordinance- ready to go forward
Attachments: image001.png; Info About Properties - Turning In to City.pdf

Here's the attachment for the new item from Sarah. I didn't think to include a severability clause, but I think we should include one.

The agenda request form should be in the October 15 folder.

Blake E. Pennington
Senior Assistant City Attorney
113 W. Mountain St.
Fayetteville, AR 72701
Tele: (479) 575-8313
Fax: (479) 575-8315

Sent from my iPhone

Begin forwarded message:

> **From:** "Moore, Sarah" <sarah.moore@fayetteville-ar.gov>
> **Date:** September 26, 2024 at 5:09:55 PM EDT
> **To:** "Pennington, Blake" <bpennington@fayetteville-ar.gov>
> **Subject: Application/Background check fee ordinance- ready to go forward**
>
> Blake
>
> Afternoon. I am ready to move forward with the latest version that you provided to me of the ordinance with the 2 word revision from Kit. Additionally, the exhibit of the properties survey is attached. There may be additional inquiries made and if that occurs, I will revise closer to the cc meeting. For now, this can be turned in alongside the ordinance.
>
> Please let me know if you have any questions.
>
> Thank you.
> --
> Sarah Moore
> Fayetteville City Council, Ward 2
> sarah.moore@fayetteville-ar.gov
> 479.263.6629
>
> Report a concern with SeeClickFix:

Received from Council Member Sarah Moore on 10/08/2024 at 4:12 pm

Ordinance to Limit Rental Application and Background Check Fees

October 8, 2024

CITY OF FAYETTEVILLE ARKANSAS

The Concern

Individuals & families looking for a new rental were subject to possible fees at each new property applied to live. With a low inventory housing market, many residents apply to multiple properties over a search that takes months. The funds that would be saved to go to moving costs, first/last month's rent, and deposit are hampered in applying for rentals.

Some residents report spending hundreds up to $1,000 each time they seek new housing.

FAYETTEVILLE ARKANSAS



Survey Undertaken & Background

Over 30 properties were surveyed for fees charged and companies used for background & credit checks. Approach was the same that any renter would use to inquire about a property by phone.

Fees ranged from $0 to $75 Companies used ranged : Zillow, Qualifier, RentGrow

CITY OF FAYETTEVILLE ARKANSAS

Goal of Ordinance

For Renters

Reduce out of pocket costs for application and background check fees when applying to multiple properties in a low inventory housing market to allow for families to save funds necessary to move, provide deposits, and first/last month's rent. Remove financial barriers to quality of life and enhance access to housing options

For Property Owners/Managers

Continue to allow for an application fee that covers staff time to process application & background check fee that covers most commonly seen charge for a background check. Properties will continue to be able to use the same information for rental decision making



What Ordinance Provides



Application Fee

- Today - Application fee/background check/credit check all together.
- Future - $20 for application at each property applied

Background Check

- Today - Ranges from $0 to $75 at surveyed properties
- Future- Max amount of $50
  - Background/credit check can be run at one property. Print out is provided to applicant.
  - Print out can be used for 90day period

CITY OF FAYETTEVILLE ARKANSAS

Additional Details

Other Details

Printed copy of background check is to be provided within 2 busines days
If no background check run, company will refund monies

Timing

90 day delay period to allow for possible process & system changes



Enforcement

Penalty section of 10.99 General Penalty in line with other code enforcement

Communication

Ask for mayor to communicate and give notice to public & landlords of this change during the delayed effective period for successful implementation

CITY OF FAYETTEVILLE ARKANSAS

Received From: Kara Paxton 10/15/2024 8:26 AM

DEPARTMENTAL CORRESPONDENCE

OFFICE OF THE
CITY ATTORNEY

Kit Williams
City Attorney

Blake Pennington
Senior Assistant City Attorney

Hannah Hungate
Assistant City Attorney

Stacy Barnes
Paralegal

TO: **Mayor Jordan**
City Council
Kara Paxton, City Clerk/Treasurer

CC: **Susan Norton,** Chief of Staff

FROM: **Kit Williams,** City Attorney

DATE: **October 14, 2024**

RE: **Proposed Revision of Original Ordinance to Limit Rental Application and Background Check Fees**

Following concerns stated during the Agenda Session about trying to require background checks to accepted by subsequent landlords as well as later information from rental management companies, Council Member Sarah Moore requested a revision of her proposal. I assisted her in this revision.

Council Member Moore requested that I send to the Mayor and Council what she will likely request the Council to amend her original proposal which is on the Agenda to the attached revised Ordinance attached to this memo. The primary changes were to reduce the total allowed fee from $20.00 for application, plus $50.00 for any and all background checks, to a $40.00 limit total for both fees. The other major change would remove requirements for landlords to accept and use previous background checks ordered by other landlords. That requirement was legally iffy and so removed.

Please review what would actually be the code section if enacted (Section 1 of Ordinance) for Council Member Moore's final proposal. I appreciate her proposed removal of the background check reuse provision which I believe was the most legally suspect provision.

ORDINANCE NO. _____

AN ORDINANCE TO ENACT § 120.03 **LIMITATIONS ON RENTAL APPLICATION AND BACKGROUND CHECK FEES**

WHEREAS, the Fayetteville City Council recognizes the need to ensure that rental application and background check fees are fair and reasonable, and to prevent excessive charges that burden prospective tenants; and

WHEREAS, the City Council acknowledges that exorbitant fees can create unnecessary financial barriers for individuals and families seeking housing; and

WHEREAS, on April 2, 2024, the City Council passed Resolution 117-24 which declared a housing crisis in the City of Fayetteville; and

WHEREAS, the Council believes it is in the best interest of the community to promote equitable housing practices and enhance access to affordable housing options; and

WHEREAS, based upon data compiled by Council Member Moore that was provided by landlords/property managers operating in the City of Fayetteville, and which was presented to the City Council, the City Council determines that total combined forty dollar ($40.00) limit on application and background check fees is reasonable and will allow landlords and property managers to recover their actual costs of screening potential tenants; and

WHEREAS, the City Council encourages the use of shared application systems that save prospective residents money and save landlords time; and

WHEREAS, it is recognized by the City Council that in order to protect the health, safety, and welfare of citizens and residents of Fayetteville, rules should be set forth reasonably regulating the amounts that can be charged to potential tenants for application and background check fees.

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 enacts § 120.03 **Limitations on Rental Application and Background Check Fees** as follows:

"§ 120.03 **Limitations on Rental Application and Background Check Fees**

(A) *Definitions*:

(1) "Rental application fee" means any fee charged by a landlord or property manager to a potential tenant for the processing of their rental application.
(2) "Background check fee" means any fee charged by a landlord or property manager to a potential tenant for conducting background checks including, but not limited to, credit, criminal, and employment history checks. A one-time fee charged by a service that allows renters to reuse background check results for

multiple rental applications over a period of at least 30 days is exempt, provided no additional rental application fee is charged directly by the landlord or property manager.

(B) *Limitation for the total allowed fee for application and background check.*

(1) A landlord or property manager shall not charge a potential tenant a rental application fee and/or a background check fee that exceeds forty dollars ($40.00) total for both fees.
(2) If a landlord or property manager does not pay for background check for the potential tenant, the maximum that can be charged for a rental application fee shall be twenty dollars ($20.00).

(C) *Refunds*.

If a landlord or property manager does not perform a background check for a potential tenant after charging a background check fee, the landlord or manager must refund the fee in full to the potential tenant.

(D) *Penalty*.

Any landlord or property manager who fails to obey any requirement of this section shall be subject to the penalties permitted pursuant to §10.99 General Penalty of the Fayetteville Code."

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby determines that this Ordinance shall take effect 90 days from passage and approval.

Section 3: That the City Council of the City of Fayetteville, Arkansas requests that the Mayor communicate and give notice to the public and landlords of this change during the delayed effective period and create a pathway to a successful implementation of this change

PASSED and **APPROVED** this 15th day of October, 2024.

APPROVED: ATTEST:

By: _____ By: _____
LIONELD JORDAN, Mayor **KARA PAXTON**, City Clerk/Treasurer